



McALISTER'S DELI

5880 DE Zavala Rd. San Antonio, TX 78249

LONG-TERM +/- 7 YEARS REMAINING | ABSOLUTE NNN | DRIVE-THRU



INTERACTIVE
OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

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LEADING FAST-CASUAL RESTAURANT CHAIN | TOP 50 FRANCHISEE

- McAlister's Deli has more than 540 locations in 28 states
- 15-Year Original Lease Term
- 10% Increases Every 5 Years
- Newer Construction with a Drive-Thru (ONLY MCALISTER DRIVE-THRU IN SA)
- Strong Unit-Level Sales, +/-10% Rent-to-Sales Ratio
- BEST CHOICE RESTAURANTS 2nd Largest McAlister's Franchisee Recognized as Franchisee of the Year Multiple Times (SUN HOLDINGS PARENT CO)
- 261,332 Residents within Growing Trade Area
- Average HH Income Exceeds \$77,000 within 1, 3, and 5 Miles
- Highly Visible to 39,704 Cars/Day at Signalized Intersection
- Just Off I-10 with 190,000 Cars/Day
- 3 Miles to The University of Texas at San Antonio with 28,787 Students and 5,319 Employees
- 1 Mile to Clark High School with 2,916 Students
- Just South of Six Flags Fiesta Texas with 6.4 Million Annual Visitors
- 78,008 Employees within 3 Miles, Near Headquarters for Valero, USAA, Security Service, and the FBI
- Minutes from San Antonio International Airport and Downtown

****2022 Combined Revenue = \$800M***

****Sun Holdings, Inc. (PARENT COMPANY) today manages over 1800 locations, employs more than 33,000 people, and aims to surpass \$2 billion in annual sales. Visit their website at www.sunholdings.net***

PROPERTY OVERVIEW

Property Name	McAlister's Deli
Address	5880 DE Zavala Rd. San Antonio, TX 78249
County	Bexar
Property Type	STNL
Tenant Type	QSR
Gross Leaseable Area (SF)	±3,907 SF
Lot Size (AC)	±0.73 AC
Year Built	2014
Occupancy	100%
Parking Spaces	55



PRICE

\$2,346,000



CAP RATE

6.75%



NOI

\$158,400



TERM REMAINING

+/-7 Years



GLA

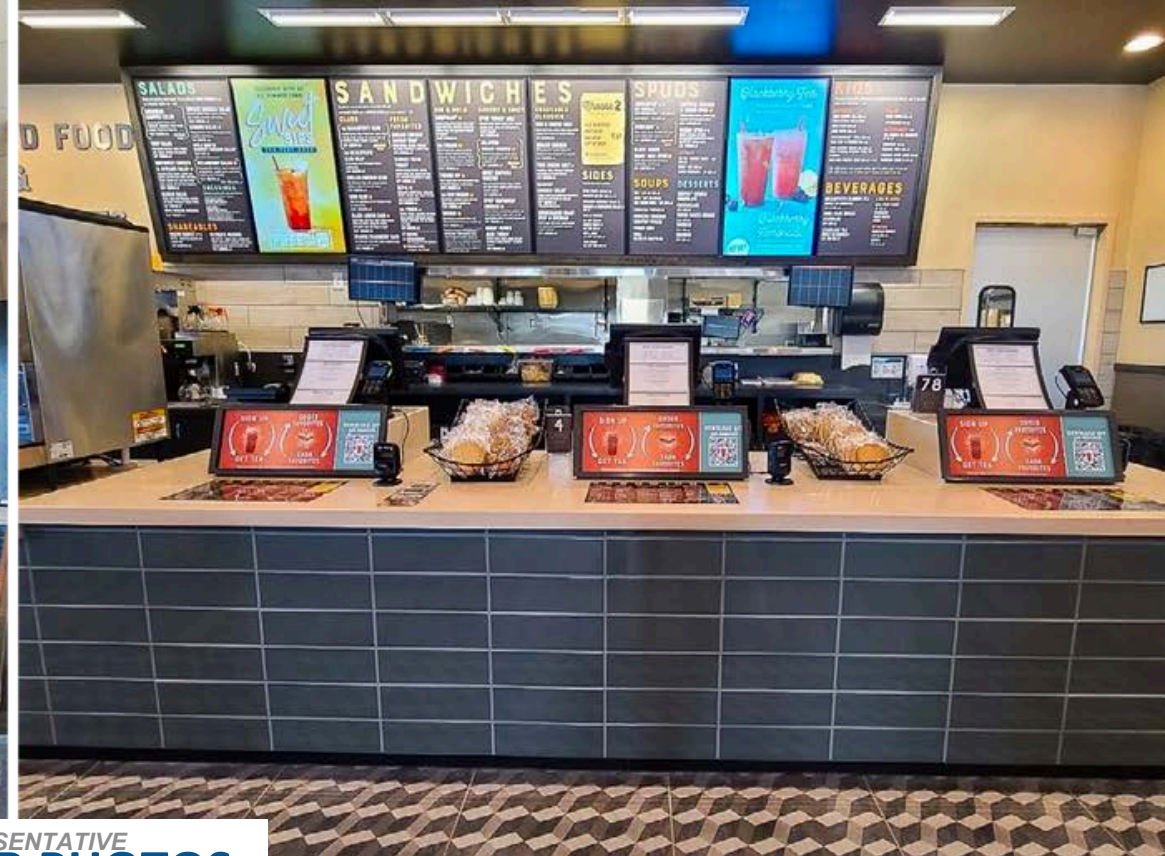
±3,907 SF



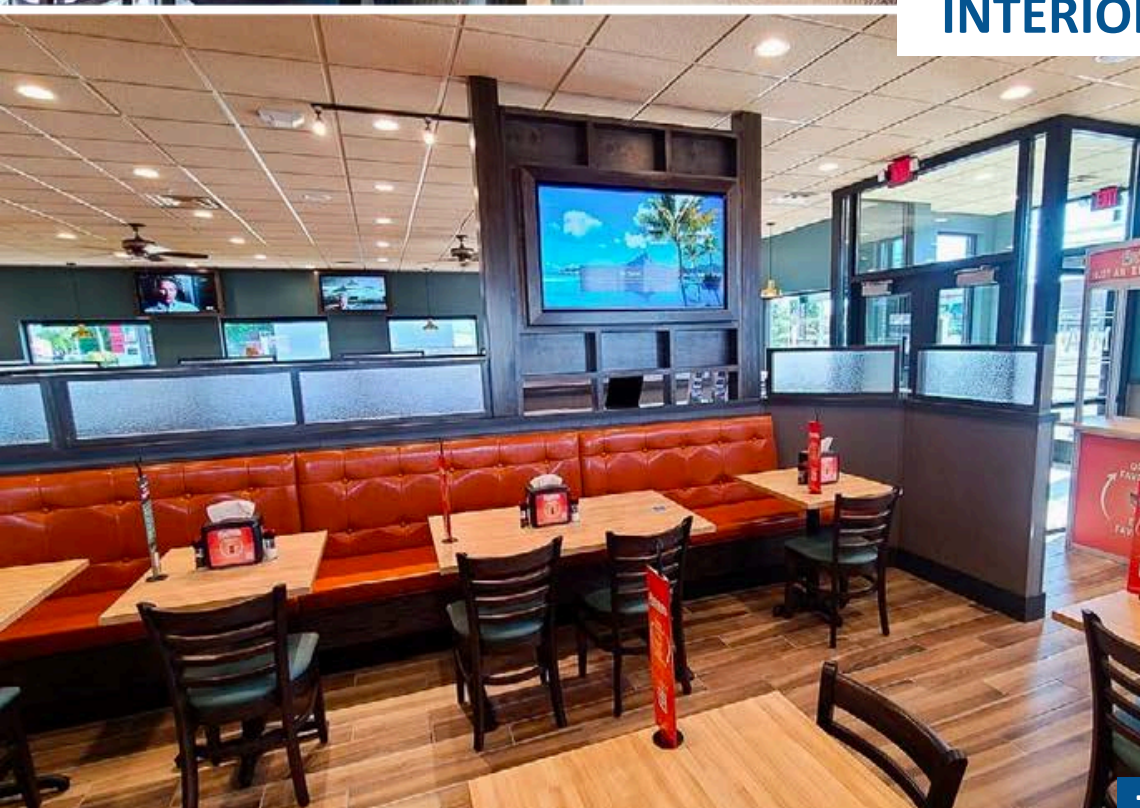


EXTERIOR PHOTOS





REPRESENTATIVE
INTERIOR PHOTOS





BUILDING SIZE
±3,907 SF



ORIGINAL LEASE TERM
7 YEARS

+/- Years + 3x5 Yr. Options



YEAR BUILT
2014



IN-PLACE NOI
\$158,400

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Increases	Cap Rate
Year 6-10 8/1/22 - 7/31/27	\$158,400	\$13,200	10%	5.75%
Year 11-15 8/1/27 - 7/31/32	\$174,240	\$14,520	10%	6.32%
Year 16 - Year 20 (Option 1)	\$191,664	\$15,972	10%	6.95%
Year 21 - Year 25 (Option 2)	\$210,830	\$17,972	10%	7.65%
Year 26 - Year 30 (Option 3)	\$231,910.80	\$19,325.90	10%	8.42%



Investment Summary

Price	\$2,346,000
NOI	\$158,400
Cap Rate	6.75%

Lease abstract

Tenant Name	Best Choice Restaurant's,
Type of Ownership	LLC Fee Simple Absolute
Lease Type	NNN
Original Lease Term	15 Years
Guarantor	BEST CHOICE RESTAURANTS. LLC/SUN HOLDINGS
Rent Commencement Date	8/1/2017
Lease Expiration Date	7/31/2032
Term Remaining on Lease	+/- 7 Years
Rental Increases	10% Increases Every 5 Years in the Base Term & Option Periods
Option Periods	Three, 5-Year Options
Landlord Responsibility	None
Tenant Responsibility	Tenant pays directly 100% for all building repairs/replacements, CAM, Taxes, and Insurance.
ROFO/ROFR	None
Financing Reporting	Yes, once per calendar year



Tenant Overview

About McAlister's Deli

McAlister's Deli is a chain of fast casual restaurants founded in 1989 in Oxford, Mississippi by retired dentist Dr. Don Newcomb. There are currently over 500 locations in 26 states, ranging from Virginia in the East to Florida in the South to Arizona in West to Michigan in the North. The menu includes deli sandwiches, "Texas-size" spuds (baked potatoes), soups, salads, and desserts, as well as catering items such as sandwich trays and boxed lunches. The chain is also known for its McAlister's Famous Sweet Tea, which is available by the glass or by the gallon.

About The PARENT Co.

Sun Holdings, Inc. was **founded in 1997 by Guillermo Perales**, funded by an SBA loan. The company provides world-class management services to the franchise ownership teams of some of America's most popular restaurants. The businesses serviced include over a thousand Applebee's, Arby's, Burger King, Golden Corral, IHOP, McAlister's, (73 Units) Papa John's, Popeye's, and Taco Bueno locations in 12 States. The collective portfolio of restaurants that Sun supports makes up the **2nd largest franchisee organization in the U.S.** according to the Mega 99 2022 rankings. McAlister's® — Sun Holdings, Inc.



Locations
500+

Number of
Employees
5,000 +

HQ
Atlanta,
GA

Website
mcalistersedeli.com





Subject Property

Plaza Shopping Center

3,097 SQ FT

Plaza Shopping Center

The UPS Store 

cricket



DISTANCE MAP

Austin, TX



**79 Miles From
Austin, TX**

San Antonio, TX



Houston, TX



**196 Miles from
Houston, TX**

Area Overview

San Antonio is the seventh-most populated city in the United States and the second-most populous city in the state of Texas. The city straddles South Texas and Central Texas and is on the southwestern corner of an urban megaregion known as the Texas Triangle. Growth along the Interstate 35 and Interstate 10 corridors to the north, west and east make it likely that the metropolitan area will continue to expand. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city 4th among Texas metropolitan areas and 38th in the United States.

In 2015, San Antonio ranked No. 50 on Forbes' list of the Best Places for Business and Careers, with a ranking of 15th best market for job growth. San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas and tourism

sectors. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp,

USAA, iHeartMedia, NuStar Energy and CST Brands, Inc. Over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	12,799	96,098	242,866
2016 Population	14,300	103,491	216,322
2021 Population	16,632	112,783	283,387
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	4,900	39,846	101,596
2016 Households	5,461	43,009	109,552
2021 Household	6,364	47,736	120,093
INCOME	1-MILE	3-MILE	5-MILE
2016 Median Household Income	\$64,691	\$57,431	\$58,942
2016 Per Capita Income	\$29,788	\$32,879	\$35,284
2016 Average Household Income	\$77,962	\$78,057	\$83,630

Bexar County Top Employers

Company	# of Employees
Aisin USA	2,154
Valeo North America, Inc.	1,771
Wal-Mart Distribution Center	1,240
Schneck Medical Center	1,115
Seymour Community Schools	739
Rose Acre Farms	535
Aisin Drivetrain	502
Pet Supplies Plus	470
Nippon Steel Pipe America	439
Lannett Company Inc	428

Demographic Market Comparison Report

2 mile radius

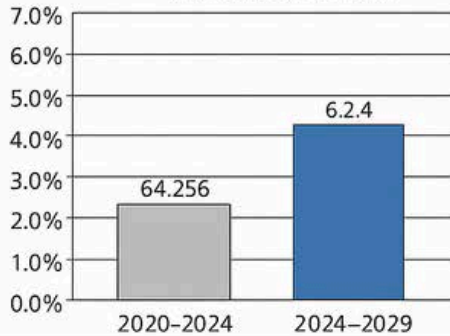
Type: 5880 De Zavala Rd. San Antonio, TX 78249

Type: Retail/Fast Food

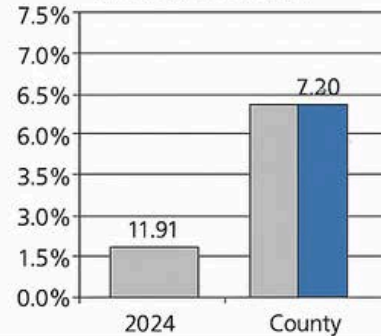
County: Bexar

2 Mile
County

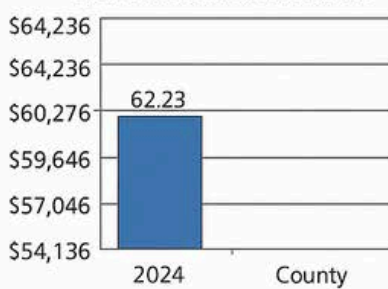
Population Growth



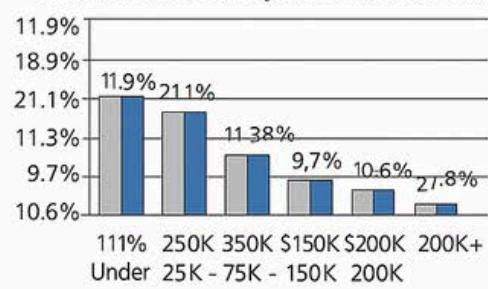
Household Growth



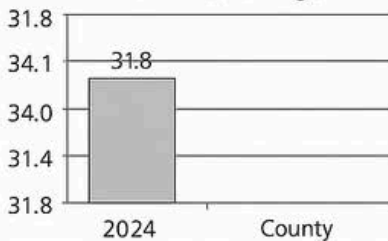
2024 Med Household Inc



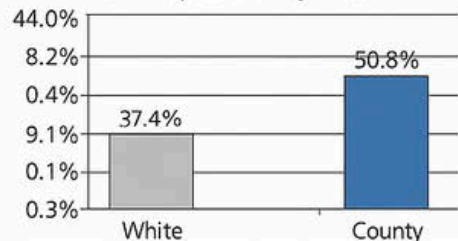
2024 Households by Household Income



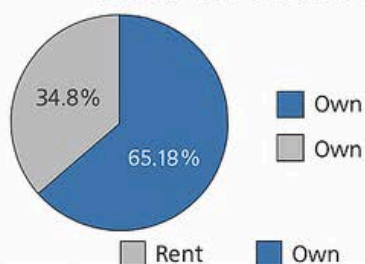
2024 Median Age



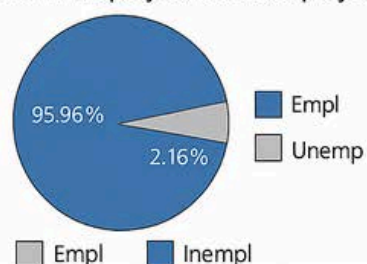
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



Type: Retail/Fast Food

\$880 De Zavala Rd. San Antonio, TX 78249

County: Bexar

Population Growth

2 Mile

County

Growth 2020 - 2024

3.61%

4.37%

Growth 2024 - 2029

6.72%

6.86%

Empl

29.491

90.55%

Unempl

1,111

4.48%

2024 Population by Race

22,741

2,097,309

White

23,227

647,721

Am. Indian & Alaskan

4,022

163,229

Asian

3,492

151,188

Hawaiian & Pacific Island

3,066

3,132

Other

20,613

960,277

Household Growth

22,198

70,283

Growth 2020 - 2024

4.23%

4.45%

Growth 2024 - 2029

7.01%

7.03%

Renter Occupied

14,462

165,116

Owner Occupied

7,721

422,534

2024 Households by Household Income

22,183

759,183

Income <\$25K

4.280%

166,170

Income \$25K - \$50K

4.508%

159,113

Income \$50K - 735K

3,634%

138,779

Income \$100K - 126K

3,010%

105,725

Income \$125K <200K

2.433%

77,525

Income \$200K+

1,160%

38,088

2024 Med Household Inc

\$64,236

\$63,886

Traffic Count Report

5880 De Zavala Rd, San Antonio, TX 78249

Building Type: **General Retail**
 Secondary: **Fast Food**
 GLA: **3,918 SF**
 Year Built: **2014**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Hart Ranch	Hart Crst	0.04 N	2025	639	MPSI	.20
2	de Zavala Rd	Hart Ranch	0.05 E	2024	22,052	MPSI	.26
3	de Zavala Rd	Hart Ranch	0.05 E	2025	22,208	MPSI	.26
4	de Zavala Rd	Silicon Dr	0.10 E	2025	35,695	MPSI	.29
5	de Zavala Rd	Silicon Dr	0.10 E	2024	35,406	MPSI	.29
6	Farinon Dr	Noah Park	0.13 SW	2024	5,830	MPSI	.36
7	Farinon Dr	Noah Park	0.13 SW	2025	6,514	MPSI	.36
8	Autumn Vista St	Cloverwood St	0.10 N	2025	3,328	MPSI	.37
9	Silicon Dr	de Zavala Rd	0.05 N	2025	7,352	MPSI	.38
10	Silicon Dr	de Zavala Rd	0.05 N	2024	6,554	MPSI	.38

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5880 DE Zavala Rd. San Antonio, TX 7824 . The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or GSA Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. GSA Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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- 1.The Offering Memorandum and its contents are confidential;
- 2.You will hold it and treat it in the strictest of confidence; and
- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and GSA Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or GSA Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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SPUDS

COOKIES

McALISTER'S

• DELI •

5880

SALADS

SANDWICHES



Representative Photo