

6300 SAMUELL BLVD
Dallas, TX

OFFERED FOR SALE
\$1,308,000 | 5.90% CAP

Recent 10 Year
Extension





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Pollo Regio in Dallas, TX. The Mexican Chicken Brand has been operating successfully at this location since 2010 and recently signed a 10 year lease extension that increased their rent and added 2% annual rental escalations, which shows the tenant's commitment to this specific location.



**10-YR
LEASE**



**DENSE
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	YEAR	ANNUAL RENT
Current Term	1	\$77,172
2% Annual Increases	2	\$78,720
	3	\$80,294
	4	\$81,900
	5	\$83,538
	6	\$85,209
	7	\$86,913
	8	\$88,652
	9	\$90,425
	10	\$92,233

NOI \$77,172

CAP 5.90%

PRICE \$1,308,000

ASSET SNAPSHOT

Tenant Name	Pollo Regio
Address	6300 Samuell Blvd (#159), Dallas, TX 75228
Building Size (GLA)	2,806 SF
Land Size	0.55 Acres
Year Built/Renovated	1985 / 2021
Signatory/Guarantor	PR Holdings (Corporate)
Rent Type	NN
Landlord Responsibilities	Roof & Structure
Rent Commencement Date	7/1/2025
Lease Expiration Date	6/30/2035
Sales Reporting	None
Remaining Term	2% Annual Increases
Rent Increases	10 Years
Current Annual Rent	\$77,172

ACTUAL PROPERTY



348,319 PEOPLE
IN 5 MILE RADIUS

\$108,061 AHHI
IN 5 MILE RADIUS

168,207 VPD
ON I-30



ATTRACTIVE LEASE FUNDAMENTALS

NN Lease provides minimal LL responsibility | 10 year term with 2% annual rental increases provides a strong inflation hedge



CORPORATE GUARANTY FOR RAPIDLY EXPANDING BRAND

Pollo Regio has just under 50 locations across the state of Texas | Founded in 1995 in Monterrey, Mexico the chain has rapidly expanded with multiple new sites planned for the new year



DALLAS, TX MSA

Dallas-Fort Worth, MSA added more than 177K people from July 1, 2023 to July 1, 2024 according to the US Census Bureau | This moved the MSA to the 3rd highest population out of any MSA in the country - only behind NYC and Houston



POSITIONED IN DENSE RETAIL NODE

Within a 1-mile radius of the site is more than 1.3M SF of retail space | Nearby national retailers include: Walmart Supercenter, Sam's Club, Ross Dress for Less, Various car dealerships, and more



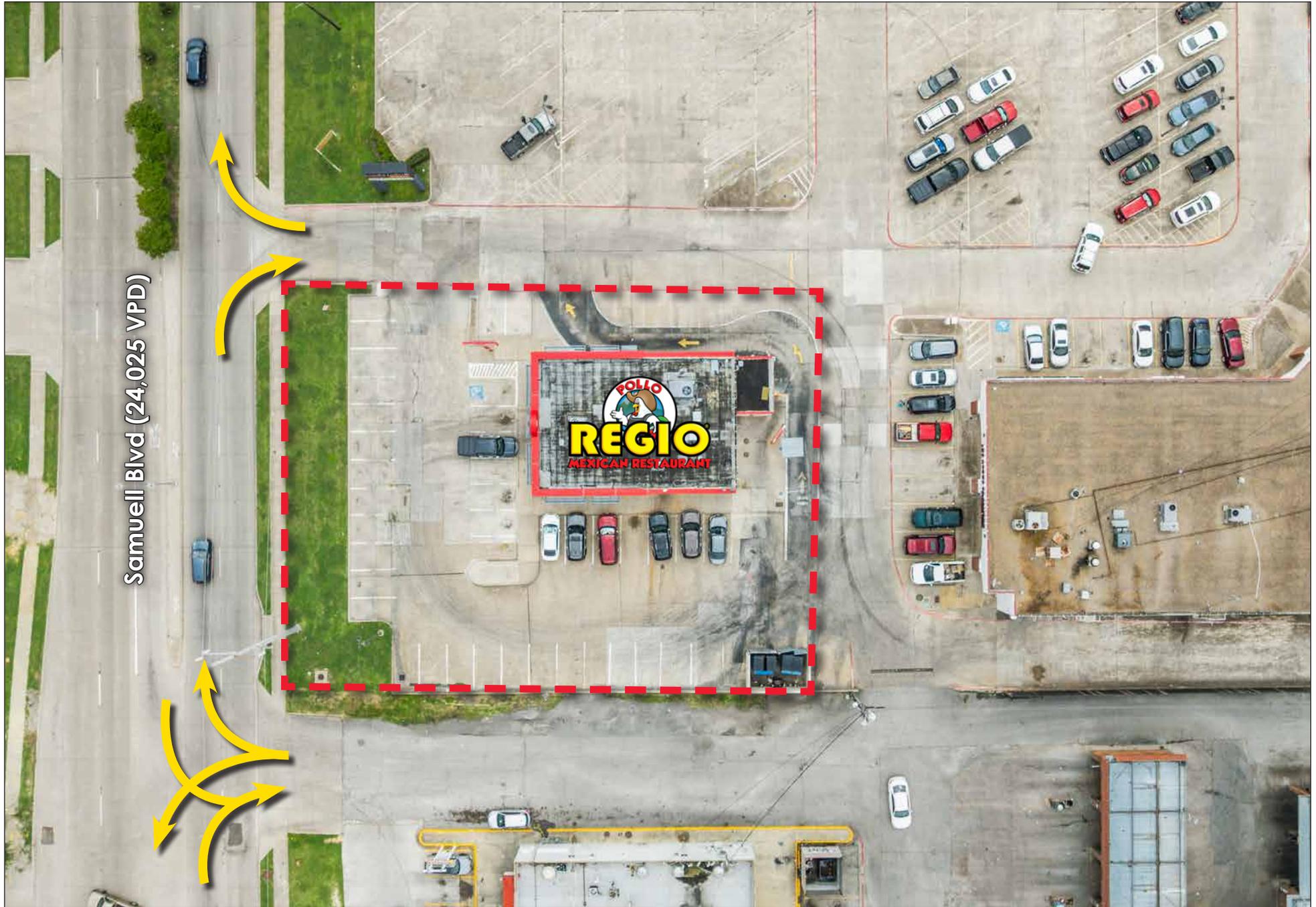
RECENT EXTENSION WITH NEW IMPROVEMENTS

The tenant has been operating here for over 15 years and recently renewed for 10 years, showing long term commitment to the site | Tenant is spending money to improve the facility



NEARBY BUSINESS PARKS

Just 1.5 Miles east of the site is the Buckner Park Industrial District, High point Industrial Park, Mesquite Business Center, Samuell Blvd Business Park, Green Acres Industrial, Skyline Business Park, Skyline Trade Center, and more | In all of these parks combined there is just under 10 million SF of Office and Industrial space





168,207 VPD

Samuell Blvd (24,025 VPD)



Safemed Pharmacy



Los Arcos De Jalisco



Downtown Dallas
5 Miles | 15 Min DT

O'Reilly
AUTO PARTS

KFC

POPEYES

TACO BELL

168,207 VPD

30

N Jim Miller Rd

Regal Furniture

CVS

Wendy's

Auto Zone

CAPTAIN D'S

SHELL

POLLO REGIO
MEXICAN RESTAURANT

BURGER KING

metro
by T-Mobile

Grandy's

Los Arcos De Jalisco

FRESENIUS
MEDICAL CARE

Samuell Blvd (24,025 VPD)

Safemed
Pharmacy

cicis
BEYOND PIZZA



FORT WORTH
 37 MILES
 0:45 DRIVE

DALLAS

The Dallas Metropolitan Statistical Area (MSA), located in North Texas, is a dynamic and rapidly growing economic hub that encompasses Dallas, Fort Worth, and numerous surrounding cities. Renowned for its diverse economy, the Dallas MSA boasts a thriving job market and a robust business landscape, with key sectors including technology, finance, healthcare, and manufacturing. It is consistently ranked among the top U.S. MSAs for job creation and population growth. The region's economic strength is driven by a pro-business environment, a well-developed infrastructure, and a low cost of living, making it an attractive destination for both businesses and individuals seeking economic opportunities and a high quality of life.

AUSTIN
 183 MILES
 3:30 DRIVE

SAN ANTONIO
 255 MILES
 4:45 DRIVE

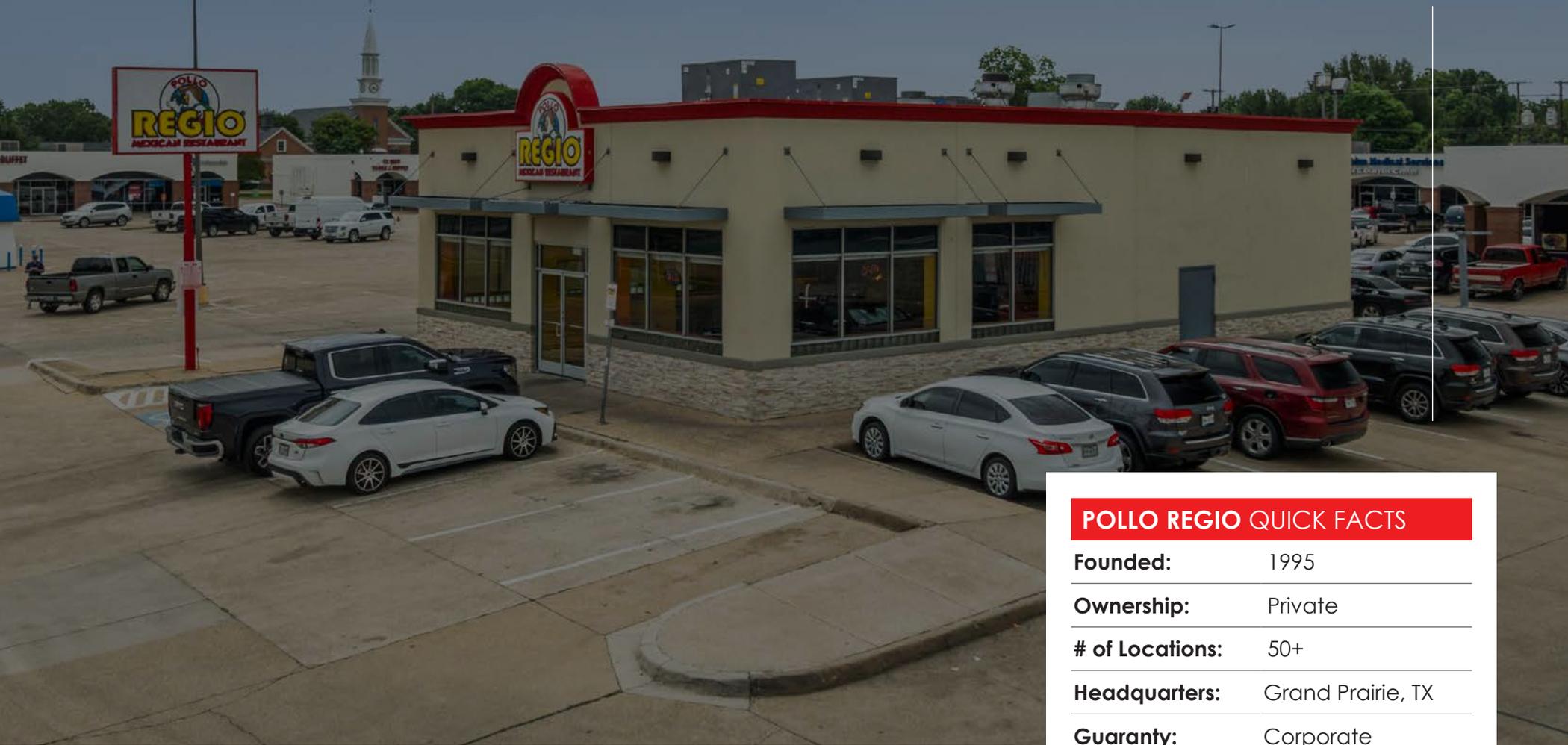
HOUSTON
 222 MILES
 3:50 DRIVE





TENANT OVERVIEW

Pollo Regio originated in Monterrey, Mexico, and brought its authentic recipe for grilled chicken to Texas in the early 2000s. Mr. Bazaldua founded Pollo Regio. He set up a food trailer outfitted with a grill, over which he cooked his special-recipe marinated chicken. The demand for his chicken was so great that it wasn't unusual for him to sell everything by noon each day and already had people placing orders for the next day. It quickly became a successful concept, and Pollo Regio soon moved into a regular storefront. A few years later, Hector J. Rodriguez became part of the company and Chief Executive Officer. Pollo Regio's principals are passionate about innovation, efficiency, and pursuing the highest quality ingredients and products.



POLLO REGIO QUICK FACTS	
Founded:	1995
Ownership:	Private
# of Locations:	50+
Headquarters:	Grand Prairie, TX
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

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