OFFERING MEMORANDUM

PRESERVE WEST CAPITAL

Del Taco

Los Lunas, NM | Albuquerque MSA

This property is listed in conjunction with New Mexico-licensed real estate broker Western States Commercial Real Estate.

www.preservewestcapital.com

TABLE OF CONTENTS

PROPERTY HIGHLIGHTS 1

PROPERTY INFORMATION 2

TENANT INFORMATION 3

SITE PLAN 4

AERIALS 5

ABOUT THE AREA 7

DEMOGRAPHICS 9

Disclaimer

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS

- New 15 Year Absolute NNN Lease to Established Del Taco Franchisee
  - Scheduled 10% Rental Escalations
  - No Landlord Maintenance Responsibilities
- 8% Rent-to-Sales Ratio
- Excellent Access and Visibility Outparcel along Emilio Lopez Loop
  - Adjacent to US-85/I-25 Arterial – 32,237 AADT
- Highly Functional Footprint Featuring Drive Thru Component
- Robust Demographics in Surrounding Area
  - Total Daytime Population of 35,733 within 5 Mile Radius
  - Average Household Income of $92,085 within 1 Mile of Site
- Adjacent to Los Lunas High School, Drawing Additional Traffic from Students and Teachers
- Prominent Retail Location within Established Retail Corridor
  - Nearby Anchor Tenants Include Walmart Supercenter, Walgreens, Albertsons, Home Depot, Lowe's, Dollar Tree, and More

PRICE

$2,368,000

4.75% Return

Location

The property is located at 1885 Emilio Lopez Loop in Los Lunas, New Mexico.

Lot Size

Approximately 0.66 acres or 28,750 square feet.

Improvements

A 2,331 square foot retail building with a drive-thru component for **Del Taco**.

Lease

Leased to **Diamondback DTNM, LLC** for fifteen (15) years through November 30, 2036 at an initial annual rent of $112,500. There are three (3) five-year options to renew the lease. Rent is to increase by 10% in years 6, 11, and at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance.

Annual Rent

Years	Rent	Return
Years 1-5	**$112,500**	**4.75%**
Years 6-10	$123,750	5.23%
Years 11-15	$136,125	5.75%
Years 16-20 Option 1	$149,738	6.32%
Years 21-25 Option 2	$164,711	6.95%
Years 26-30 Option 3	$181,182	7.65%

Financing

This property will be delivered free and clear of permanent financing.

ABOUT THE TENANT

Del Taco (NASDAQ: TACO) is a nationwide fast-food chain offering Mexican-inspired and American fast food dishes, including tacos, burritos, quesadillas, fried chicken, burgers, salads, and more. There are approximately 596 Del Taco locations nationwide, primarily located in the Pacific Southwest. Approximately 301 locations are franchised, while the rest are company operated.

For 2020, the company reported revenue of $491.9 million and total stockholder equity of $212.8 million.

Diamondback DTNM, LLC, the lease entity, is a franchisee of Del Taco that operates 12 Del Taco locations across New Mexico. They are the only franchisee for Albuquerque and El Paso. Financial information for the lease entity will be provided to qualified buyers.

SITE PLAN

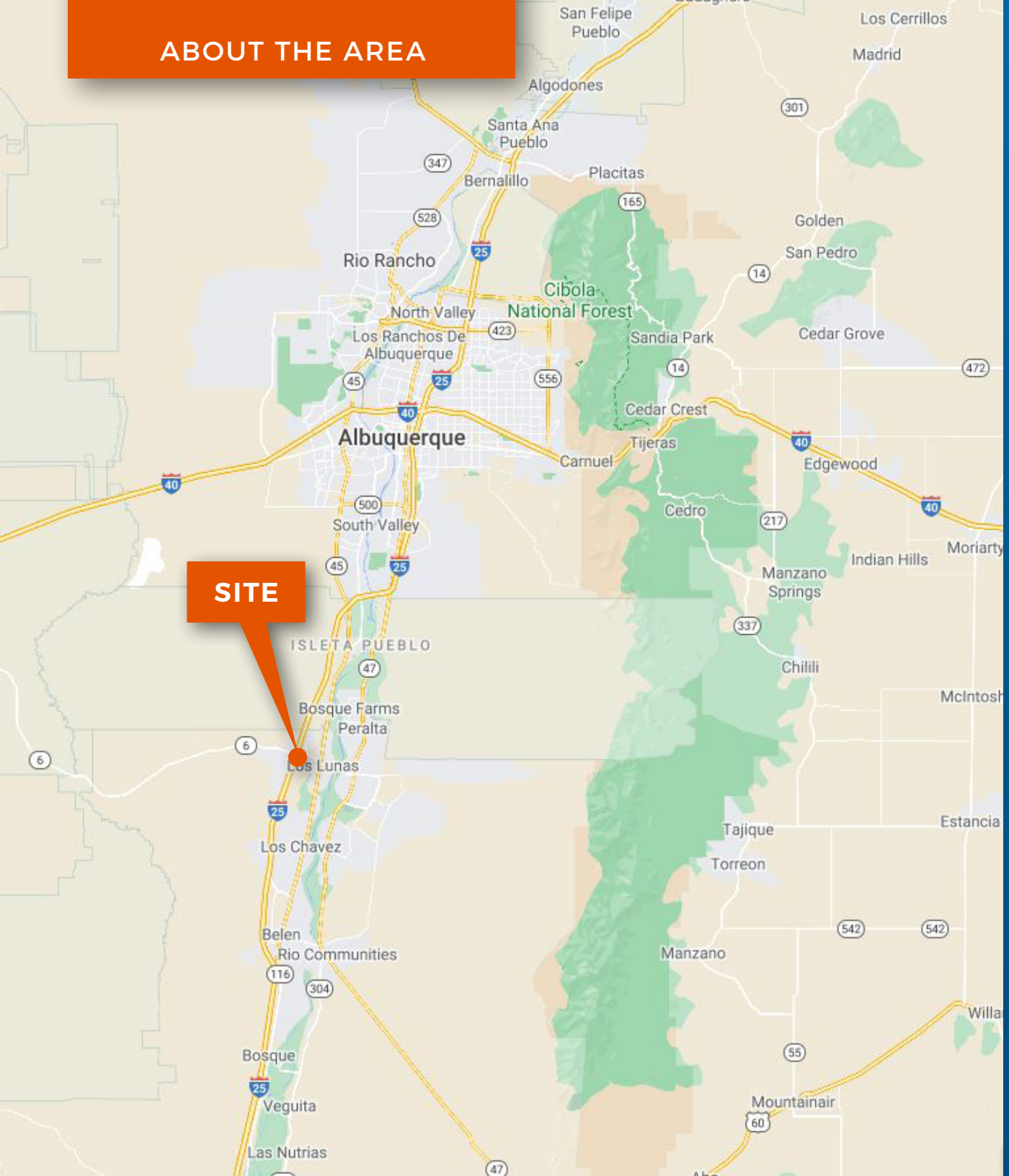
AERIAL

NORTHWEST VIEW

AERIAL

EAST VIEW

ABOUT THE AREA

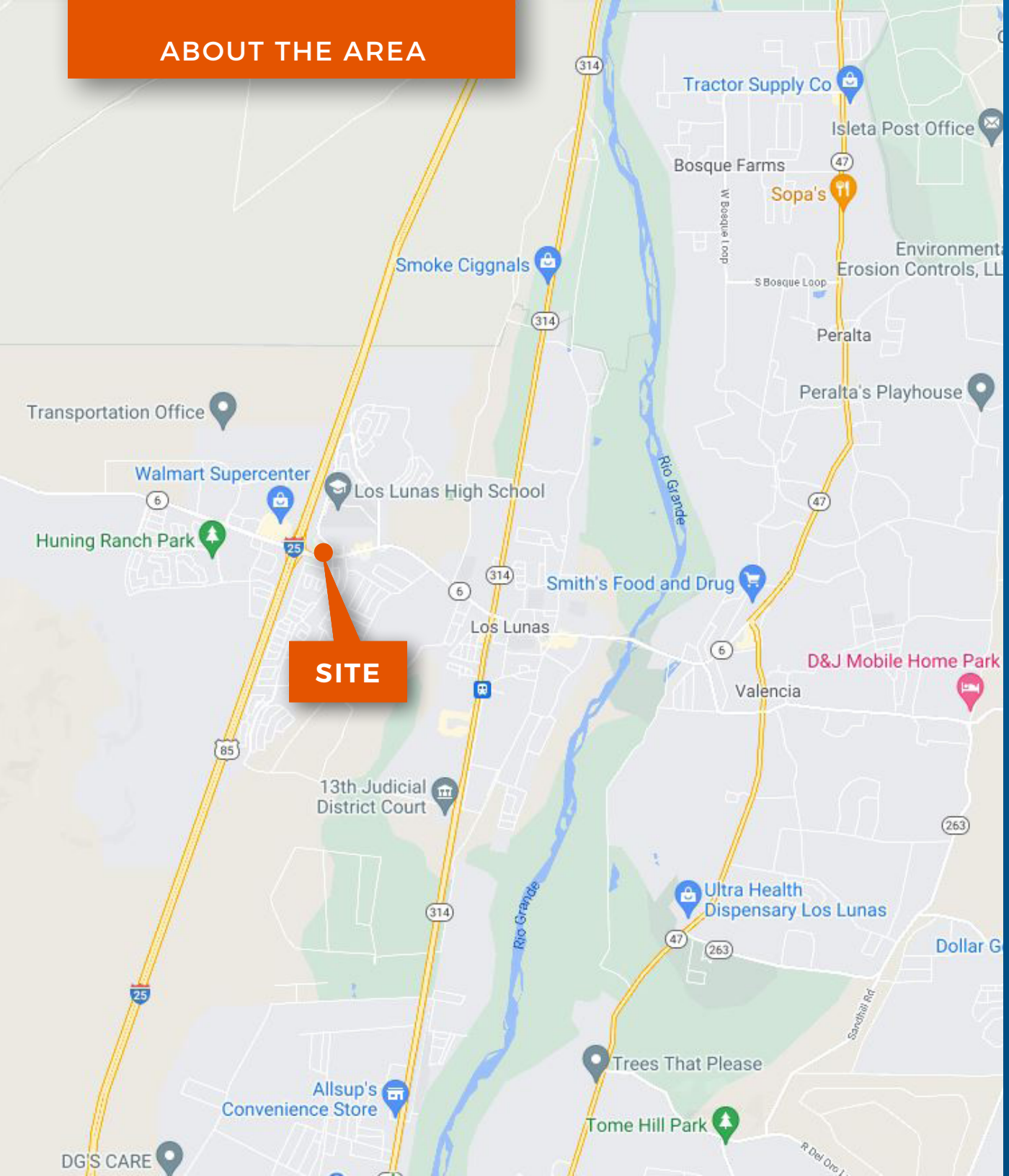


General Overview

Los Lunas (population 17,242) is a village in Valencia County and a suburb of Albuquerque, located approximately 25 miles from downtown Albuquerque. Albuquerque (population 564,599) is the most populous city in New Mexico and the fourth-largest city in the Southwestern U.S.. The economy of Albuquerque centers on science, medicine, technology, commerce, education, entertainment, and culture outlets. The city is home to Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, and both the University of New Mexico and Central New Mexico Community College have their main campuses in the city. Kirtland Air Force Base, which employs more than 10,000 military and civilian personnel, has an annual economic impact of approximately $4.6 billion.

Albuquerque is the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande. Major companies operating in the region include Lockheed Martin, Sun Country Industries, DeVore Aviation Corporation, Sandia Aerospace, Intel, General Bills, Sennheiser, Fidelity Investments, Gap, Comcast, Safelite, Raytheon, and more.

ABOUT THE AREA



Site Information

The subject property is centrally located with excellent access and visibility along Emilio Lopez Road adjacent to the US-85/I-25 arterial (32,237 AADT). The site benefits from robust demographics with a population of 35,733 within a 5 mile radius. Average household income within 1 mile of the site is $92,085.

The property benefits from a prominent retail location in close proximity to shopping centers, major retail tenants, schools, and employers. Nearby retail tenants include Walmart Supercenter, Walgreens, Albertsons, Home Depot, Lowe's, Dollar Tree, and more. In addition, the property is located adjacent to Los Lunas High School, drawing additional traffic from students, parents, and teachers.

1885 Emilio Lopez Loop NW | Los Lunas, NM 87031

2021 TOTAL POPULATION
35,733

AVG. HOME VALUE
$244,284

AVG. HOUSEHOLD INCOME
$92,085

Population Summary	1 Mile	3 Miles	5 Miles
2010 Total Population	5,983	17,278	33,154
2021 Total Population	6,875	19,634	35,733
2026 Total Population	7,169	20,233	36,373
2021-2026 Annual Rate	0.84%	0.60%	0.36%
Average Household Income			
2021	$92,085	$83,141	$78,770
2026	$100,258	$91,180	$87,104
Average Home Value			
2021	$207,177	$214,763	$244,284
2026	$232,913	$249,571	$293,500

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