

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



New Construction | 20-Year Abs NNN GL | Low \$80k Rent | Investment Grade Tenant



12367 Pellicano Drive

**EL PASO** TEXAS

REPRESENTATIVE PHOTO



**EXCLUSIVELY MARKETED BY**



**ROBERT DONNELL**

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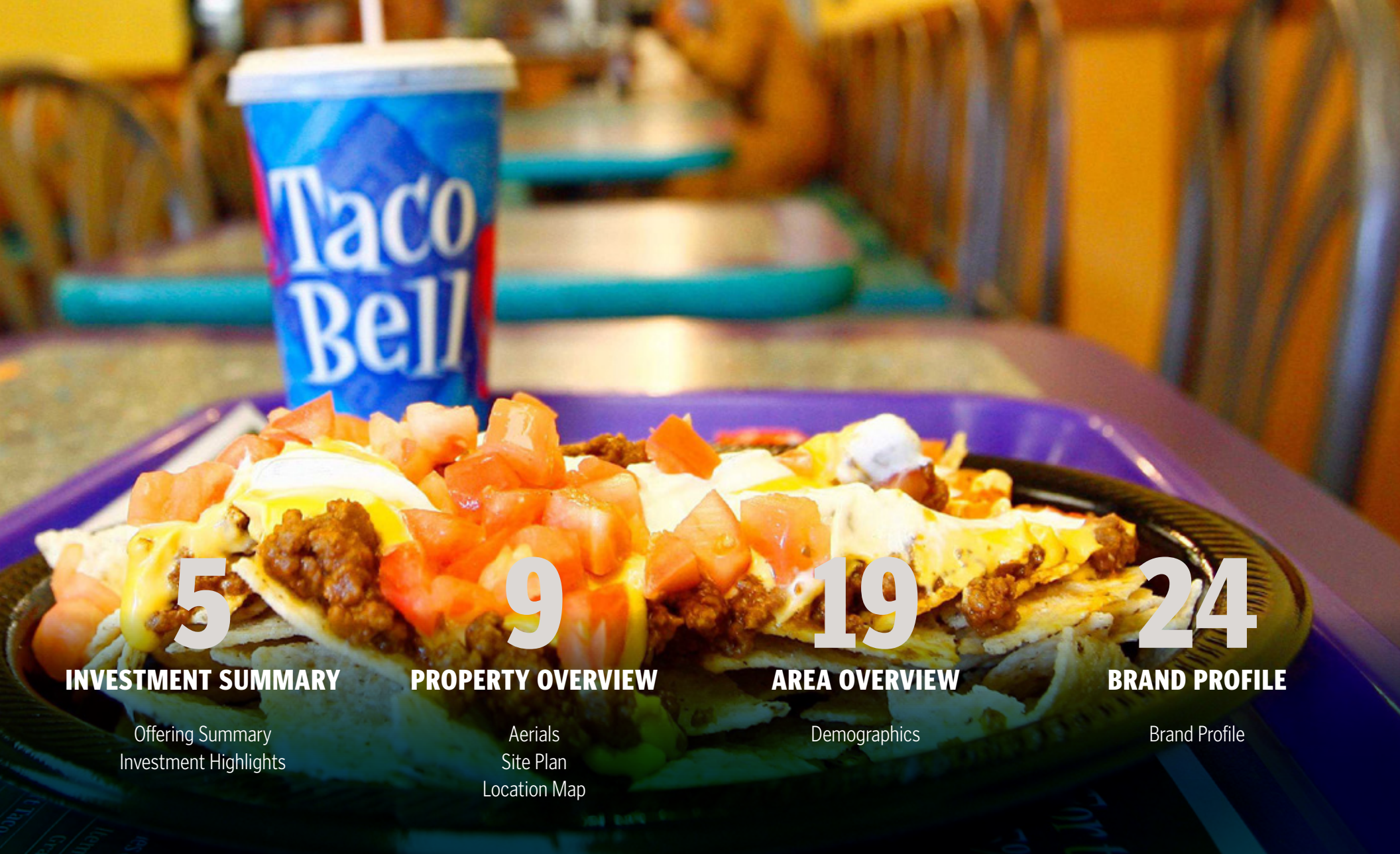
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**INVESTMENT SUMMARY**

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**PROPERTY OVERVIEW**

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**AREA OVERVIEW**

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**BRAND PROFILE**

Brand Profile

# PROPERTY PHOTO



## OFFERING SUMMARY



## OFFERING

Price	\$1,818,181
Annual Rent	\$80,000
Cap Rate	4.40%
Tenant	Taco Bell of America, LLC
Guarantor:	Yum! Brands, Inc.
Lease Type:	NNN Ground Lease
Lease Term:	20 years remaining

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

## PROPERTY SPECIFICATIONS

Rentable Area	-2,283 SF
Land Area	-0.86 AC
Property Address	12367 Pellicano Dr, El Paso, TX 79928
Year Built	2024
Parcel Number	M700-000-01U2-0800

## INVESTMENT HIGHLIGHTS



- Brand-New Construction, 20-year NNN Ground Lease with four five-year options
- 10% rent increases every 5 years provide a hedge against inflation
- Strong Corporate Tenant – the corporate lease is backed by Yum Brands Inc., a globally recognized tenant with over 59,000 locations and a BB+/Ba2 credit rating from S&P and Moody's
- Excellent Access and Visibility – located at the signalized intersection of Joe Battle Blvd and Pellicano Drive with a combined traffic count of over 46,000 VPD. Joe Battle Blvd is the frontage road for TX Loop 375 which carries over 104,100 VPD.
- Densely Populated and Affluent Trade Area with over 12,300 residents within a 1-mile with an average household income over \$104,800, projected to increase to over \$120,400 by 2029
- Taco Bell 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 first in visits among all Texas Alamo Drafthouse locations, according to Placer.ai—will serve as a key driver of retail traffic, expected to increase as the surrounding area develops.
- Sony's acquisition of Alamo Drafthouse from Altamont Capital Partners, Fortress Investment Group, and founder Tim League aligns with its strategy to expand into the experiential entertainment space.
- The El Paso area is in the midst of a record-setting warehouse and distribution construction boom of huge, multimillion-dollar warehouse/distribution buildings. The boom is mostly fueled by the growing manufacturing industry 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
- Income Tax-Free State – Texas in an income tax free state



## LOCATION



El Paso, Texas  
El Paso County

## ACCESS



Pellicano Drive: 1 Access Point

## TRAFFIC COUNTS



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

## IMPROVEMENTS



There is approximately 2,283 SF of existing building area

## PARKING



There are approximately 27 parking spaces on the owned parcel

## PARCEL



Parcel Number: M700-000-01U2-0800  
Acres: ~0.86  
Square Feet: ~37,494

## CONSTRUCTION



Year Built: 2024

## ZONING



C-4 C: Commercial

Tenant Name	LEASE TERM				RENTAL RATES						
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Taco Bell of America, LLC (Corporate Guaranty)	~ 2,283	2024	2044	Current		\$ 6,667	\$2.92	\$80,000	\$35.04	Absolute NNN	4 (5-Year)
				Year 6	10%	\$7,333	\$3.21	\$88,000	\$38.55		
				Year 11	10%	\$8,067	\$3.53	\$96,800	\$42.40		
				Year 16	10%	\$8,873	\$3.89	\$106,480	\$46.64		

## FINANCIAL INFORMATION

Price	\$1,818,181
Annual Rent	\$80,000
Cap Rate	4.40%
Lease Type	NNN Ground Lease

## PROPERTY SPECIFICATIONS

Year Built	2024
Rentable Area	~2,283 SF
Land Area	~0.86 AC
Address	12367 Pellicano Dr, El Paso, TX 79928



**FOR FINANCING OPTIONS AND LOAN QUOTES:**  
Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)





AMERICAS  
HIGH SCHOOL  
-2,400 STUDENTS

104,100   
VEHICLES PER DAY

10,100   
VEHICLES PER DAY

JOHN  
DRUGAN SCHOOL  
-1,135 STUDENTS

35,900   
VEHICLES PER DAY

SUBJECT  
TACO BELL



ZARAPLEX



EL PASEO MARKETPLACE



ZARAGOSA MARKET PLACE



STATE HIGHWAY 375

MONTWOOD HIGH SCHOOL  
~2,500 STUDENTS



104,100  
VEHICLES PER DAY



JOHN DRUGAN SCHOOL  
~1,135 STUDENTS

PLANNED APARTMENTS



PLANNED QSR

(AS OF OCTOBER 11, 2024)





LAS PALMAS MARKETPLACE

**KOHL'S**  
CINEMARK  
**LOWE'S**  
**five BELOW**  
**ROSS**  
DRESS FOR LESS  
**DSW**  
DESIGNER SHOE WAREHOUSE  
**Michael's**  
Office DEPOT  
OfficeMax  
**W**  
RACK ROOM SHOES  
**ULTA**  
BEAUTY

**XPO**  
freedom forever

sam's club  
**POPEYES**  
LOUISIANA KITCHEN

GOODYEAR AUTO SERVICE  
golden corral  
Jack in the box

Walmart  
Neighborhood Market

104,100  
VEHICLES PER DAY

hanon SYSTEMS  
**LKQ**

VALERO

FAMILY DOLLAR  
Goody AUTO PARTS

ANYTIME FITNESS

AMERICAS HIGH SCHOOL  
~2,400 STUDENTS

**TORO**

MYRTLE COOPER ELEMENTARY  
~620 STUDENTS

STATE HIGHWAY 375

Speedway



CIRCLE K

PLANNED APARTMENTS

**ALAMO**  
DRAFTHOUSE CINEMA

**TACO BELL**

Starbucks

McDonald's

PLANNED APARTMENTS

(AS OF OCTOBER 11, 2024)

PELLICANO DR.

PLANNED QSR

35,900  
VEHICLES PER DAY







U-HAUL

INDEPENDENT EQUIPMENT  
Gebrüder Weiss  
TENNECO

SUBWAY

resideo

HANNON SYSTEMS  
LKQ

Wrangler  
XPO  
freedom forever

COURTYARD  
BY MARRIOTT  
Hampton

ANYTIME FITNESS

KOHL'S  
CINEMARK  
LOWE'S  
five BELOW  
ROSS  
DRESS FOR LESS  
DSW  
DESIGNER SHOE WAREHOUSE  
RACK ROOM SHOES  
w  
MICHAEL'S  
Office DEPOT  
OfficeMax  
ULTA  
BY STACY

Expeditors  
TORO

INTERSTATE 10

168,200  
VEHICLES PER DAY

STATE HIGHWAY 375

Speedway

AutoZone

FAMILY DOLLAR  
Reilly AUTO PARTS

AMERICAS  
HIGH SCHOOL  
~2,400  
STUDENTS

VALERO

TACO BELL

McDonald's

PLANNED ENTERTAINMENT USE

CIRCLE K

PLANNED RETAIL

104,100  
VEHICLES PER DAY

ALAMO  
DRAFTHOUSE CINEMA

Mister  
CAR WASH

35,900  
VEHICLES PER DAY

PELLICANO DR.

(AS OF OCTOBER 11, 2024)

PLANNED QSR

PLANNED APARTMENTS

JOHN DRUGAN  
SCHOOL  
~1,135  
STUDENTS





COL. BEN  
NARBUTH  
ELEMENTARY  
-930 STUDENTS

EASTLAKE  
MIDDLE  
SCHOOL  
-670 STUDENTS

JOHN DRUGAN  
SCHOOL  
-1,135  
STUDENTS

SUN FIRE BLVD.



35,900  
VEHICLES PER DAY

PELICANO DR.



PLANNED QSR



PLANNED  
APARTMENTS



PROPOSED  
ENTERTAINMENT USE





176,000  
VEHICLES PER DAY

104,100  
VEHICLES PER DAY

35,900  
VEHICLES PER DAY

**RAMADA**  
BY WYNDHAM

**Firestone**  
COMPLETE AUTO CARE

**sam's club**

**FedEx**

**W**

**savers** **dd's DISCOUNTS**  
**HOUSEHOLD FURNITURE**  
**DOLLAR TREE** **POPEYES**  
**Judge Jits** **CATO** **cicis**

LOOP  
375

CUESTA DEL SOL  
SUBDIVISION  
- RESIDENTIAL  
DEVELOPMENT

POWER OF DREAMS  
- COMMERCIAL  
DEVELOPMENT

LAS PALMAS MARKETPLACE

AMERICAS HIGH  
SCHOOL-2,400  
STUDENTS

SUBJECT  
**TACO BELL**

SHOPPES AT MISSION RIDGE -  
COMMERCIAL DEVELOPMENT  
8,100 SF TOTAL  
(CLICK HERE FOR MORE INFO)

**KOHL'S**  
**CINEMARK** **LOWE'S**  
**five BEL'W** **ROSS**  
**DSW** **DRUGS FOR LESS**  
**Michael's**  
**Office DEPOT**  
**OfficeMax**  
**W** **ULTA**

**McDonald's** **CIRCLE K** **Starbucks**

**KESSLER INDUSTRIES, INC.**

**FURNITURE ROW**

**WHITE CAP**

INTERSTATE 10

**Family Dollar**  
**FAMILY DOLLAR**

**Hanon SYSTEMS**

**FOSTER**

**TENNECO**

SISD STUDENT  
ACTIVITIES COMPLEX

DEL VALLE  
MIDDLE SCHOOL

**Wendy's**

**W**  
**DQ**

**TEKMART**

**DELFINGEN**

**LEAR**

**ICS**

**LI-HAUL**

**Knight Home**  
Clear

**RUSSELL**

**El Super** **WSS**  
**metro** **CVS pharmacy**  
**cicis** **FAMILY DOLLAR**  
**Pizza Hut** **TACO BELL** **McDonald's**

**ECONOMY**

**Aaron's** **dd's DISCOUNTS**  
**HOUSEHOLD FURNITURE**  
**DOLLAR TREE**  
**EROLLY AUTO PARTS** **BUDDY'S**

**Polygroup**

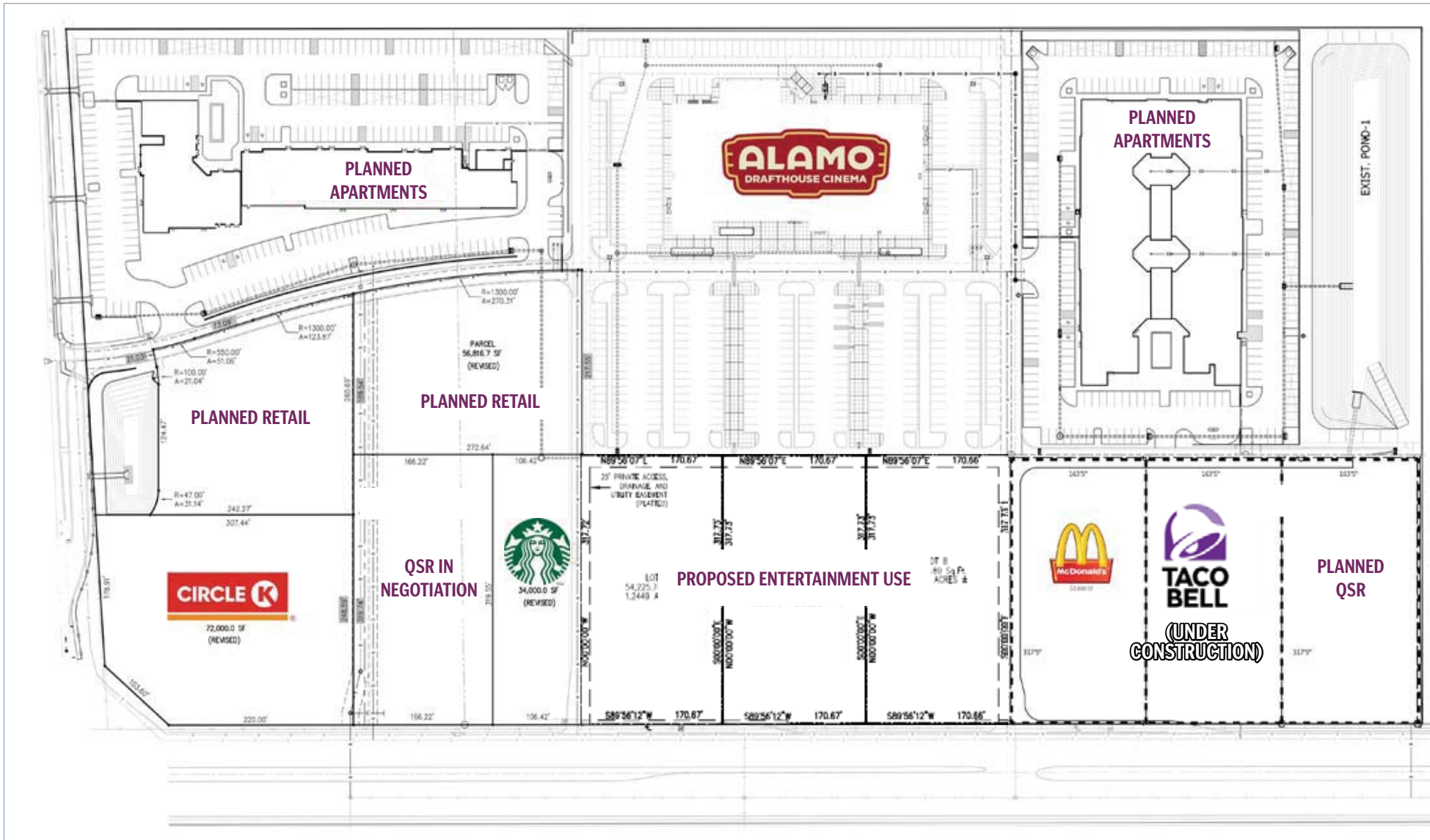
**IKS**

**West Texas Container**

**Handgards**

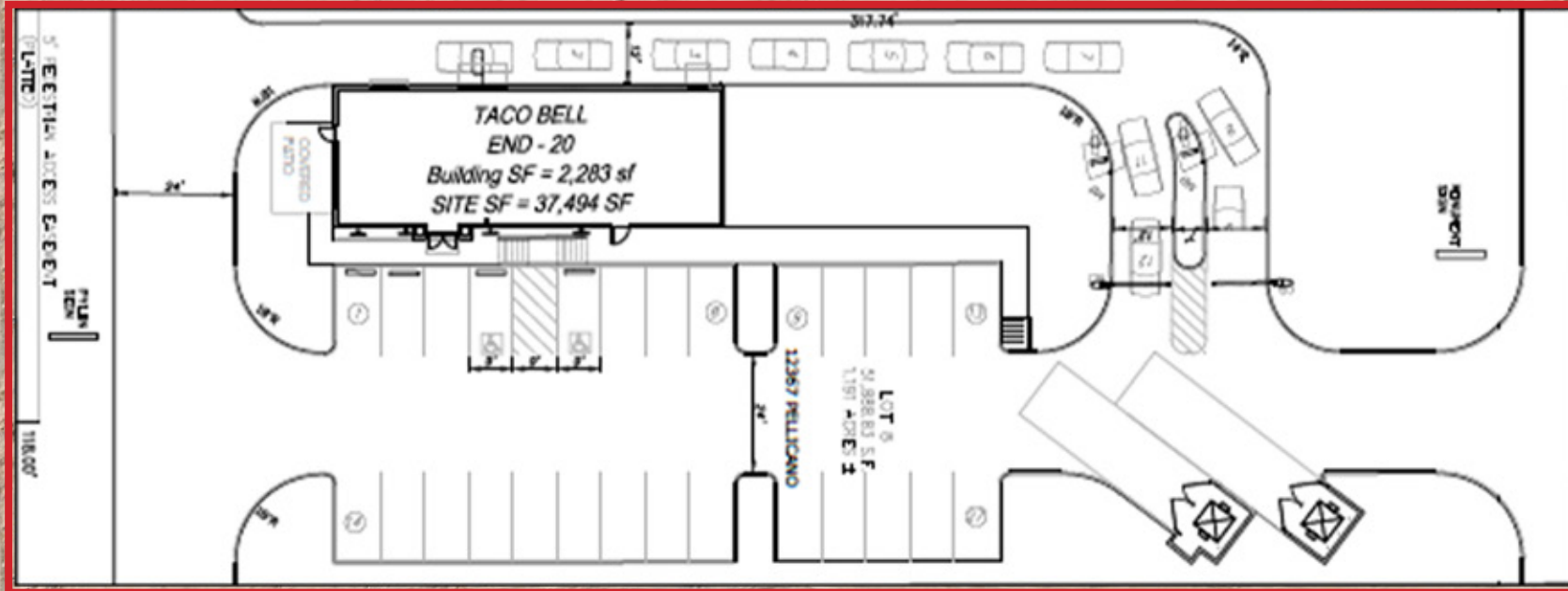
**PROTRANS**

**Electrical Components International**





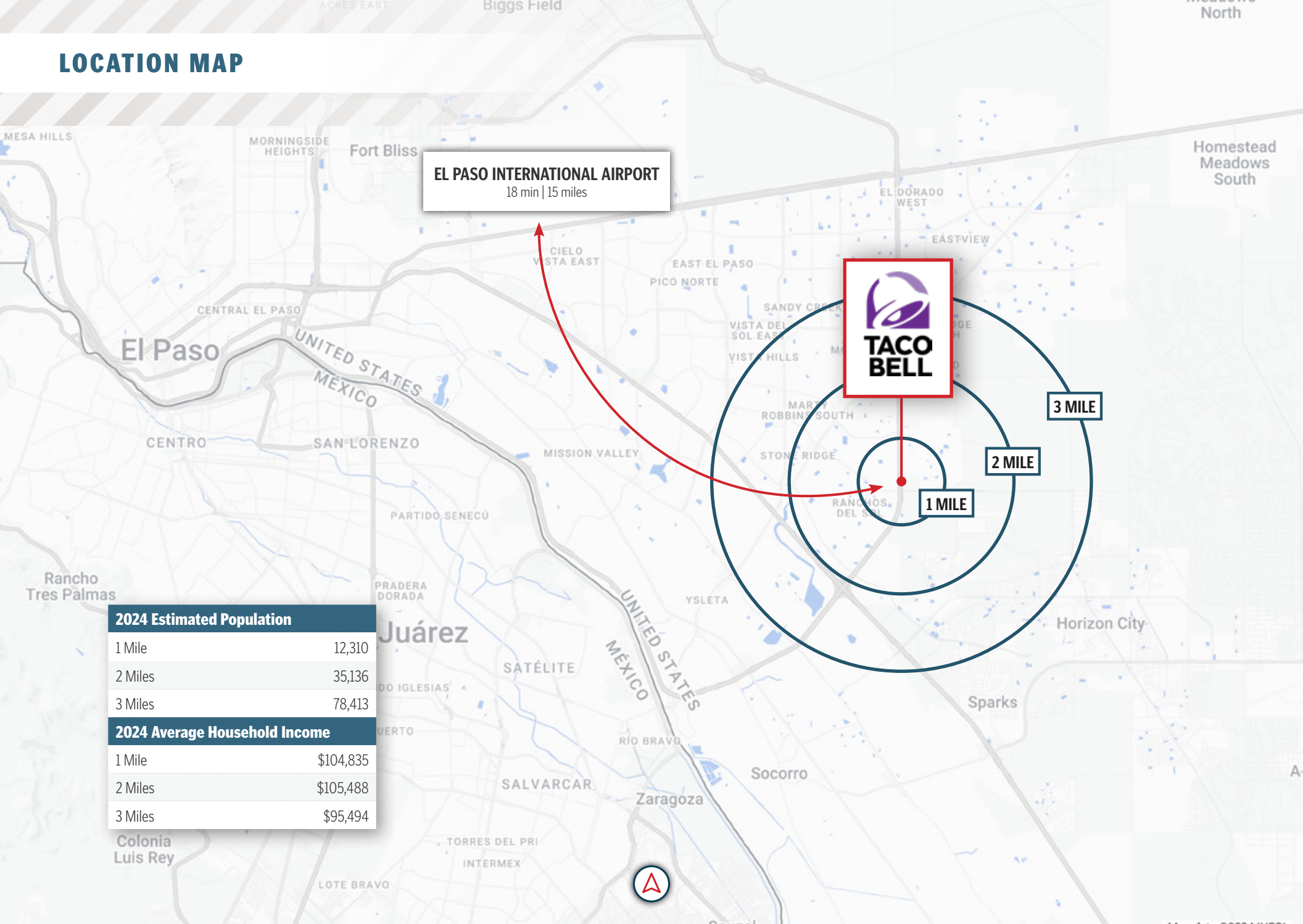
PELLICANO DR.



35,900   
VEHICLES PER DAY



# 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)**



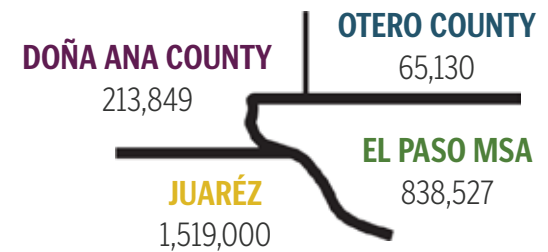
## EDUCATION & DEVELOPMENT

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.

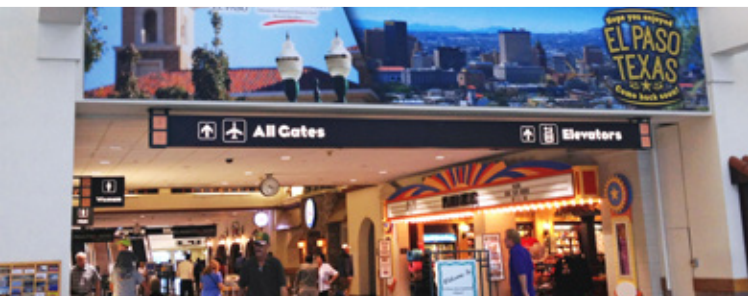
The city is also home to multiple universities that include The University of Texas at El Paso, UTEP College of Engineering, and El Paso Community College to name a few. Together, the universities have a combined enrollment of nearly 54,000 students.

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 Chihuahuah 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>			
2024 Population	12,310	35,136	78,413
2029 Projected Population	12,378	35,339	79,187
2010 Census Population	10,439	29,373	66,285
Projected Annual Growth 2024 to 2029	0.55%	0.58%	0.99%
Historical Annual Growth 2010 to 2020	2.85%	2.56%	1.79%
<b>Households &amp; Growth</b>			
2024 Households	4,520	12,489	26,844
2029 Projected Households	4,686	12,951	27,798
2010 Census Households	3,091	8,734	19,992
Projected Annual Growth 2024 to 2029	0.80%	0.82%	0.90%
Historical Annual Growth 2010 to 2020	3.50%	3.24%	2.57%
<b>Race &amp; Ethnicity</b>			
2024 White	50.35%	53.99%	56.40%
2024 Black or African American	3.96%	3.21%	2.84%
2024 Asian or Pacific Islander	2.08%	1.49%	1.30%
2024 American Indian or Native Alaskan	1.13%	1.11%	1.08%
2024 Other Races	20.06%	21.31%	21.97%
2024 Hispanic	86.05%	88.09%	88.79%
<b>Income</b>			
2024 Average Household Income	\$104,835	\$105,488	\$95,494







## TACO BELL

**tacobell.com**

**Company Type:** Subsidiary

**Locations:** 7,936

**Parent:** Yum! Brands

**2023 Employees:** 35,000

**2023 Revenue:** \$7.08 Billion

**2023 Net Income:** \$1.60 Billion

**2023 Assets:** \$6.23 Billion

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

For more than 61 years, Taco Bell has brought innovative, craveable Mexican-inspired food to the masses, and was recently recognized as one of TIME's Most Influential Companies, one of Fast Company's World's Most Innovative Companies and Nation's Restaurant News' Brand Icon. Under the parent company, Yum! Brands Inc. Taco Bell is part of a family of fast food powerhouses which include both KFC and Pizza Hut. There are 7,936 Taco Bell restaurants in the United States as of February 20, 2024.

Source: *finance.yahoo.com, tacobell.com, scrapehero.com*



SRS

CAPITAL  
MARKETS

# 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

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**2024 Estimated Population**

1 Mile	12,310
2 Miles	35,136
3 Miles	78,413

**2024 Average Household Income**

1 Mile	\$104,835
2 Miles	\$105,488
3 Miles	\$95,494

**AMERICAS HIGH SCHOOL**  
~2,400 STUDENTS

**JOHN DRUGAN SCHOOL**  
~1,135 STUDENTS

LOOP  
**375**

JOE BATTLE BLVD.

**104,100**  
VEHICLES PER DAY

PELLICANO DR.  
**35,900**  
VEHICLES PER DAY

**10,100**  
VEHICLES PER DAY