

FOR SALE: 3-TENANT STRIP CENTER WITH TACO BELL DRIVE-THRU

- ✓ High Volume Taco Bell (well below-market drive-thru rent)
- ✓ Fully Leased Pad Building
- ✓ Shadow-Anchored by Tractor Supply and Dollar Tree
- ✓ Directly Adjacent 226 New Housing Units Currently Under Construction
- ✓ Built in 2016
- ✓ 6.25% Cap Rate
- ✓ \$2,800,000



Squeeze Burger



10550 Twin Cities Road, Galt CA

Free Standing Multi Tenant NNN Pad Building with Drive-Thru

\$2,800,000

ASKING PRICE

6.25%

CAP RATE

NNN

LEASE STRUCTURE

Fee Simple

OWNERSHIP INTEREST



Location Overview



Lake Canyon Elementary

New 226 Housing Development Under Construction (Lennar)



Walmart

TSC TRACTOR SUPPLY CO

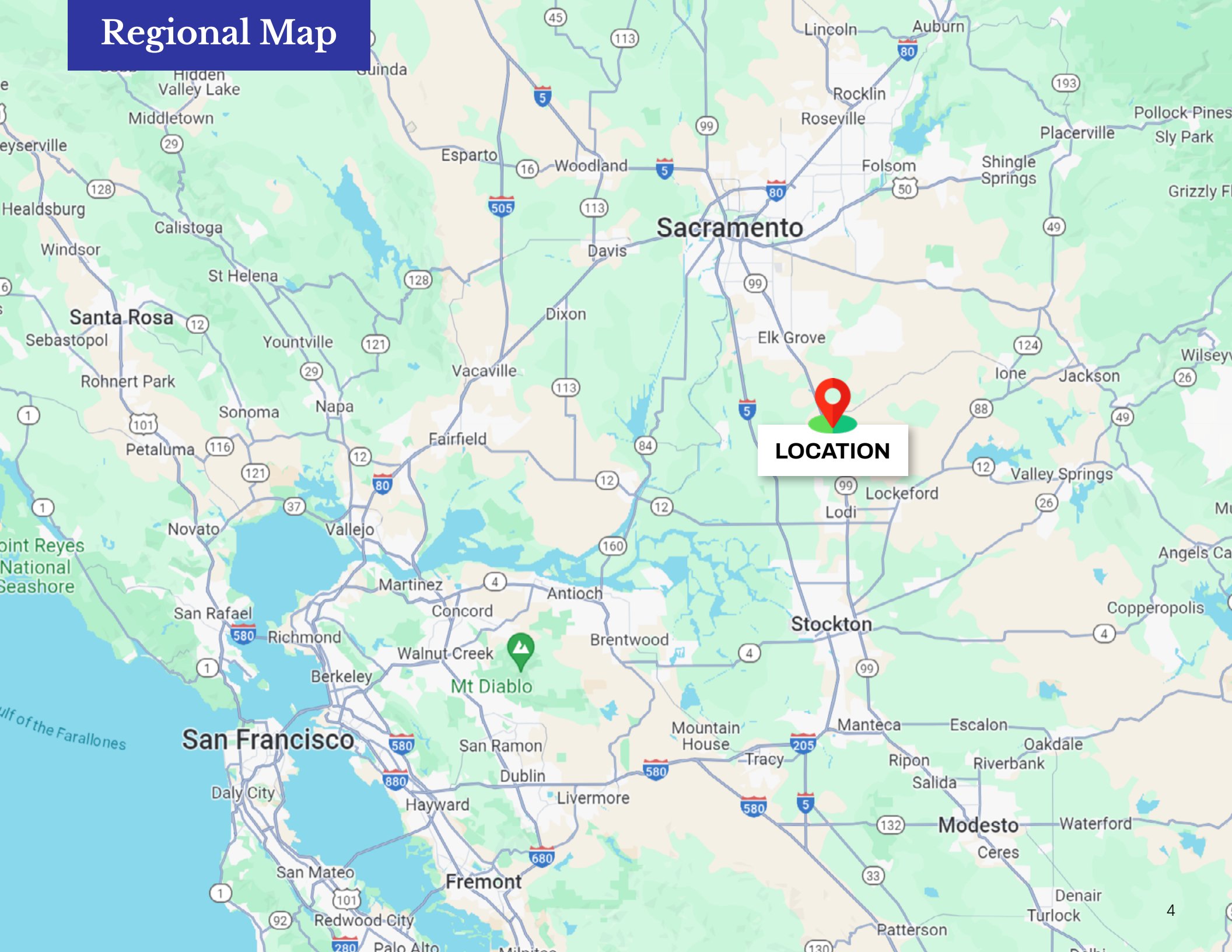
ANYTIME FITNESS

SITE

DOLLAR TREE

TWIN CITIES RD (10,000 CARS/DAY)

Regional Map



LOCATION

City of Galt Overview



WITH A POPULATION OF **25,000**, GALT IS LOCATED ALONG HEAVILY-TRAFFICKED CALIFORNIA STATE ROUT 99, 20 MILES SOUTH OF SACRAMENTO, CA.

THE CITY CONTINUES TO SEE ACTIVE HOME DEVELOPMENT, WITH 698 RESIDENCES UNDER CONSTRUCTION, AND AN ADDITIONAL 500 IN THE ENTITLEMENT PROCESS.

THE CITY'S MEDIA HOSEHOLD INCOME IS **\$85,000**, AND MEDIAN HOME VALUE IS **\$530,00**.

	1 mile	3 miles	15 Min Drive
Population	7,656	25,306	75,016
Housholds	2,398	8,019	24,639
Media Age	35.30	36.60	37.50
Media HH INcome	\$104,275	\$90,589	\$91,892
Daytime Employee	1,059	5,250	34,403



Tenant Overview



Taco Bell: Guaranteed by, Engen Ventures, Inc. (25-30 Unit Taco Bell Operator).

- ✓ Yum! Brands has a market cap of \$38.56 Billion (Aug-2023), and maintains a BB+ credit rating from S&P with a stable outlook
- ✓ Leased to, and guaranteed by, Engen Ventures, Inc. (25-30 Unit Taco Bell Operator).
- ✓ Engen Ventures, Inc. was founded in 1994 by co-founders Dave Engen and Brent Flynn. The company is headquartered in Westlake Village, CA and has continued to expand over its 30 year history. The company recently acquired 3 additional Taco Bell restaurants in Lodi, CA and currently operates over 25 Taco Bells throughout their portfolio.



The Squeeze Burger : With 7 locations in Northern California, the Squeeze Burger is a well known burger and bite spot.

Popular menu items include the Squeeze Burger, steak sandwiches, tacos and a variety of beers on tap.



Jumping Frog Games: Jumping Frog Games is a locally owned game store known for its friendly and knowledgeable staff and a wide selection of trading card games, miniature supplies, board games, and Dungeons & Dragons resources and dice. Jumping Frog Games sells limited edition items the store also hosts events like Friday Night Magic, attracting a vibrant community of gamers.

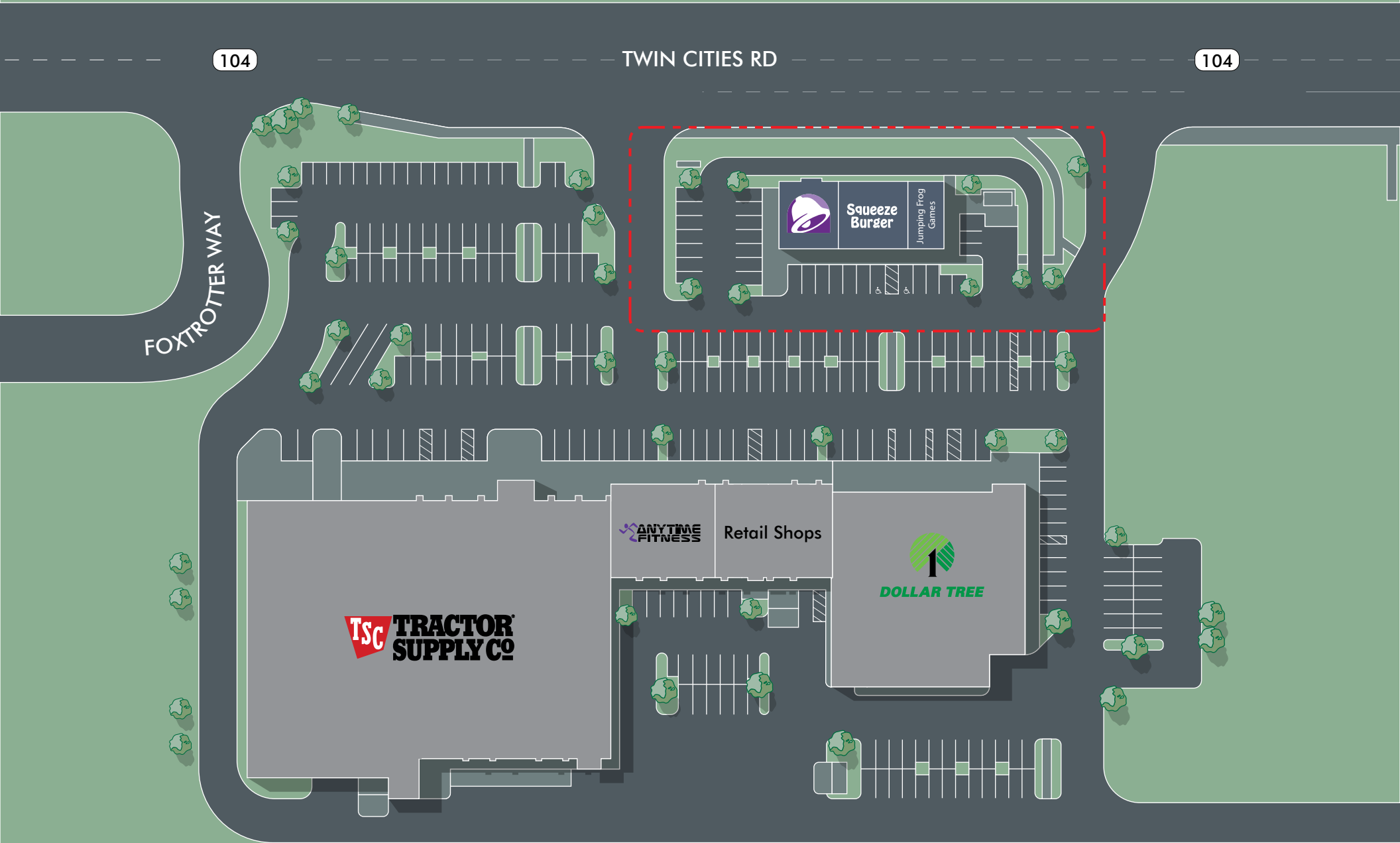
Rent Roll

Rentable Building Area	4,740 square feet
Acreage	0.794
Year Built	2016
Parcel	148-1110-004-0000
Address	10550 Twin Cities Road, Galt CA
Annual Base Rent	\$174,816.00
Lease Structure	NNN



Suite #	Tenant Name	Square Feet	Base Rent	PSF	Increases	Commencement	Expiration	Options
10	Taco Bell	1,800	\$ 6,237.00	\$3.47	10% every five years	12/1/2016	12/31/2026	Four-5 year and one 4year eleven month @ 10% increase
20	Squeeze Burger	2,000	\$ 6,592.00	\$3.30	3% annually	1/01/2017	1/31/2032	Four 5 year options at 3% annual
30	Jumping Frog Games	940	\$ 1,739.00	\$1.85	3% annually	8/01/2023	12/31/2026	Three year FMR

Site Plan



Property Photos



10550 Twin Cities Road, Galt CA



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