



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

RALEIGH • DURHAM • WILMINGTON



NET LEASE INVESTMENT
5300 HOMEWOOD BANKS DR
RALEIGH, NC 27612

Investment Overview

±7,714 SF RESTAURANT IN RALEIGH, NORTH CAROLINA

PROPERTY SUMMARY - Rare opportunity to own an investment property adjacent to a new mixed-use development! San Marcos Mexican Restaurant is located on 1.54 acres just behind Crabtree Valley Mall. Walking distance to several multi-family developments and hotels, 5300 Homewood offers convenient access to major thoroughfares Glenwood Avenue, I-440, and Creedmoor Road.

OFFERING SUMMARY

ADDRESS	5300 Homewood Banks Dr Raleigh, NC 27612
SQUARE FOOTAGE	±7,714 SF*
NOI	\$192,959.88
SALES PRICE	\$2,897,000 (6.65% Cap Rate)
CAP RATE	6.65%
TENANT	San Marcos Mexican Restaurant #5, Inc.
LEASE TYPE	Net Lease
LEASE COMMENCEMENT DATE	July 1, 2020
LEASE EXPIRATION DATE	September 30, 2032
ZONING	CX-7

**Includes covered patio*



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Investment Summary

RENT ROLL & ESCALATIONS	
LEASE PERIOD	MONTHLY BASE RENT
Jul 1, 2020 - Sept 30, 2020	\$0
Jul 1, 2020 - Sept 30, 2021	\$12,856.67
Oct 1, 2021 - Sept 30, 2022	\$14,909.79
Oct 1, 2022 - Sept 30, 2023	\$15,282.54
Oct 1, 2023 - Sept 30, 2024	\$15,664.60
Oct 1, 2024 - Sept 30, 2025	\$16,056.21
Oct 1, 2025 - Sept 30, 2026	\$16,457.62
Oct 1, 2026 - Sept 30, 2027	\$16,869.06
Oct 1, 2027 - Sept 30, 2028	\$17,290.79
Oct 1, 2028 - Sept 30, 2029	\$17,723.06
Oct 1, 2029 - Sept 30, 2030	\$18,166.13
Oct 1, 2030 - Sept 30, 2031	\$18,620.28
Oct 1, 2031 - Sept 30, 2032	\$19,085.79

TENANT INFORMATION

Founded in 2005 by the Hernández family, San Marcos Mexican Restaurant offers a culinary fiesta in the heart of North Carolina and Virginia. This family-owned establishment reflects a deep passion for Mexican cuisine and generations of culinary expertise. From the cheerful hues adorning the walls to the sizzle of the grills, the aroma of spices in the air, and the warmth of the hospitality, San Marcos provides a feast for all the senses. With four locations in Raleigh, NC; Danville, VA; Smithfield, NC; and Burlington, NC, the restaurant continues to share its cherished recipes and time-honored flavors with the community.



RESPONSIBILITIES OVERVIEW*

LANDLORD RESPONSIBILITIES:

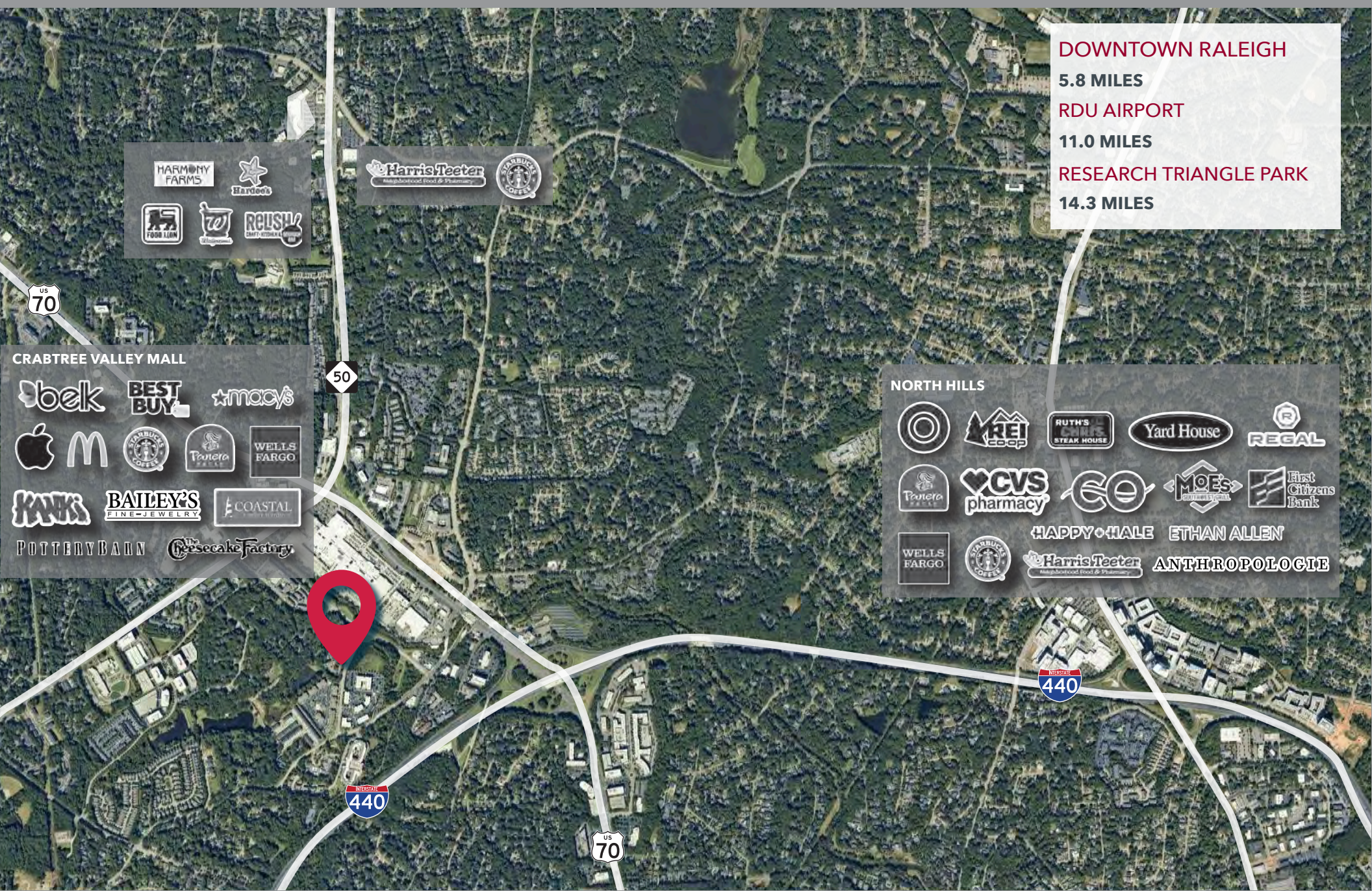
- » **Structural:**
 - » Maintain & repair foundation, exterior walls, and roof
- » **Insurance**
 - » Maintain property insurance on the premises
- » **Repairs & Maintenance**
 - » Limited to structural repairs

TENANT RESPONSIBILITIES:

- » **Structural:**
 - » Interior repairs and maintenance
- » **HVAC Maintenance**
 - » Maintain HVAC systems, ducts and related components via service
- » **Plumbing & Electrical**
 - » Maintain and repair all plumbing, electrical, fixtures, ducts, and wiring
- » **Insurance**
 - » Maintain commercial general liability & umbrella insurance, & workers' compensation
- » **Parking & Landscaping**
 - » Maintain parking areas, landscaping, & walkways
- » **Repairs & Maintenance**
 - » Maintain and repair all non-structural aspects, including interior, glass, doors, and restaurant equipment

*The tenant is responsible for maintaining the premises in good condition, including routine upkeep of all systems, fixtures, and trade-related installations. Additionally, the lease outlines that the tenant must maintain all required insurance to cover operational risks. The Landlord is primarily responsible for structural elements of the property.

Area Amenities



DOWNTOWN RALEIGH

5.8 MILES

RDU AIRPORT

11.0 MILES

RESEARCH TRIANGLE PARK

14.3 MILES



CRABTREE VALLEY MALL



NORTH HILLS



Crabtree Area Amenities



CRABTREE VALLEY MALL

200
STORES

1.37M
Total SF

10.4M+
Annual Visitors

\$540M+
Annual Sales

SITE

HOMWOOD SUITES

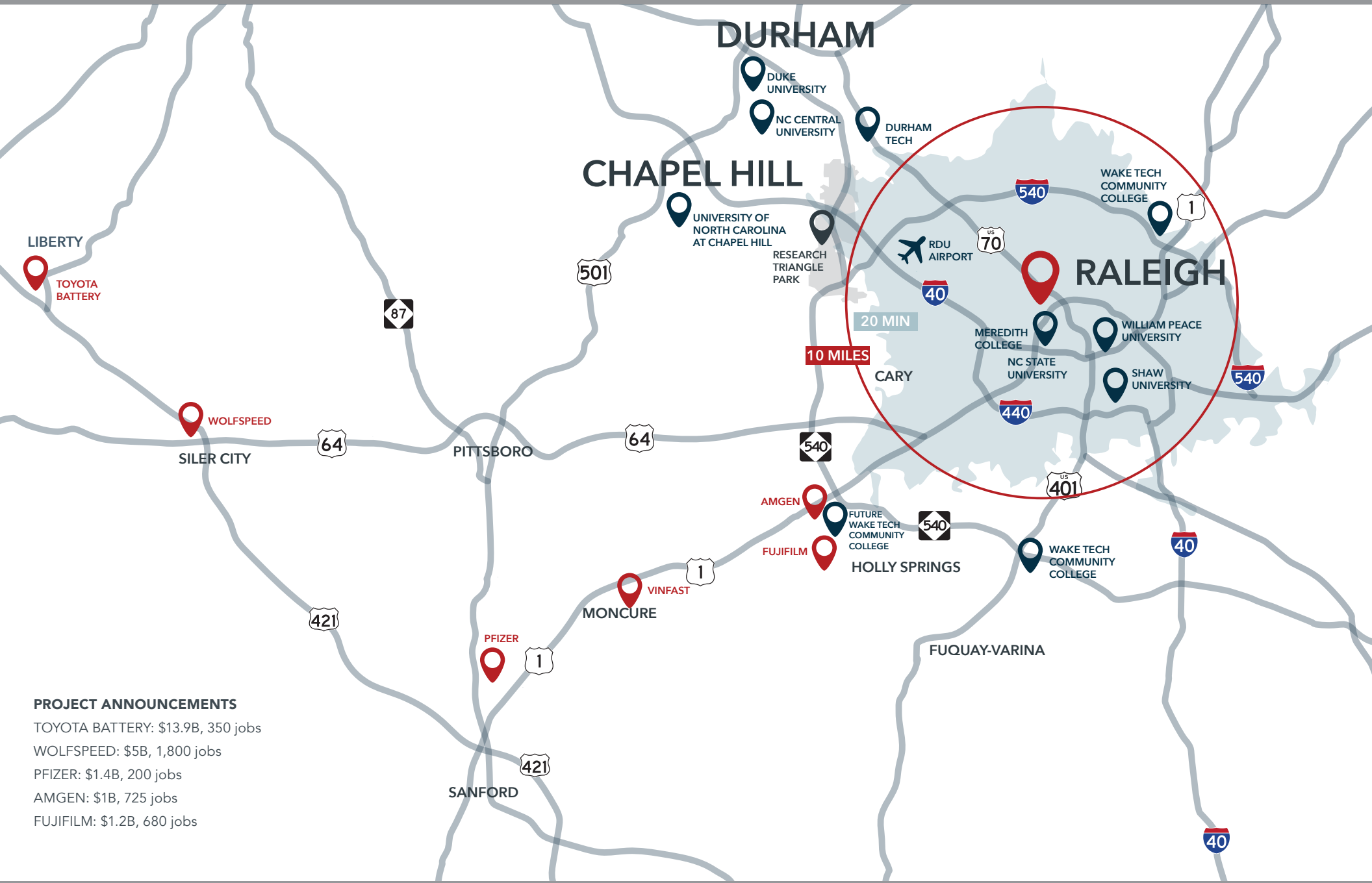
CRABTREE LAKESIDE

RED ROOF

HILTON

HAMPTON INN

Raleigh Durham Information



PROJECT ANNOUNCEMENTS

TOYOTA BATTERY: \$13.9B, 350 jobs

WOLFSPEED: \$5B, 1,800 jobs

PFIZER: \$1.4B, 200 jobs

AMGEN: \$1B, 725 jobs

FUJIFILM: \$1.2B, 680 jobs

Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	12,318	84,460	235,971
Daytime Population	18,933	114,791	357,836
Median Age	36.3	38.0	34.3
Average Household Income	\$165,162	\$176,506	\$150,938
Average Home Value	\$775,590	\$756,590	\$680,202
Bachelor's Degree or Higher	71.0%	71.7%	65.7%

Wake County is the largest county in the Research Triangle region of North Carolina and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries.

As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort, and culture, plus thousands of diverse jobs. Wake County is home to more than one million people, and 13 different communities spread across 850 square miles. The region adds 64 new people every day, 43 of which move here and 21 are born here. With nearly half of the population having a bachelor's degree or higher, which is almost double the state and national average, Wake County is one of the best places to live in work in the world.

#1 BEST
Performing Large City
(Raleigh)

Milken Institute, 2025

#1 HEALTHIEST
County in NC (Wake)

Microsoft Start, 2024

#3 BEST STATE
Capital to Live in (Raleigh)

WalletHub, 2025





INVESTMENT ADVISORS

JAKE PLOTKIN, CCIM

Vice President

919-616-0066

jplotkin@lee-associates.com

MOSS WITHERS, SIOR, MBA

CEO & Principal

919-576-2501

mwither@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.