

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction | 20-Year Ground Lease | Investment Grade Tenant



12363 Pellicano Drive

**EL PASO** TEXAS

ACTUAL SITE



SRS

CAPITAL  
MARKETS



**EXCLUSIVELY MARKETING BY**



**CHUCK KLEIN**

**Executive Managing Director  
National Net Lease**

chuck.klein@srsre.com  
D: 619.223.3017 | M: 858.449.9922  
215 S Highway 101, Suite 200  
Solana Beach, CA 92075  
CA License No. 00947314

**ROBERT DONNELL**

**First Vice President  
National Net Lease**

robert.donnell@srsre.com  
M: 619.818.5852  
215 S Highway 101, Suite 200  
Solana Beach, CA 92075  
CA License No. 02082187



**NATIONAL NET LEASE**

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292







5

## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

7

## PROPERTY OVERVIEW

Rent Roll  
Aerials  
Site Plan  
Location Map

15

## AREA OVERVIEW

Demographics

21

## BRAND PROFILE

Brand Profile







## OFFERING SUMMARY



## OFFERING

Price	\$2,650,000
Annual Rent	\$110,000
Cap Rate	4.15%
Tenant	McDonald's USA, LLC
Lease Type	Ground Lease
Lease Term	~20 years remaining
Lease Commencement Date	October 3, 2023

**Also Available:** [Circle-K \(click here for more information\)](#) sold  
[Starbucks \(click here for more information\)](#) sold  
[Taco Bell \(click here for more information\)](#) sold

## PROPERTY SPECIFICATIONS

Rentable Area	~4,285 SF
Land Area	~1.19 AC
Property Address	12363 Pellicano Drive El Paso, Texas 79928
Year Built	2023
Parcel Number	M700-000-01U2-0700
Ownership	Fee Simple (Land)





### **20-Year Lease | Investment Grade Tenant | 40-Years of Options with 10% Bumps**

- Brand-New Construction - 20-year Ground Lease with eight five-year Options
- 10% rent increases every 5 years provide a hedge against inflation
- Investment Grade Tenant

### **Strategic Location | Surrounded by National Retailers | Dense and Affluent Demos**

- Excellent Access and Visibility – located at the signalized intersection of Joe Battle Blvd and Pellicano Dr with a traffic count excess of 46,000 VPD. Joe Battle Blvd is the frontage road for TX Loop 375 which carries over 104,000 VPD
- Densely Populated and Affluent Trade Area - over 14,200 residents within a 1-mile radius with average household incomes exceeding \$101,400
- McDonald's is situated in a new ~30-acre mixed-use development, Monteverde, on the rapidly growing East side of El Paso
- Monteverde's anchor tenant, Alamo Drafthouse Cinema (ranked 1st in visits of all Alamo Drafthouse locations in Texas by placer.ai), will provide a steady flow of retail traffic that will grow as the area expands

### **Bustling Economy | Local Drivers | Zero Income Tax**

- The El Paso area is in the midst of a record-setting warehouse and distribution construction boom with over 5 million sq.ft. of industrial space under construction at the end of 2023. This boom is primarily fueled by the growing manufacturing industries directly across the border in Juárez
- ½ mile east of Americas High School (~2,450 students)
- 1 mile south of University Medical Center of El Paso, an acute care teaching hospital with 354 patient beds and home to the region's only Level 1 Trauma Center

- 4 miles north of a new Amazon Fulfillment Center, a 5-story facility completed in 2021 with over 2.6 million square feet and approximately 700 employees, one of the company's largest in the US
- Texas is an Income Tax-Free State





## PROPERTY OVERVIEW



### LOCATION



El Paso, Texas  
El Paso County

### ACCESS



Pellicano Drive: 1 Access Point  
Joe Battle Blvd: 1 Access Point

### TRAFFIC COUNTS



Pellicano Drive: 35,900 VPD  
Joe Battle Blvd: 10,100 VPD  
Texas Loop 375: 104,100 VPD

### IMPROVEMENTS



There is approximately 4,285 SF of existing building area

### PARKING



There are approximately 53 parking spaces on the owned parcel

### PARCEL



Parcel Number: M700-000-01U2-0700  
Acres: ~1.19  
Square Feet: ~51,800 SF

### CONSTRUCTION



Year Built: 2023

### ZONING



C-4 C: Commercial



## RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type	Options
McDonald's USA, LLC	~4,285	Oct 2023	Oct 2043	Current	-	\$9,167	\$110,000	Absolute NNN	8 (5-Year)
				Year 6 (Oct 2028)	10%	\$10,083	\$121,000		
				Year 11 (Oct 2033)	10%	\$11,091	\$133,092		
				Year 16 (Oct 2038)	10%	\$12,200	\$146,405		

10% every 5 years in Options

## FINANCIAL INFORMATION

Price	\$2,650,000
Annual Rent	\$110,000
Cap Rate	4.15%
Lease Type	Ground Lease

## PROPERTY SPECIFICATIONS

Year Built	2023
Rentable Area	4,285 SF
Land Area	~1.19 AC
Address	12363 Pellicano Drive El Paso, Texas 79928



### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)















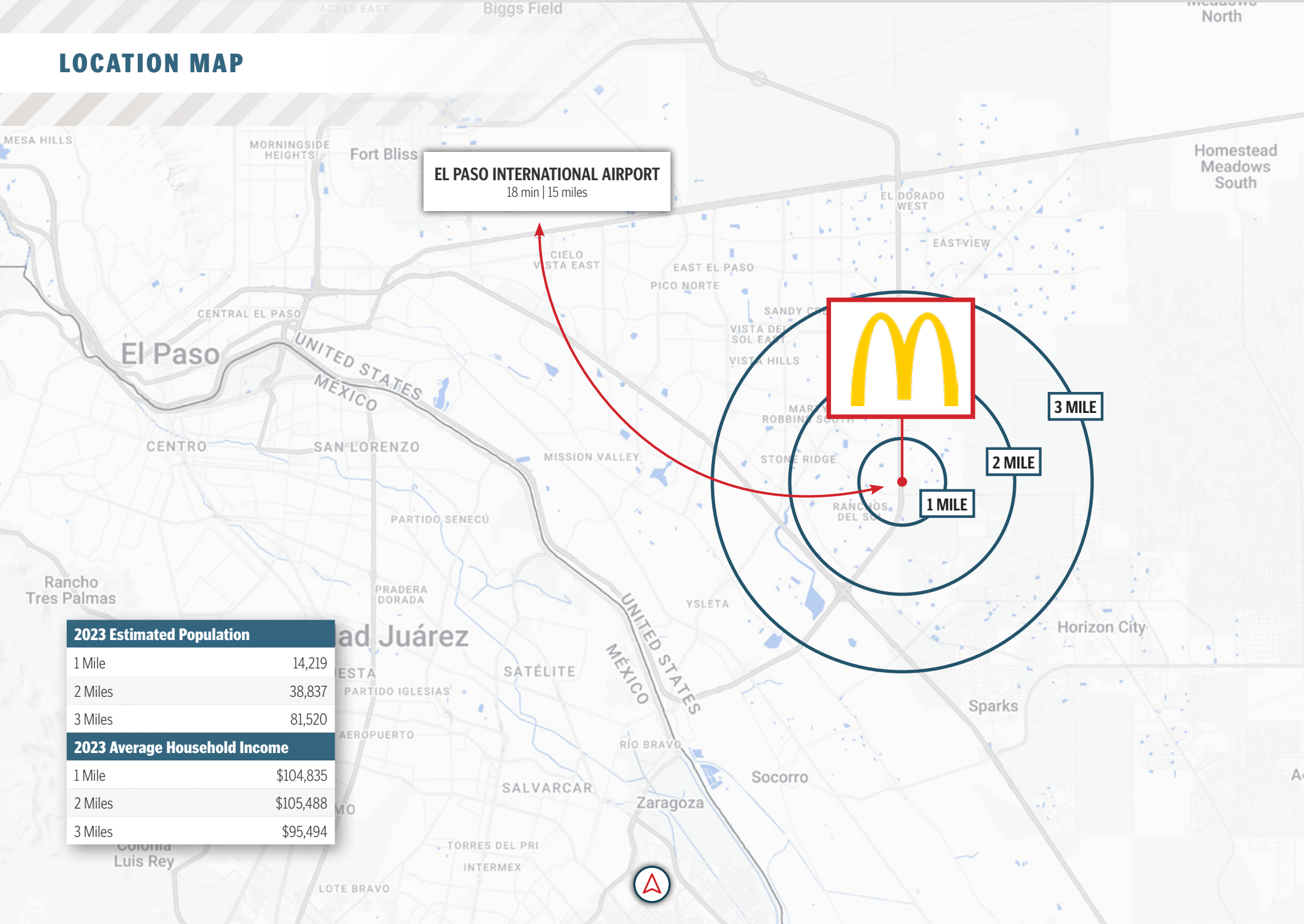








## LOCATION MAP





### EL PASO, TEXAS

El Paso is located on the north bank of the Rio Grande in western Texas. According to the U.S. Census Bureau, the 2020 population was 678,815, making it the 22nd-most populous city in the U.S., the most populous city in West Texas, and the sixth-most populous city in Texas. El Paso has a population of 690,854 as of July 1, 2023.

The petroleum, mining and defense industries boost the city's strong economy, with US military installation Fort Bliss being a leading employer. The city's history, Latin flavor and proximity to Mexico attract thousands of visitors each year. El Paso is the largest metro area along the Texas - Mexico border and boasts a best in class business friendly operating environment. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. The city is a top performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow.

The El Paso Centennial Museum on the UTEP campus, established to commemorate the 100th anniversary of the state, celebrates Texas history. Prehistoric drawings can be viewed 32 miles northeast of the city at Hueco Tanks State Historical Park, which is also a perfect place for hiking and rock climbing. Fort Bliss has 2 museums and hosts many annual events such as the Amigo Air Show, Oktoberfest, Showtime, USA and Armed Forces Day. Other historic sites and museums in the El Paso area include Magoffin Home State Historical Park, the Wilderness Park Museum, the Border Patrol Museum and the El Paso Museum of Art.

The comfortably dry heat of the El Paso sun allows outdoor recreation throughout the year. El Paso has 7 public golf courses, including highly-acclaimed Painted Dunes. Across the New Mexico state border are several getaway spots allowing hiking, hunting and fishing. A 2-hour drive to Ruidoso will access horse racing, hunting and fishing, and mountains offering great skiing in the winter months. Cohen Stadium in northeast El Paso hosts minor league baseball home games of the El Paso Diablos, the AA affiliate of the Arizona Diamondbacks.







### EL PASO'S BOOMING INDUSTRIAL MARKET

El Paso provides an invaluable link in both the international and domestic supply chain, distributing imports from Mexico and serving as an intermediate stop between the eastern cities of Texas and the West Coast. The city's trade corridor is a vital economic route that connects the U.S. with Mexico and hosts one of the country's major ports of entry, facilitating the movement of goods via road, rail and air.

Because of El Paso's important role in the world of logistics, it comes as no surprise to many market observers that industrial real estate has been the most prominent commercial property type in this portion of Far West Texas over the past year. A record number of warehouses have been brought to market over the past year, with many more still to come.

The hospitality sector here has also seen tremendous growth of late. Hotel development often follows economic development, and with more goods coming into and out of El Paso, there are likely more trucks crossing through this area daily than in years prior. Business travelers also follow economic growth, as more companies set footprints in the region.

#### A Strategic Location for Hotels

In 2023 alone four hotels were under construction in El Paso, adding 317 new rooms - a 15% increase in the number of rooms compared to the combined number of rooms added in the past three years.

Eight more hotels are in the final planning stage and are expected to add another 800 rooms to the market by 2025, suggesting that El Paso's recent economic growth is piquing hotel developers' interest in the market.

#### The Supply Chain Crossroad in El Paso

Unlike the nearby ports of Laredo or McAllen in South Texas, El Paso does not specialize in the export and import of a single particular good or commodity, such as automobiles or produce.

The Interstate 10 corridor connects El Paso with markets on or near the West Coast, including Phoenix and Los Angeles, with the major markets of Texas, the Southern U.S. and the East Coast.

Because of I-10, El Paso is also a major link in the domestic supply chain, a sizeable segment of which has little to do with trade with Mexico. El Paso is a major stop for trucks that are transporting goods from Texas and the East Coast to California, and vice versa.

Because of El Paso's strategic geographic location, industrial developers have been particularly active in bringing a record number of industrial properties to market. A total of 15 were under construction as of the end of November, almost all of which are either warehouses or distribution centers. This amounts to nearly 5 million square feet of new industrial space primarily located on the city's east side near Loop 375.







### BRIDGE OF THE AMERICAS

The Bridge of the Americas is the world's largest international border crossing metroplex connecting the cities of El Paso in the United States and Ciudad Juarez, in Mexico. The US sides of these ports of entry are owned by the City of El Paso, and are open 24 hours a day, 7 days a week. The bridges cross the Rio Grande river via I-110 on the US side and MX 45 on the Mexican side. While many people think of the Bridge of the Americas as a single entity, the crossing is in fact comprised of three separate bridges: the Ysleta Bridge the Stanton Bridge, and the Paso del Norte Bridge.

The Ysleta Bridge, commonly known as the Zaragoza Bridge and "Puente Libre" consists of two bridges, one for commercial traffic, and one for passenger vehicles that also has sidewalks for pedestrians. The commercial bridge has four lanes; 2 southbound and 2 northbound. The passenger vehicle bridge has five lanes total; 2 southbound, 2 northbound, and 1 for dedicated commuters.

The Stanton Bridge, colloquially known as 'Good Neighbor Bridge' and the "Friendship Bridge", was constructed in 1967. In addition to its pedestrian sidewalks, the bridge has a total of four vehicle lanes; 3 for southbound traffic, and 1 for dedicated commuters.

The Paso del Norte Bridge, also known as the "Santa Fe Street Bridge" has a total of four vehicle lanes, all 4 of which are dedicated to northbound traffic.

- **Second Busiest Port of Entry in the United States**
- **Largest International Border Crossing Complex in the World**
- **In 2022, northbound border crossings at Bridge of the Americas saw a daily average of 31,468 passenger vehicles (11.485 million annual), 13,773 pedestrians (5.027 million annual) and 2,591 commercial vehicles (810,966 annual)**





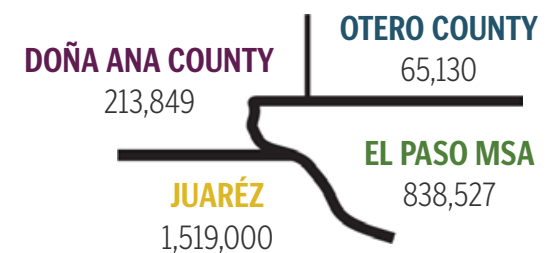
## EDUCATION & DEVELOPMENT

El Paso offers residents a choice of nine school districts, providing a wide range of educational offerings. In 2016, El Paso voters have also approved \$645 million in bonds to build new schools and renovate many existing campuses throughout the city. The El Paso community offers top-notch private schools (K-12) with various secular or religious affiliations. Since 1985, public and private schools in El Paso County have been honored with the National Blue Ribbon School award.

The city is also home to multiple universities that include The University of Texas at El Paso, UTEP College of Engineering, and El Paso Community College to name a few. Together, the universities have a combined enrollment of nearly 54,000 students.

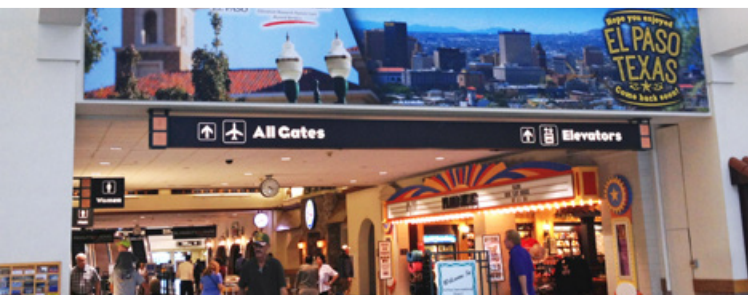
Regional Population of  
**\$2.6** MILLION

Source: ESRI & PopulationStat.com



Radius Map - Consumers accessible within 24 hours by truck.





### Fort Bliss

Headquartered in El Paso, Texas, Fort Bliss ranks as the U.S. Army's second largest installation covering 1,700 square miles at the northern end of the Chihuahuan Desert spanning areas of far west Texas and south central New Mexico. The post along with its training ranges allow for military maneuvers in an area estimated at 992,000 acres or 1,550 square miles.

In 2013, Fort Bliss completed a massive \$4.1 billion expansion project to accommodate the post's new mission, moving the boundaries of the old post some 10 miles to the east. The expansion included construction of new headquarters and administrative buildings, aircraft hangars, arms rooms, storage facilities, barracks, dining halls, fitness centers, medical and dental facilities, motor pool garages, and maintenance yards, greatly expanding the post's footprint, which today includes both eastern and western campuses.

Fort Bliss is home to over 38,500 active duty military personnel, as over 39,000 of these soldier's family members, and over 1,000 reservists. It is also the home of over 13,000 civilians. In addition, Fort Bliss has an annual economic impact of approximately \$22.9 billion for the Texas economy in 2021.

### William Beaumont Army Medical Center

The new William Beaumont Army Medical Center complex in East El Paso contains a brand new seven-story hospital, two clinical buildings, an administrative building, clinical investigation building with biosafety level three laboratories, and a central utility plant. The entire healthcare campus cost roughly \$1.4 billion to construct. In July of 2019 it was considered the most expensive U.S. military hospital project being built in the world, according to a U.S. Department of Defense report sent to Congress. The complex is comprised of more than 1.1 million square feet of floor space and has a capacity for more than 135 beds.

### El Paso International Airport

El Paso International Airport is a public airport four miles northeast of downtown El Paso, in El Paso County, Texas. The airport covers nearly 7,100 acres of land and has 15 gates on 2 concourses. It provides airline passenger services, air cargo, and general aviation services and is the largest commercial airport in West Texas, handling over 3,900,000 passengers in 2023.



## AREA DEMOGRAPHICS



	1 Mile	2 Miles	3 Miles
<b>Population</b>			
2023 Estimated Population	14,219	38,837	81,520
2028 Projected Population	14,508	39,615	82,944
2010 Census Population	10,439	29,373	66,285
Projected Annual Growth 2023 to 2028	0.40%	0.40%	0.35%
Historical Annual Growth 2010 to 2020	2.85%	2.56%	1.79%
<b>Households &amp; Growth</b>			
2023 Estimated Households	4,520	12,489	26,844
2028 Projected Households	4,686	12,951	27,798
2010 Census Households	3,091	8,734	19,992
Projected Annual Growth 2023 to 2028	0.72%	0.73%	0.70%
Historical Annual Growth 2010 to 2020	3.50%	3.24%	2.57%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	50.35%	53.99%	56.40%
2023 Estimated Black or African American	3.96%	3.21%	2.84%
2023 Estimated Asian or Pacific Islander	2.08%	1.49%	1.30%
2023 Estimated American Indian or Native Alaskan	1.13%	1.11%	1.08%
2023 Estimated Other Races	20.06%	21.31%	21.97%
2023 Estimated Hispanic	86.05%	88.09%	88.79%
<b>Income</b>			
2023 Estimated Average Household Income	\$104,835	\$105,488	\$95,494
2023 Estimated Median Household Income	\$77,805	\$72,058	\$62,968







### MCDONALD'S

**mcdonalds.com**

**Company Type:** Public (NYSE:MCD)

**Locations:** 40,000+

**2023 Employees:** 100,000

**2023 Revenue:** \$23.18 Billion

**2023 Net Income:** \$6.18 Billion

**2023 Assets:** \$50.44 Billion

**Credit Rating:** S&P: BBB+

McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. McDonald's is the world's leading global foodservice retailer with over 40,000 locations in over 100 countries. Approximately 95% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's Corporation franchises and operates fast-food restaurants in the global restaurant industry. The Company's restaurants serve a variety of value-priced menu products in countries around the world. McDonald's was founded in 1940 and is headquartered in Chicago, Illinois.

Source: [corporate.mcdonalds.com](https://corporate.mcdonalds.com), [finance.yahoo.com](https://finance.yahoo.com)





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**2K+**

RETAIL  
TRANSACTIONS

company-wide  
in 2023

**510+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2023

**\$2.2B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.