



TACO BELL (3095 W HWY 66)

3095 W Historic Hwy 66 - Gallup, NM 87301

EXCLUSIVELY MARKETED BY



JORDAN MULLOY

TX #793071
512.768.0380 | DIRECT
jmulloy@SandsIG.com



WILL SCHUHMACHER

TX #629275
512.277.5924 | DIRECT
will@SandsIG.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SandsIG.com



ANDREW ACKERMAN

NM #20310
770.626.0445 | DIRECT
aackerman@SandsIG.com

In Cooperation With Sands Investment Group - Lic. #9623
BoR: Andrew Ackerman - Lic. NM #20310

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Demographics Map & Report

4 AREA OVERVIEW

- 15 City Overview

5 TENANT OVERVIEW

- 17 Tenant Profile
- 18 Capital Markets
- 19 Confidentiality Agreement

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the 1,760 SF Taco Bell located at 3095 West Historic Highway 66 in Gallup, NM. This deal includes a long term 15-year sale leaseback with zero landlord responsibilities and a healthy hedge against inflation with 10% rent increases every 5 years, providing for a secure investment.

Sale Price	\$1,600,000
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OFFERING SUMMARY

Cap Rate:	5.75%
NOI:	\$92,000
Price / SF:	\$909.09
Guarantor:	Franchisee

BUILDING INFORMATION

Street Address:	3095 W Historic Highway 66
City, State, Zip:	Gallup, NM 87301
County:	McKinley
Building Size:	1,760 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- **Secure Long-Term Lease:** 15-year Absolute Triple Net (NNN) sale-leaseback with zero landlord responsibilities, providing passive ownership and predictable income.
- **Built-In Inflation Protection:** Structured rent escalations of 10% every five years ensure strong long-term income growth.
- **Experienced Multi-Unit Operator:** Operated by Emerge Inc., an award-winning and expanding franchisee with 185 units across four brands, backed by a 40+ unit guarantee.
- **Strong Unit Economics:** Location demonstrates strong sales performance and a healthy rent-to-sales ratio (details available upon request).
- **Airport Proximity:** Positioned 1 mile from Gallup Municipal Airport, a 359-acre general aviation facility that drives consistent regional traffic.
- **Interstate Accessibility:** Just 0.5 miles from Interstate 40, a major east-west corridor spanning 2,557 miles and ranking among the longest interstates in the U.S.
- **Tourism and Traveler Demand:** Surrounded by multiple hotels and RV parks, including Best Western, Motel 6, Microtel Inn & Suites, Red Roof Inn, Econo Lodge, Knights Inn, Budget Inn, and Rodeway Inn, generating steady out-of-town traffic.
- **Nearby High School Traffic:** Located four blocks from Gallup High School, serving approximately 1,000 students.
- **Established Retail Corridor:** Adjacent to major national retailers, including Walmart Supercenter, Starbucks, Safeway, Applebee's, Cracker Barrel, Dollar General, and Family Dollar.
- **Prime Highway Visibility:** Situated along Historic Route 66, the primary commercial thoroughfare through Gallup, with strong daily traffic counts.

A faded background image of a Taco Bell restaurant with a large drive-thru sign. The sign features the Taco Bell logo and the words "TACO BELL" and "Drive Thru". The restaurant building has arched windows and doors. The entire image is overlaid with a semi-transparent blue filter and white decorative lines at the top.

SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

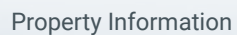
LEASE ABSTRACT

Tenant:	Taco Bell
Premises:	1,760 SF
Base Rent:	\$92,000
Rent Per SF:	\$52.27
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:	Absolute 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



PROPERTY IMAGES



AERIAL MAP

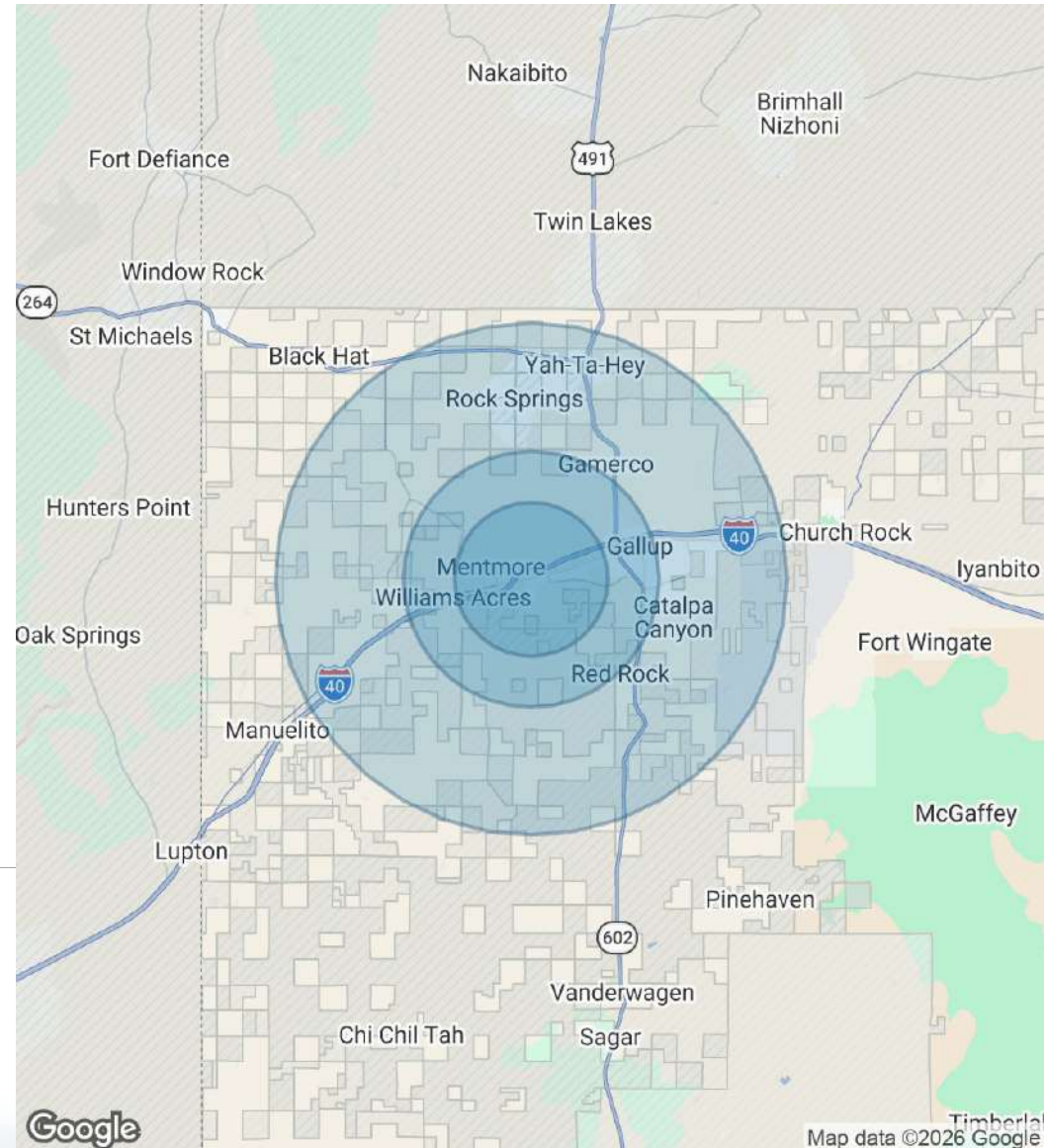


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,872	16,343	30,575
Average Age	35	38	38
Average Age (Male)	35	37	36
Average Age (Female)	36	39	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,214	5,711	10,140
# of Persons per HH	3.2	2.9	3
Average HH Income	\$56,715	\$70,522	\$66,432
Average House Value	\$172,251	\$169,018	\$139,461

TRAFFIC COUNTS	
Historic U.S. Highway 66	13,411 VPD
I-40	38,115 VPD
U.S. Highway 491	24,228 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. Gallup has a 2026 population of 19,608.

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

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

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 from 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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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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Exclusively Marketed by:

Jordan Mulloy // TX #793071

512.768.0380 // jmulloy@SandsIG.com

Will Schuhmacher // TX #629275

512.277.5924 // will@SandsIG.com

Max Freedman // TX #644481

512.766.2711 // max@SandsIG.com

Andrew Ackerman // NM #20310

770.626.0445 // aackerman@SandsIG.com