

600 GERVAIS ST COLUMBIA, SC



**OFFERED  
FOR SALE**

**\$4,476,000 | 6.50% CAP**

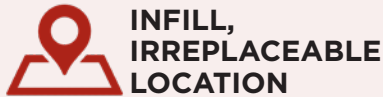
CONFIDENTIAL  
OFFERING MEMORANDUM





## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Twin Peaks in Columbia, SC. The Premises has been leased to Twin Peaks for 15 years with 5 years remaining. . The Asset is well positioned in the Congaree Vista business district of Columbia and fronts the main thoroughfare Gervais St.



LEASE YEARS	TERM	ANNUAL RENT
Current Term	11-15	\$290,911
1st Option Term	16-20	\$320,002
2nd Option Term	21-25	\$352,002
3rd Option Term	26-30	\$387,202

<b>NOI</b>	<b>\$290,911</b>
<b>CAP</b>	<b>6.50%</b>
<b>PRICE</b>	<b>\$4,476,000</b>

### ASSET SNAPSHOT

Tenant Name	Twin Peaks
Address	600 Gervais Street, Columbia, SC 29201
Building Size (GLA)	6,505 SF
Land Size	0.82 Acres
Year Built/Renovated	2015
Signatory/Guarantor	La Cima Restaurants (Largest Twin Peaks Franchisee with 15 Locations)/Personal Guarantee from Coby Brooks (former CEO of Hooters)
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	11/8/2014
Lease Expiration	10/31/2029
Remaining Term	5 Years
Rental Increases	10% Every 5 Years
Current Annual Rent	\$290,911

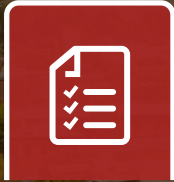


**81,138** PEOPLE  
IN 3 MILE RADIUS

**\$77,007** AHHI  
IN 3 MILE RADIUS

**21,600** VPD  
ON GERVAIS STREET





## STRONG LEASE FUNDAMENTALS

10% rent increases in each option period | Absolute NNN providing no Landlord Responsibilities | Three (3) - Five (5) year option periods



## POSITIONED IN A STRONG RETAIL NODE

Over 2.7MSF of retail space within a 1-mile radius of asset | Nearby major retailers include: Publix Super Market, Halls Chophouse, Longhorn Steakhouse, and lots of others



## LOCATED IN ESTABLISHED "VISTA" NEIGHBORHOOD

The Vista has more than 8k multifamily units in a two mile radius, over 8k student housing beds, and averages 1.8M visitors monthly | Site is walking distance to the South Carolina State House, The Columbia Metropolitan Convention Center, The Congaree waterfront, and much more



## COLUMBIA, SC

The South Carolina State Capital has an annual growth rate of 1.46% and has the population has grown more than 6% since 2020 | Columbia has a strong job market with projected job growth of over 27% in the next ten years | Healthcare and Education industries are the major economic drivers



## CLOSE PROXIMITY TO UNIVERSITY OF SOUTH CAROLINA

Site is located 1 mile from The University of South Carolina - 444 acre campus ranked #61 in Top Public Schools (US News) | USC has over 38,000 students and more than 15,000 employees



University of South Carolina  
444 Acre Campus  
38,000 Students  
15,000+ Employees

Colonial Life Arena  
18,000 Seats |  
241,000 Fans  
Annually

Gadsden + Greene  
940 Student Apts.

Greene Crossing  
246 Student Apts.



FIVE GUYS

Columbia Metropolitan  
Convention Center  
142K SF | 190K Annual  
Visitors



Vista Commons  
132 Units



Edward Jones  
MAKING SENSE OF INVESTING

Cross-Easement  
Parking for Twin Peaks

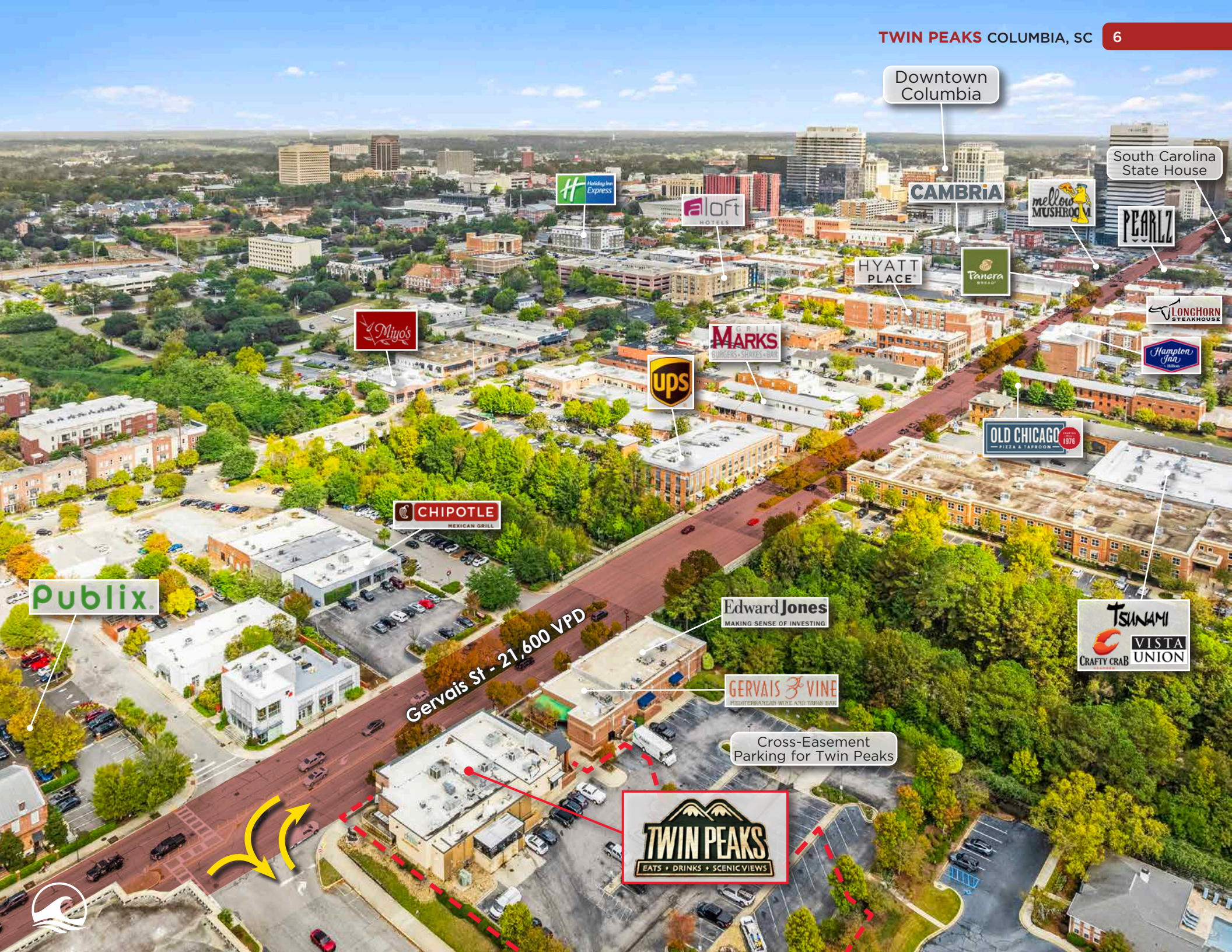


Gervais St (21,600 VPD)

Pulaski St







Downtown Columbia

South Carolina State House

Holiday Inn Express

aloft HOTELS

CAMBRIA

mellow MUSHROOM

PEARLZ

HYATT PLACE

Panera BREAD

LONGHORN STEAKHOUSE

Miyos

MARKS

Hampton Inn

ups

OLD CHICAGO PIZZA & TAVERN 1976

CHIPOTLE MEXICAN GRILL

Publix

Edward Jones MAKING SENSE OF INVESTING

TSUNAMI VISTA UNION CRAFTY CRAB

Gervais St - 21,600 VPD

GERVAIS & VINE MEDITERRANEAN WINE AND TAPAS BAR

Cross-Easement Parking for Twin Peaks

TWIN PEAKS EATS • DRINKS • SCENIC VIEWS





**CHARLOTTE**  
85 MILES  
1:35 DRIVE

**GREENVILLE**  
95 MILES  
1:35 DRIVE

Columbia



1 MILES

13,862  
PEOPLE  
\$73,310  
AHHI  
40,684  
TOTAL  
EMPLOYEES

3 MILES

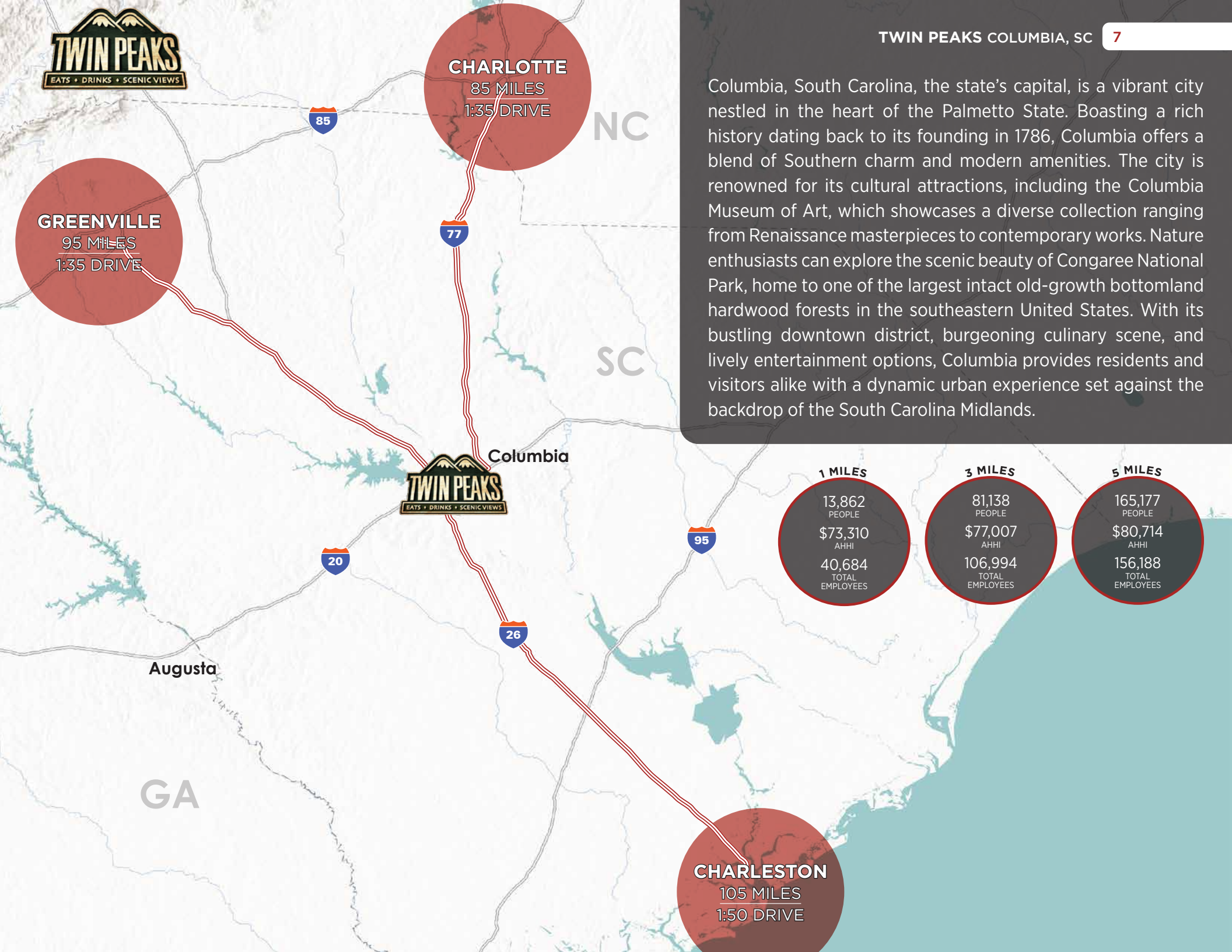
81,138  
PEOPLE  
\$77,007  
AHHI  
106,994  
TOTAL  
EMPLOYEES

5 MILES

165,177  
PEOPLE  
\$80,714  
AHHI  
156,188  
TOTAL  
EMPLOYEES

**CHARLESTON**  
105 MILES  
1:50 DRIVE

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.





## TENANT SUMMARY

TWIN PEAKS is the ultimate man cave; everything is rarefied to make the customer feel special. Hearty made-from-scratch comfort food, draft beer served at a teeth-chattering 29 degrees and all the best sports in town shown on high definition flat screens. The entire menu is prepared in-house and to order, and endowed in generous portions to satisfy the hungriest appetites. All of this is served by the friendly and attentive Twin Peaks Girls, offering their signature “Girl Next Door” charisma and playful personalities. TWIN PEAKS is the ultimate sports-watching destination that features over 70 high definition televisions with a full-service bar serving 32 ice-cold beers on tap.

### TWIN PEAKS QUICK FACTS

<b>Founded:</b>	2005
<b># of Locations:</b>	120
<b>Headquarters:</b>	Dallas, TX
<b>Guaranty:</b>	La Cima Restaurants (Largest Twin Peaks Franchisee)



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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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