



TACO BELL (E HWY 66)

914 East Highway 66 - Gallup, NM 87301

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,842 SF Taco Bell Located at 914 East Highway 66 in Gallup, NM. This Deal Includes a Long Term 15-Year Sale Leaseback With Zero Landlord Responsibilities and Healthy Hedge Against Inflation With 10% Rent Increases Every 5 Years, Providing For a Secure Investment.

Sale Price

\$3,000,000

OFFERING SUMMARY

Cap Rate:	5.50%
NOI:	\$165,000
Price / SF:	\$1,055.59
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	914 E Highway 66
City, State, Zip:	Gallup, NM 87301
County:	McKinley
Building Size:	2,842 SF
Lot Size:	0.83 Acres



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Long Term 15-Year Sale Leaseback With Zero Landlord Responsibilities
- Healthy Hedge Against Inflation With 10% Rent Increases Every 5 Years
- Emerge Inc is an Award Winning and Growing Operator With 185-Units Across Four Brands (40+ Unit Gauranty)
- Strong Sales Performance With Healthy Rent to Sales Ratio (Inquire For Details)
- 0.5-Miles From Hwy 40; a Major East-West Transcontinental Interstate That Spans 2,557 Miles; the Third-Longest Interstate Highway in the Country
- Located on Hwy 66; the Main Throughfare Through Gallup
- Target Demographic For Taco Bell With Limited Competition
- Located Nearby Gallup-McKinley County Schools, Enrollment of 1,819 Students and 778 Educators
- Nearby National Retailers Include; Domino's Pizza, Lowe's, Baskin-Robbins, Starbucks, Pizza Hut, Long John Silver's, O'Reilly Auto Parts, Albertsons, Walgreens, Dairy Queen, Subway, McDonald's, Burger King, Verizon, Sonic, Burger King, and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

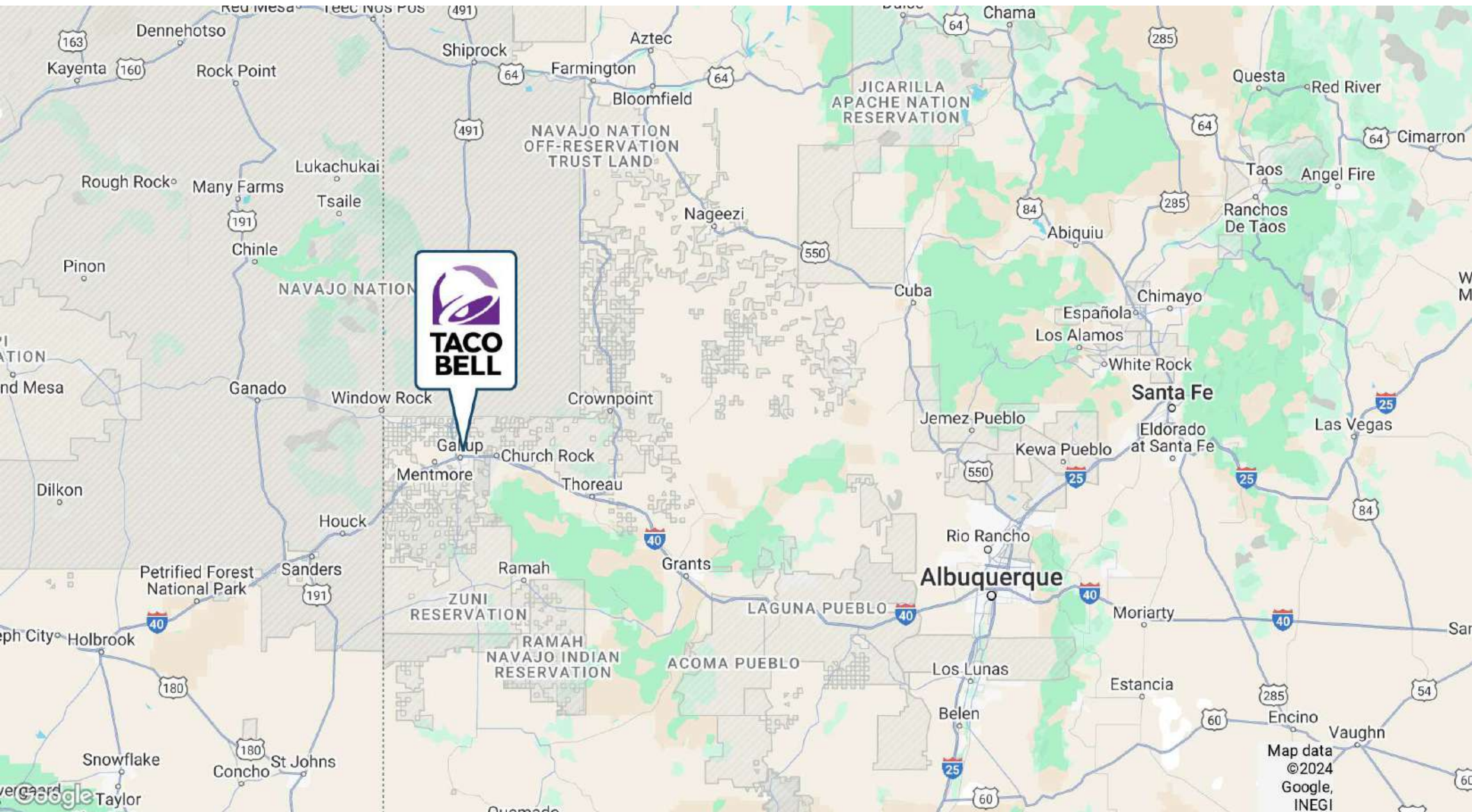
Tenant:	Taco Bell
Premises:	2,842 SF
Base Rent:	\$165,000
Rent Per SF:	\$58.06
Lease Commencement:	Close of Escrow
Rent Commencement:	Close of Escrow
Lease Expiration:	15 Years From Close of Escrow
Lease Term:	15 Years
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Fast Food
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	Yes
Guarantor:	Franchisee



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP

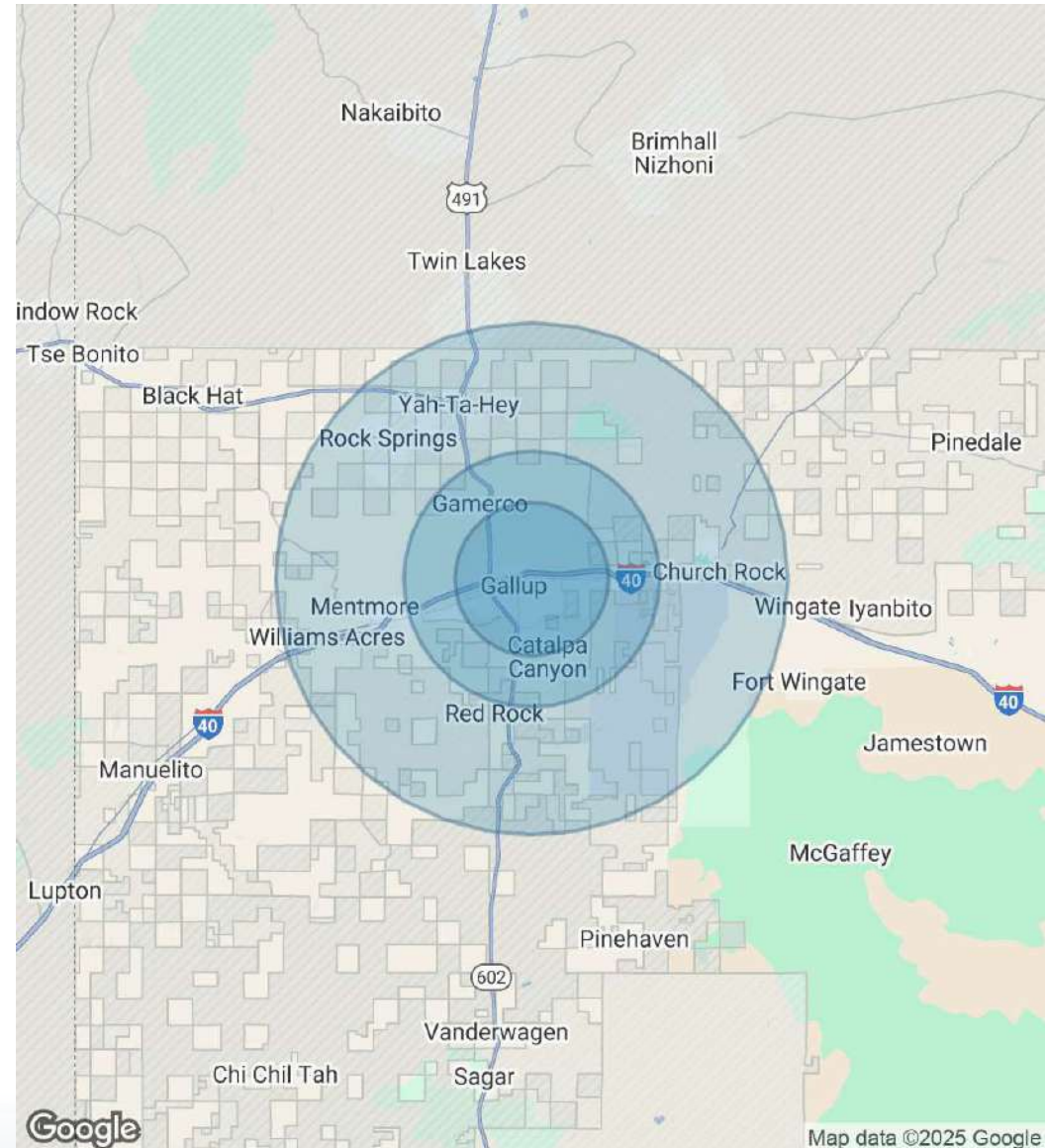


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,177	23,979	31,621
Average Age	38	38	37
Average Age (Male)	37	37	36
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,013	8,233	10,407
# of Persons per HH	2.9	2.9	3
Average HH Income	\$72,671	\$72,688	\$66,565
Average House Value	\$158,005	\$156,024	\$138,152

TRAFFIC COUNTS	
Historica U.S. Highway 66	13,411 VPD
I-40	38,115 VPD
Boardman Drive	8,162 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Gallup, NM



Gallup Inter-tribal Indian Ceremonial

GALLUP, NM

Gallup is a city in McKinley County, New Mexico. Gallup is the county seat of McKinley County and the most populous city between Flagstaff and Albuquerque, along historic U.S. Route 66. The City of Gallup is strategically located in the heart of the nation's fastest growing states: Arizona, Colorado, Nevada, Texas and Utah. Located on Interstate 40 and with access to the Burlington Northern Santa Fe Railroad, Gallup provides an ideal staging location for servicing major markets in the U.S. Southwest. Gallup is at the apex of several Native American ancestral homelands. According to the United States Census Bureau, the city has a total area of 13.4 square miles, all land. The City of Gallup had a population of 21,277 as of July 1, 2024.

Gallup is the home to about 20,000 people and serves as a trading area for more than six times that number, or approximately 120,000 people. Gallup serves a steady stream of travelers, bolstering a strong and growing tourism economy, who come to see some of the most unique and interesting wonders of the American Southwest. Being the largest city between Flagstaff and Albuquerque, Gallup claims many notable buildings, places, events, and people. The Gallup community has much to offer with regard to population diversity, workforce development, transportation logistics, and more. Gallup/McKinley County is home to a variety of business and industry that comprise a diversified and dynamic economic base. McKinley County boasts opportunities in manufacturing, rail, energy, healthcare and education. Additionally, new employment opportunities are emerging in McKinley County within the autonomous vehicles and hydrogen sectors. Top Employers in Gallup/McKinley County include: Gallup McKinley County Schools, Gallup Indian Medical Center, Fire Rock Casino, Wal-Mart, City of Gallup and Rehoboth McKinley Christian Hospital among the top.

Gallup and McKinley County offer a quality of life enriched by unique arts, stunning outdoor recreation, and an affordable family-friendly atmosphere. Red Rock Park is about eight miles east of downtown Gallup, a park that offers a variety of cultural and recreational activities including the Red Rock Balloon Rally. Gallup is the epicenter of Native American Art. This fantastic art is encouraged and celebrated through the Gallup Inter-tribal Indian Ceremonial, the Gallup Native Arts Market, and the Second Street Arts Festival. Gallup boasts over 30 miles of hiking and biking trails all just minutes from the downtown area, and even more renowned trails as you venture deeper into the region. Gallup is famous for its rodeos and the entertainment they provide. Annually in June, Gallup hosts the State's largest amateur event, the Lions Club Rodeo.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Subsidiary
Founded:	1962
Locations:	7,400+
Headquarters:	Irvine, CA
Website:	tacobell.com

TACO BELL

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick service restaurant (QSR) brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. Under our parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. Taco Bell and our franchise organizations operate over 7,400 restaurants that serve more than 42 million customers each week in the U.S. Internationally, the brand is growing with more than 1,100 restaurants across over 30 countries around the globe. Yum! Brands, Inc., based in Louisville, Kentucky, has nearly 55,000 restaurants in more than 155 countries and territories. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories. Worldwide, the Yum! Brands system opens over six new restaurants per day on average, making it a leader in global retail development. Outside of the restaurants, fans can access Taco Bell through the mobile app, desktop on Ta.co and delivery through the partnership with Grubhub. Taco Bell became the first QSR to launch a mobile app in U.S. restaurants for both drive-thru and dining orders.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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