

Bartaco – STNL

304 King Street
Charleston, SC 29401

Offering Memorandum



Our Team

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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 304 King St in Charleston, SC 29401.

This Offering Memorandum has been prepared by Charleston Commercial (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

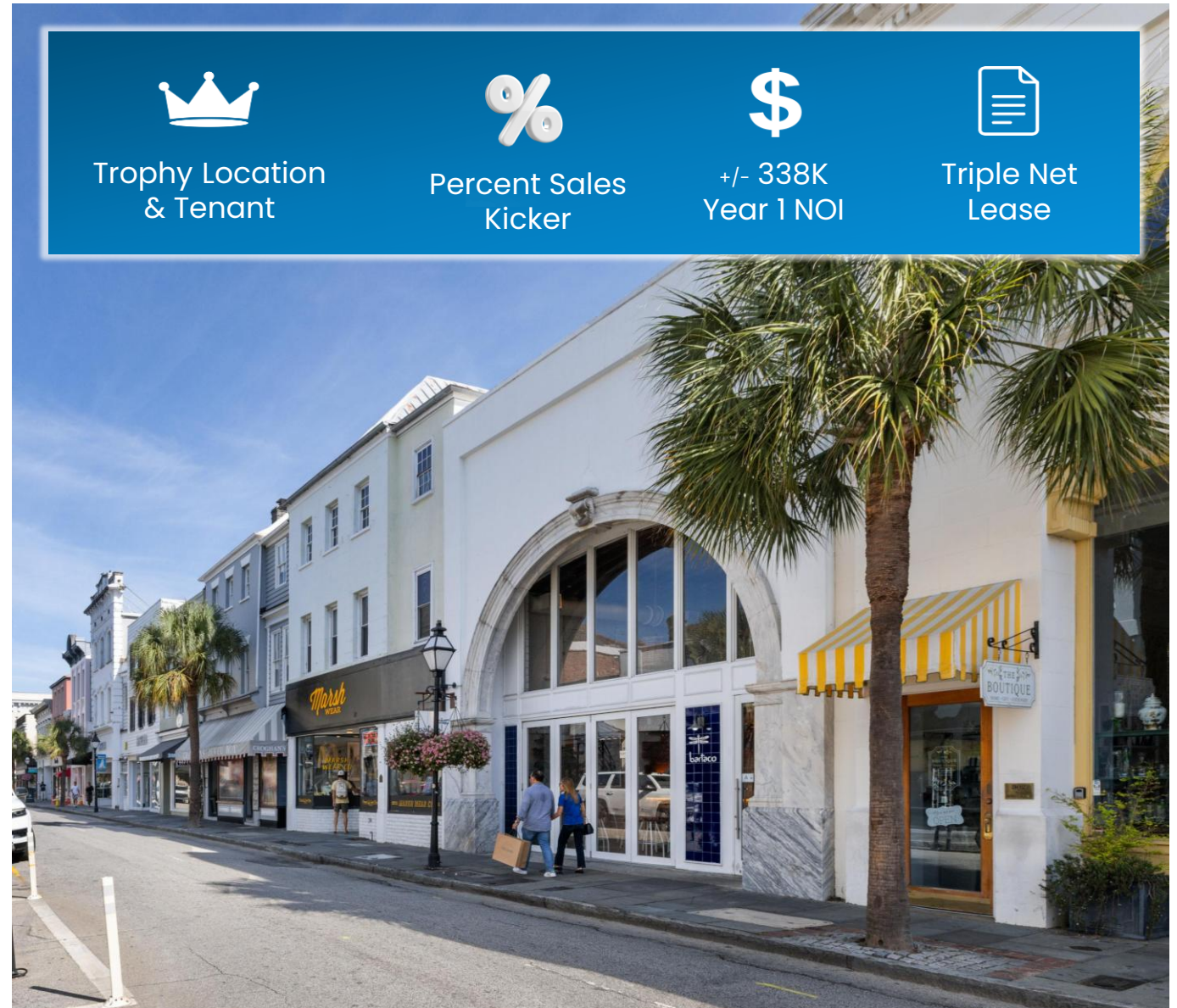
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EXECUTIVE SUMMARY

ADDRESS	304 King St Charleston, SC
Tenant	BarTaco
Offer Price	\$6,750,000
2026 Base NOI	\$338,130
Square Footage	6,163 sf
Rent PSF	\$54.86 PSF NNN
Percent Sales	Yes – Inquire/NDA
Lease Expiration	January 2034
Year Built/Renovated	~1900/2023
TMS #	457-04-04-018



Trophy Location
& Tenant



Percent Sales
Kicker



+/- 338K
Year 1 NOI



Triple Net
Lease

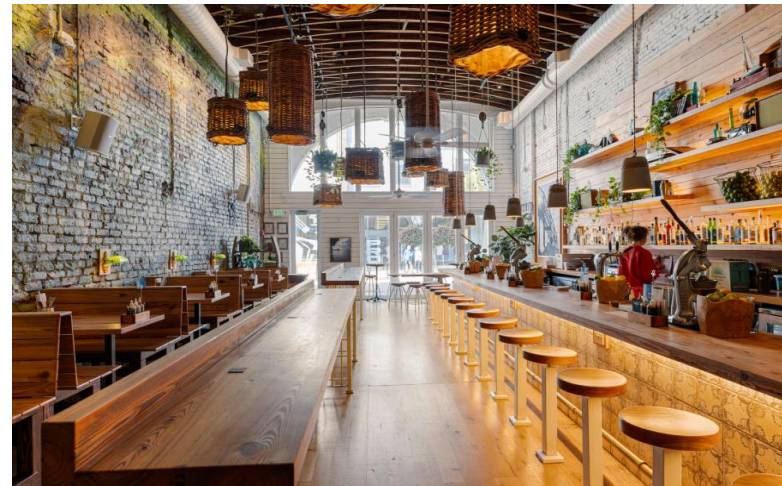
INVESTMENT OVERVIEW



Charleston Commercial, on behalf of ownership, is pleased to exclusively offer 304 King Street to qualified Buyers. The offering is a Single Tenant Net Leased asset in the heart of Charleston's retail corridor located directly across from the Apple store. The 6,163 square foot property is 100% leased to [BarTaco](#) on a long term lease which features annual escalations and **Percent Sales**. The space was renovated down to the studs in 2023/2024 with the Tenant contributing \$3,000,000 in upfit costs. The historic property features a marble façade with arched glass storefront, repointed brick, 20+ foot ceilings, exposed beams, new MEPs, and luxury finishes/fixtures that encompass BarTaco's upscale coastal vibe.

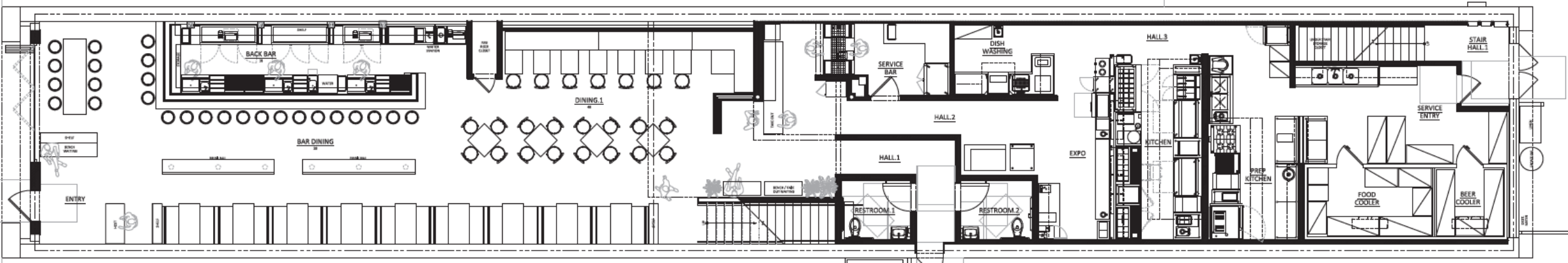
The property is positioned alongside major National retailers including Apple, Lululemon, H&M, Vuori, Gucci, Skims, and Veronica Beard among others. The site also neighbors three luxury hotels including the [Pinch Hotel](#), [Hotel Richemont](#), and [Limelight Hotel](#) which is a newly announced 50-room lodging, restaurant, bar, and rooftop set to break ground next year located directly behind the property. 304 King is also +/- 300 yards from [The Charleston Place](#) Hotel which is a 434 key luxury hotel undergoing 5-star renovations.

The retail lease features a ten year base term with annual escalations and two (5) year options to renew. Currently, the Tenant is finishing their second Lease Year with the Third Year beginning January 2026 and NOI of \$338,130, not including Tenant's Percent Sales. The Percent Sales have a 7% natural breakpoint based on annual base rent/sales; Bartaco has exceeded this threshold multiple quarters and 2026 is projecting to generate meaningful revenue for the Landlord. Please reach out to learn more.

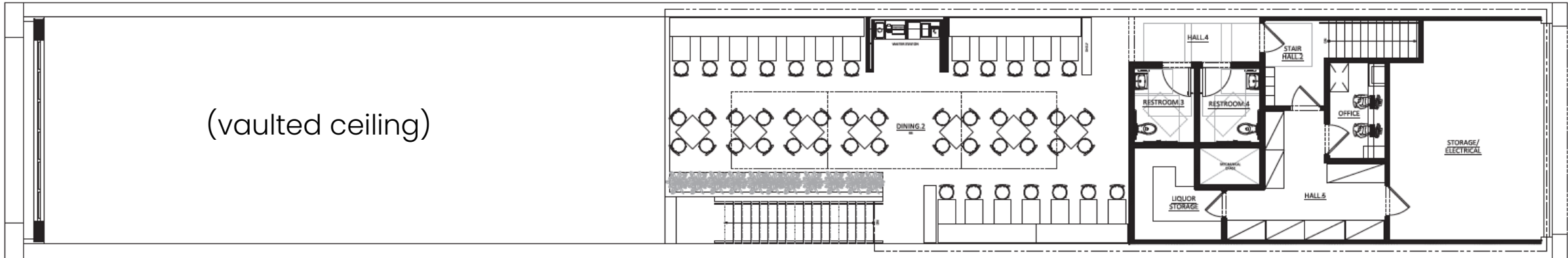


FLOOR PLAN

First Floor



Second Floor



SQUARE FT:	SEAT COUNT:
FIRST: +/-3967	FIRST: 94
SECOND: +/-2196	SECOND: 66
TOTAL: +/-6163	TOTAL: 160



our story

Bartaco is inspired by the beach culture of Brazil, Uruguay and southern California. We are upscale street food with a coastal vibe in a relaxed environment. We are freshly-squeezed juices, specialty cocktails and beer out of a bottle. Bartaco evokes a visit to a stylish beach resort and creates an unforgettable experience.

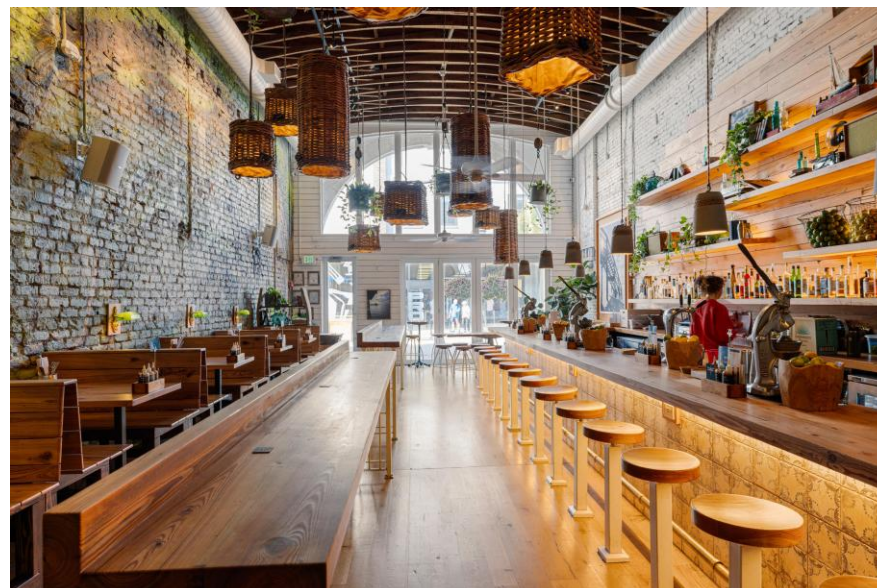
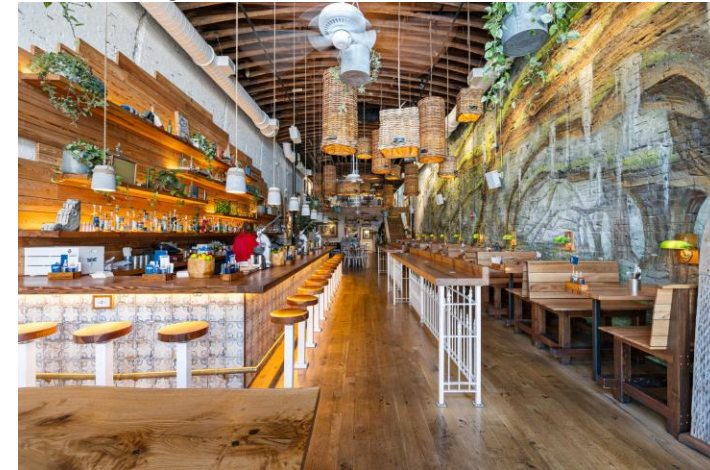
Founded in 2010 by Andy Pforzheimer and Sasa Mahr-Batuz, the restaurant currently operates in 22 locations in 12 states, mostly along the East Coast of the US. The restaurant's first location opened in Port Chester, New York. In 2019, bartaco was acquired when private equity firm L Catterton purchased Del Frisco's Restaurant Group for \$650 million.

<https://bartaco.com/about/>

304 KING PHOTOS



Exposed brick, vaulted ceilings,
original beams, custom murals



Second floor mezzanine

304 KING PHOTOS

Exterior



Apple Store directly across the street; looking north

304 KING PHOTOS

Aerial

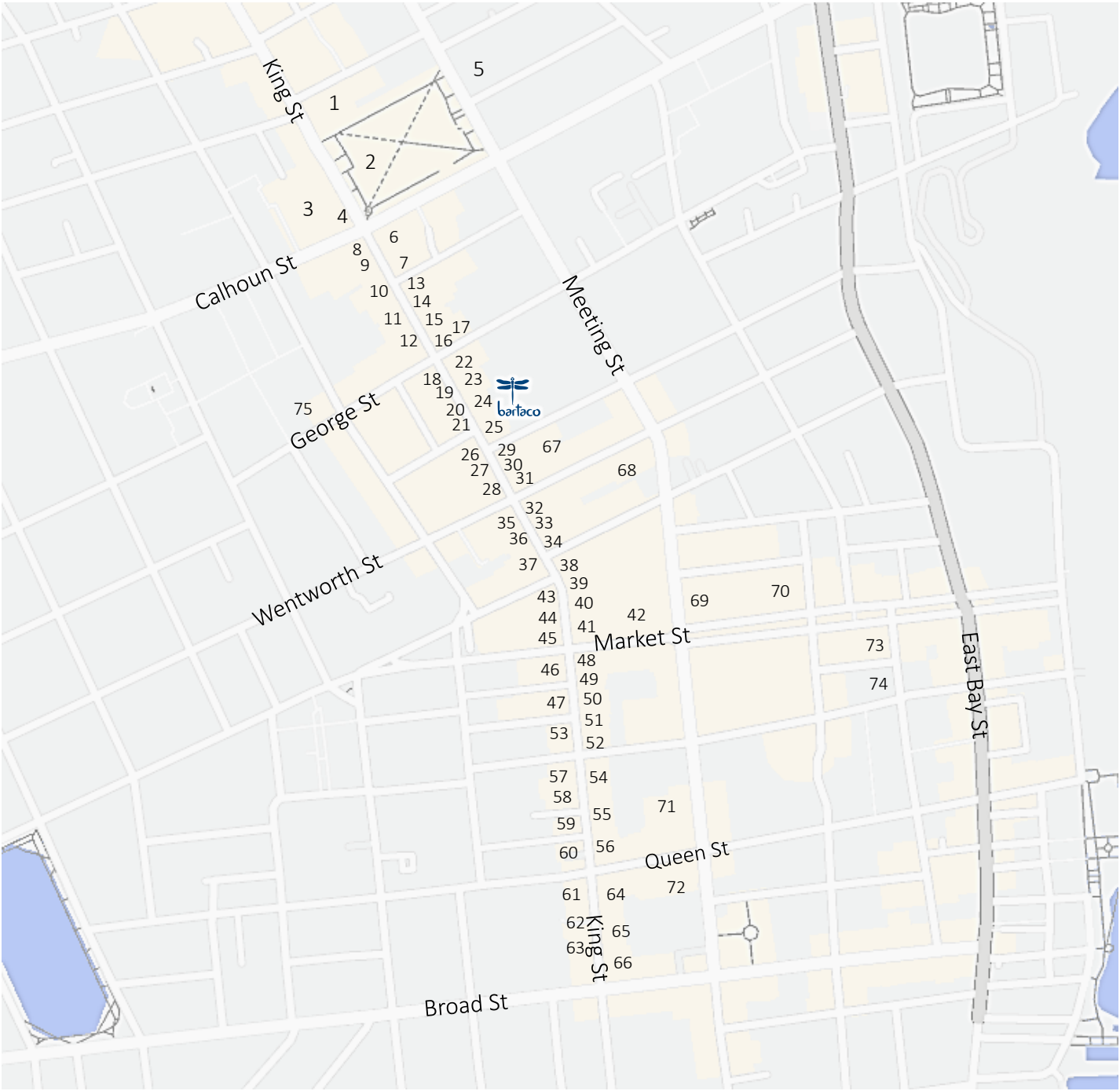


TRADE MAP

The Center of it All

RETAILERS & LANDMARKS

1	Hotel Bennett	26	SEPHORA	51	Shirtini
2	Marion Square	27	H&M	52	Under The Almond Trees
3	Francis Marion Hotel	28	Lululemon	53	167 Raw
4	Starbucks	29	Marine Layer	54	RTW
5	Dewberry Hotel	30	UNTUCKit	55	Madison-Mathews
6	Walgreens/ Chipotle	31	Blue Mercury	56	Billy Reid
7	Alice and Olivia	32	Kendra Scott	57	Clorinda Anrinoei
8	Urban Outfitters	33	Anthropologie	58	The Impeccable Pig
9	Paige	34	Golden Goose	59	Charleston Shoe Co
10	Williams-Sonoma	35	Aerie	60	Lake Weekend
11	Kenny Flowers	36	Buck Mason	61	Yves Delorme
12	Chubbies	37	Faherty	62	Lovely Bride
13	YETI	38	Gucci	63	Grit & Grace
14	Vuori	39	Kate Spade	64	Queen St Garage
15	Mugsy	40	Louis Vuitton	65	Millers All Day
16	Veronica Beard	41	Sézane	66	Berlin's
17	The Pinch Hotel	42	Charleston Place Hotel	67	The Renaissance Hotel
18	Pottery Barn	43	Rangoni	68	Grand Bohemian Hotel
19	Tommy Bahama	44	Spartina 449	69	Planters Inn
20	Jordan Lash	45	The Riviera Theater	70	Hotel Emeline
21	Apple	46	Target	71	Future Four Seasons
22	Brandy Melville	47	Brooks Brothers	72	Mills House
23	Hampden	48	LoveShack Fancy	73	The Spectator
24	 bartaco	49	J.McLaughlin	74	The Loutrel
25	M Dumas & Sons	50	Kings Courtyard Inn	75	College of Charleston



ACCOLADES

Charleston, SC



Located in the epicenter of the “No. 1 City in the U.S.”, the property’s central location is in walking distance of everything downtown, including shopping, restaurants, hotels, schools, attractions, parks and employers.

King Street is home to over 200 businesses along a 2-mile stretch. Additionally, the property is situated a few blocks from Marion Square, a beautiful 10-acre park that plays host to frequent events. Tens of thousands of visitors are regularly drawn by these events which include, Charleston Farmer’s Market, Piccolo Spoleto Arts Festival, Charleston Wine & Food Festival, Charleston Fashion Week, Southeastern Wildlife Festival, Cooper River Bridge Run, and Second Sunday, among others.

“No. 1 City in the U.S.”

Travel and Leisure – July, 2024

12th consecutive years

“#1 Small City in the U.S.”

Conde Nast Traveler – October, 2024

13 out of last 14 years

“#1 U.S. City for Economic Opportunity”

Yelp – February, 2018

“Top 10 Best Shopping Streets in the USA”

Attractions of America – December, 2017



FINANCIALS



Please See NDA

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