

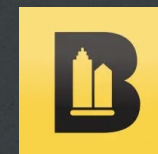


TACO BELL

Single-Tenant Net Lease Investment

632 N Overland Ave | Burley, ID 83318

\$3,590,000



BRIAN BROCKMAN

License #DB49579

Bang Realty, Inc

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DEAL SUMMARY



TACO BELL™

Address

632 N. Overland Ave
Burley, ID 83318

Asking Price

\$3,590,000

Cap Rate

5.75%

Annual Rent

\$206,346

Lease Term

15 Years

Rent Increases

10% Every 5 Years

Year Built

2015



LEASE SUMMARY

Tenant	Taco Bell
Guarantor	ES-O-EN Management LLC (36+ Units)
Address	632 N Overland Ave Burley, ID 83318
Lease Type	NN+
Lease Commencement	7/1/2015
Lease Expiration	6/30/2040
Building Size	2,664 SF
Lot Size	0.73 AC
Landlord Responsibilities	Structure & Roof (Capital Repairs & Replacements)
Tenant Responsibilities	Roof Maintenance & Repair, Lot, HVAC, Taxes, Insurance, Utilities
Year Built	2015
Renewal Options	4,5-Year Options
Rent Increases	10% Every 5 Years



INVESTMENT HIGHLIGHTS



▶ Long Term Lease Remaining | Contractional Rent Escalations

The lease offers 15 years of remaining primary term, providing investors with long-term income security and predictable cash flow. The lease includes scheduled 10% rent escalations every 5 years, serving as a hedge against inflation.

▶ Globally Recognized Brand

Taco Bell is one of the most globally recognized quick-service-restaurant brands with over 8,000 stores worldwide and one of the leaders in the fast-food industry.

▶ Strategic Location on Burley's Main Commercial Corridor

Situated on Overland Avenue (US-30) – Burley's primary retail artery – the property enjoys high visibility and strong daily traffic counts. Neighboring national retailers include Walmart Supercenter, Walgreen's, McDonald's, and Albertsons, drawing consistent consumer traffic to the area.

▶ Modern Construction with Drive-Thru

The building features modern construction with a drive-thru, a critical amenity in today's QSR landscape, enhancing customer convenience and boosting sales performance.

▶ Regional Hub | Growing Market

The subject property has direct access to I-84, attracting both local and interstate commuting traffic. Burley serves as a regional hub for southern Idaho. The trade area shows steady population growth (1.4% Annually) and strong average household incomes (\$95,000+ in a 1-mile radius), supporting long-term retail performance.

▶ Strong Operator | 36+ Taco Bell Locations

The Taco Bell site is operated by ES-O-EN Management, a proven and experienced Taco Bell franchisee with a portfolio of 36+ locations and over 1,000 employees, demonstrating strong operational performance and financial stability across multiple markets.

TENANT PROFILE



Taco Bell Corp. is an American multinational chain of fast food restaurants founded in 1962 by Glen Bell in Downey, California. Taco Bell Corp., a subsidiary of the world's largest restaurant company, Yum! Brands, Inc. (NYSE: "YUM"), is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. From breakfast to late night, Taco Bell serves made-to-order and customizable tacos and burritos, among other craveable choices, and is the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and its more than 350 franchise organizations proudly serve 42 million customers each week through 8,000+ restaurants across the nation, as well as through its mobile, desktop and delivery ordering services. Taco Bell has over 250 restaurants internationally with plans to add 2,000 more within the next decade.



WEBSITE	www.tacobell.com
HEADQUARTERS	Irvine, CA
FOUNDED IN	1962



NO. OF RESTAURANTS
8,212 Restaurants



LOCATED IN
51 States & Territories



OWNERSHIP
NYSE: "YUM"



SYSTEM-WIDE REVENUES
\$14 Billion

FRANCHISEE PROFILE

Northwest's Trusted Taco Bell Franchisee Since 1969



Es-O-En Management LLC is a respected, family-owned Taco Bell franchisee headquartered in Meridian, Idaho. Established in 1969 by Stanley O. Nicolaysen, a retired California Highway Patrol officer with a passion for leadership and service, Es-O-En began with a single Taco Bell restaurant. Over the decades, the company has grown steadily and now operates 36 Taco Bell locations across Idaho, Oregon, and Utah.

With over 1,000 employees across the Northwest, Es-O-En places a high value on customer satisfaction and brand integrity. The leadership fosters a deep connection with the communities they serve, regularly participating in local initiatives and charitable events. Their dedication to ethical business practices and a people-first approach has made them a model Taco Bell franchisee. As the company looks to the future, Es-O-En remains committed to expanding its presence while maintaining the core values that have defined its success for over 50 years.

WEBSITE	www.esoen.com
HEADQUARTERS	Meridian, ID
FOUNDED IN	1969



NO. OF LOCATIONS
36+ & Growing



LOCATED IN
ID, OR, & UT



NO. OF EMPLOYEES
1,000+ & Growing



PROPERTY AERIAL



Hwy 27 - 16,109 VPD

LOCATION OVERVIEW - Burley, ID

Nestled in the heart of southern Idaho along the Snake River, Burley offers a unique blend of natural beauty, agricultural strength, and small-town charm. With a population just under 12,000 and part of the larger Mini-Cassia region, Burley is known for its strong community values, affordable living, and business-friendly environment. The city is surrounded by scenic landscapes, including riverfront parks, mountain views, and recreational areas, making it an attractive destination for both residents and visitors. Burley's strategic location along Interstate 84 and U.S. Highway 30 provides easy access to major regional markets, while its proximity to the Magic Valley Regional Airport ensures convenient air travel.

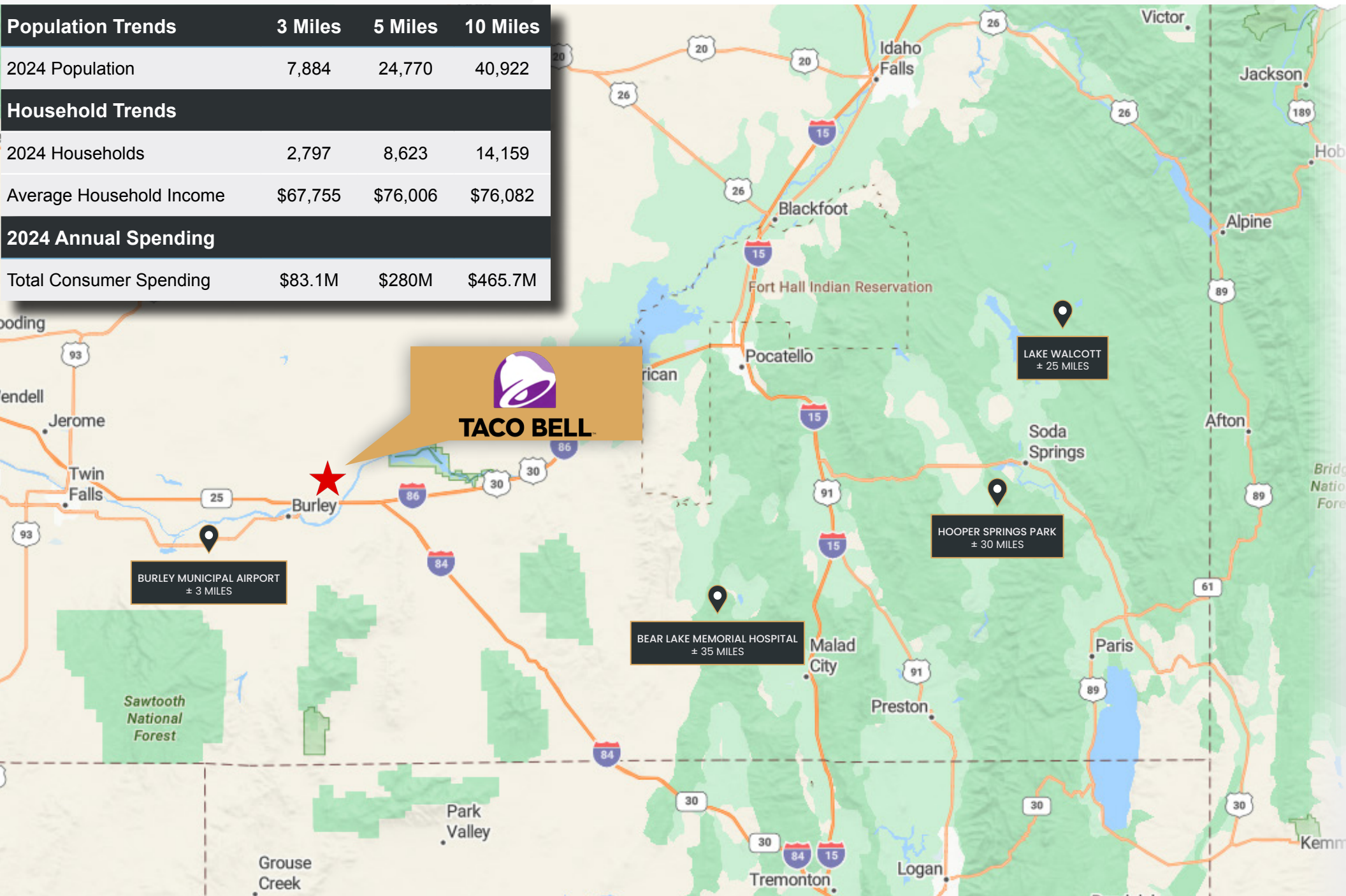
Burley continues to thrive as a center for agribusiness and manufacturing, with leading employers such as McCain Foods, DOT Foods, Redox Chemicals, and High Desert Milk contributing to its economic growth. The city's investment in infrastructure, education, and workforce development supports a growing population and a dynamic local economy, while maintaining the welcoming and close-knit atmosphere it's known for.

- *Burley is part of Idaho's "Magic Valley," ranked among the **fastest-growing regions in the state** by the Idaho Department of Labor.*
- *Population of the greater Mini-Cassia area has grown steadily, with more than **50,000 residents** contributing to a vibrant regional economy.*
- *The Burley Economic Development office reports over **\$250M in capital investment projects** since 2020, including expansions by McCain Foods and Redox.*
- *Idaho is consistently ranked as a **top state for business**, with Burley offering **low operating costs, affordable housing, and access to skilled labor**.*
- *The city's **McCain Foods facility** is one of the **largest frozen potato production plants** in the world and continues to **drive economic and job growth**.*
- *Over **1.5 million people** live within a **2.5 hour drive of Burley**, providing access to labor, distribution channels, and regional tourism.*



DEMOGRAPHICS - Burley, ID

Population Trends	3 Miles	5 Miles	10 Miles
2024 Population	7,884	24,770	40,922
Household Trends			
2024 Households	2,797	8,623	14,159
Average Household Income	\$67,755	\$76,006	\$76,082
2024 Annual Spending			
Total Consumer Spending	\$83.1M	\$280M	\$465.7M





EXCLUSIVELY PRESENTED BY:

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