



The Kase Group
Real Estate Investment Services

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RED ROBIN
ABSOLUTE NNN LEASE

13000 North Interstate Highway 35, Austin, TX



PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to purchase a well-established Red Robin in Austin, Texas with a new 15-year absolute NNN lease. The lease calls for zero landlord obligations and is corporately guaranteed by Red Robin. There are 10% increases every 5 years throughout the initial term and during the four 5-year options. The site benefits from its location in a busy retail trade area and boasts heavy traffic counts of 170,210 vehicles per day.

The building is shadow anchored by a Walmart Supercenter and neighbors multiple tenants such as Lowe's Home Improvement, PetSmart, Ross Dress for Less, Wells Fargo, Golden Corral, Buffalo Wild Wings, McDonald's, Panera Bread, Denny's, Dollar Tree, Super Cuts and more.

PROPERTY HIGHLIGHTS

- New 15-year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- Income Tax Free State
- Shadow Anchored by a Walmart Supercenter
- Heavy Interstate 35 Traffic Counts - 170,210 VPD
- 12 Miles from Downtown Austin
- Strong Demographics
- Neighboring tenants such as Lowe's Home Improvement, PetSmart, Ross Dress for Less, Wells Fargo, Golden Corral Buffet & Grill, Buffalo Wild Wings, McDonald's, Panera Bread, Denny's, Dollar Tree, Super Cuts and more





OFFERING SUMMARY	
Price	\$2,203,831
Net Operating Income	\$143,250
Cap Rate	6.50%
Square Footage	7,052 SF
Lot Size	1.37 AC
Options	Four, 5-Year Options
Increases	10% Every 5 Years Throughout Initial Term & in Options
Lease End	2/28/2039

Red Robin
13000 North Interstate Highway 35, Austin, TX





Red Robin

13000 NORTH INTERSTATE HIGHWAY 35
AUSTIN, TX

S I-35 FRONTAGE RD 170,210 VPD





LOCATION DESCRIPTION

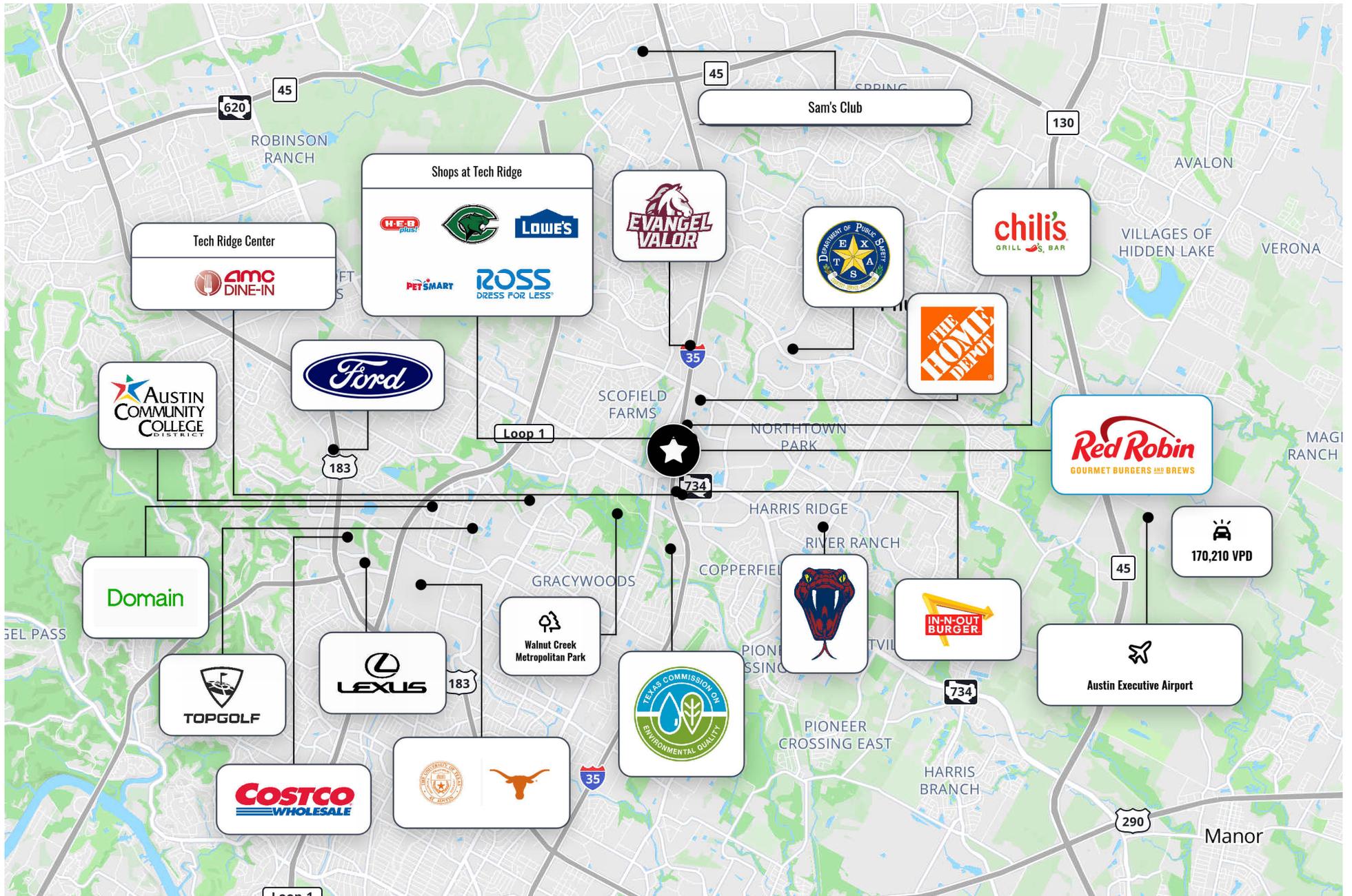
The Austin MSA is a dynamic economic hub, generating a robust GDP driven by a diverse and rapidly growing population. As the state capital and a major tech and cultural center, Austin's economy benefits from a mix of industries including technology, education, and government. The city continues to be one of the fastest-growing metros in the U.S., with a thriving economy and innovative workforce.

Strategically positioned along Interstate 35, the site offers excellent visibility with direct access to one of the busiest retail corridors in the region. The property boasts strong traffic counts, with an impressive 170,210 vehicles per day. The surrounding 3-mile demographics are strong, with a population of 130,566 residents and an average household income of \$101,103, highlighting the area's affluent and growing consumer base.

Red Robin

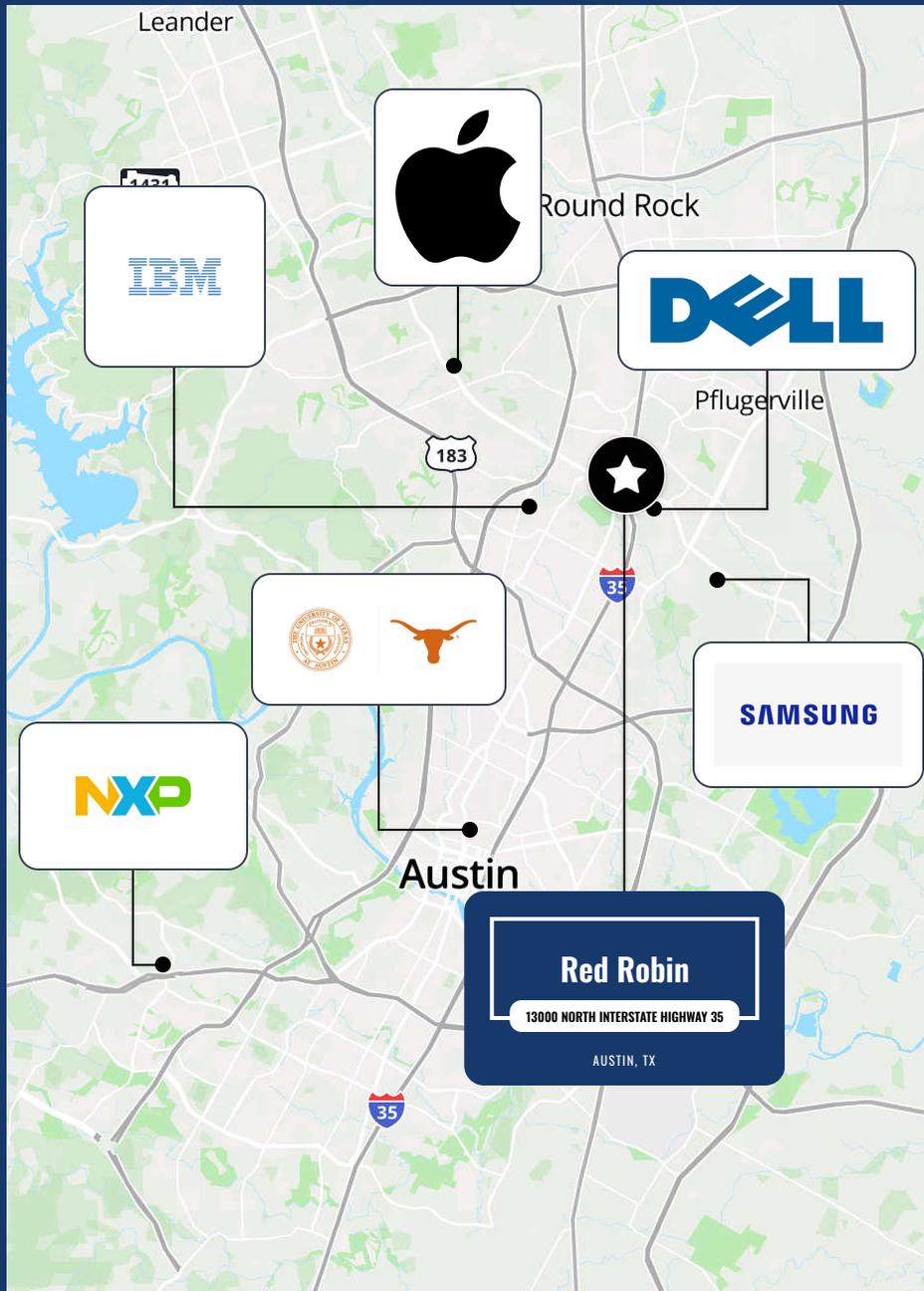
13000 North Interstate Highway 35, Austin, TX

AREA MAP



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MAJOR EMPLOYERS



The property is strategically positioned within Austin's "Silicon Hills," a globally recognized hub for technology and innovation that provides a resilient and diverse employment base. This submarket is anchored by a formidable roster of high-tech corporations, including the global headquarters of Dell and major campuses for Apple, IBM, and Oracle, which collectively employ tens of thousands in the region. The economic landscape is further strengthened by a world-class semiconductor manufacturing sector, led by significant operations from Samsung Austin Semiconductor and NXP Semiconductors. Samsung's presence alone contributes billions to the local economy and supports thousands of direct and indirect jobs, underscoring the sector's critical role. Providing a foundation of economic stability and a continuous pipeline of skilled talent is The University of Texas at Austin, a top-tier research institution and one of the area's largest employers. This powerful synergy between corporate, manufacturing, and academic drivers fosters a dynamic and durable employment environment, ensuring sustained demand for commercial and residential real estate.

Employer	Industry	Employees	Distance
The University of Texas at Austin	Education	21,000	11.1 mi
Apple	Technology	15,000	5.8 mi
Dell Technologies	Technology	13,000	1.6 mi
Samsung Austin Semiconductor	Technology	8,000	3.9 mi
IBM	Technology	6,000	3.8 mi
NXP Semiconductors	Technology	4,000	21.3 mi

Red Robin

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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