



Watch Video

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NET LEASE PROPERTY FOR SALE

# Fuego Tortilla Grill New Construction | Baton Rouge, LA

805 W LEE DR, BATON ROUGE, LA 70820

Marcus & Millichap  
PAINE RESTAURANT GROUP

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PAINE RESTAURANT GROUP

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**FUEGO TORTILLA  
GRILL NEW  
CONSTRUCTION |  
BATON ROUGE, LA**

Marcus & Millichap

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**FUEGO TORTILLA  
GRILL NEW  
CONSTRUCTION I  
BATON ROUGE, LA**

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SEC. 1

FUEGO TORTILLA GRILL NEW CONSTRUCTION | BATON ROUGE, LA

# Executive Summary

- Property Summary
- Tenant Profile
- Traffic Count

## PROPERTY SUMMARY

805 W Lee Dr, Baton Rouge, LA 70820

**Price: \$3,600,000**

**Building Size: 3,263 SF**

**Lot Size: 2.40 Acres**

**Year Built: 2025**

Marcus & Millichap is pleased to offer for sale the new construction located at 805 West Lee Drive in Baton Rouge, Louisiana. The property will operate under an absolute NNN lease with zero landlord responsibilities, offering investors truly passive income. The 20-year sale-leaseback provides a reliable income stream with 10 percent rent increases every five years, ensuring built-in growth and inflation protection. Additionally, there are four further five-year renewal options, each with the same rent escalations, enhancing the long-term stability of this investment.

The property is located in the heart of a high-growth retail and residential corridor just minutes from Louisiana State University (LSU), the state's flagship institution with more than 42,000 students, the largest in Louisiana. The immediate trade area is particularly strong. Within one mile, there are over 1,500 student housing units, and the property is less than 10 minutes from LSU's main campus. Beyond the student population, the surrounding neighborhood has experienced steady growth. The three-mile trade area includes nearly 62,000 residents with an average household income of \$88,000, while the five-mile area encompasses nearly 134,000 residents with average incomes above \$90,000. The West Lee Drive corridor continues to expand with national brands actively developing sites, including Panda Express, 7 Brew Coffee, Starbucks, and Dunkin'. The location also benefits from adjacency to Arlington Marketplace Shopping Center, a regional destination anchored by a mix of national retailers and service providers.



Representative Photo

### Property Highlights

- Absolute NNN Lease | Zero Landlord Responsibilities
- A 20-Year Sale Leaseback with 10 Percent Rent Increases Every Five Years | Four Five-Year Renewal Options with 10 Percent Rent Increases
- Rapidly Expanding Portion of Baton Rouge with Panda Express, 7 Brew Coffee, Starbucks and Dunkin' in Development
- Over 1,500 Student Housing Units within a One-Mile Radius and within 10 Minutes of Louisiana State University (42,016 Student Enrollment, the Largest in Louisiana)
- Located in Dense and Expanding Retail Corridor and Adjacent to Arlington Marketplace Shopping Center
- Three-Mile Population of Nearly 62,000 with an Average Household Income of Over \$88,000 | Five-Mile Population of Nearly 134,000 with an Average Household Income of Over \$90,000

## TENANT PROFILE

805 W Lee Dr, Baton Rouge, LA 70820



Fuego Tortilla Grill is a fast-casual restaurant brand based in Texas, known for its scratch-made Tex-Mex cuisine and late-night hours that attract both college students and families. The menu features handcrafted tacos, loaded quesadillas, fresh salads, burritos, and house-made salsas. In addition to the food, Fuego offers a fun and energetic atmosphere with open kitchens, inviting décor, and extended operating hours.

The brand currently operates in College Station, Waco, San Marcos, Burleson, and Houston, with four to five new locations opening each year, including an upcoming site in Fayetteville, Arkansas. Fuego's expansion strategy targets a mix of college towns and major cities throughout the Southeast. With Average Unit Volumes (AUV) exceeding \$3 million per location, Fuego has firmly established itself as a high-performing, growth-oriented concept in fast-casual dining.

## Dallas, Texas

Headquarters

2010

Founded

7

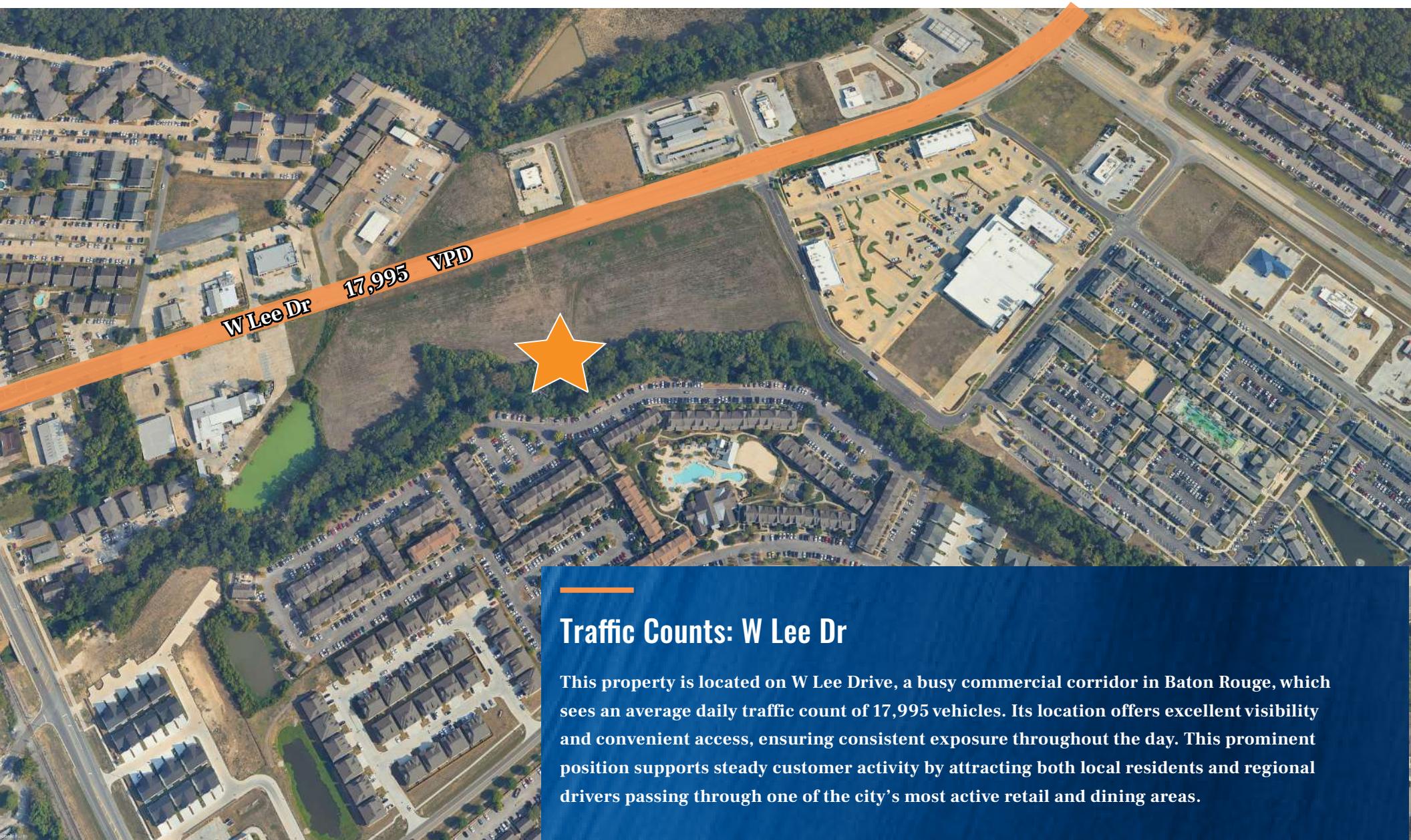
Locations

### Advanced Demographic Summary

**Baton Rouge has seen consistent population growth over the past decade. Since 2010, the population within a three-mile radius of the property has increased by 14.8 percent, rising from 53,994 residents to an estimated 61,991 residents by 2024. This trend is expected to continue, with the population projected to reach 62,441 residents by 2029. Similarly, the five-mile radius has also experienced growth, adding more than 10,800 residents since 2010. The population grew from 123,142 residents in 2010 to 133,948 residents in 2024, marking an 8.8 percent increase. It is anticipated to reach 135,437 residents by 2029. Economic indicators further emphasize this strength. The average household income within the three-mile radius is \$88,040, while the five-mile radius shows a slightly higher average of \$90,236. These figures indicate a well-established middle- to upper-income population with strong purchasing power and consistent consumer demand. Additionally, educational attainment in the area is notable, with over 62 percent of residents in the three-mile radius holding either a bachelor's or graduate degree, significantly exceeding national averages.**

## TRAFFIC COUNT

805 W Lee Dr, Baton Rouge, LA 70820



### Traffic Counts: W Lee Dr

This property is located on W Lee Drive, a busy commercial corridor in Baton Rouge, which sees an average daily traffic count of 17,995 vehicles. Its location offers excellent visibility and convenient access, ensuring consistent exposure throughout the day. This prominent position supports steady customer activity by attracting both local residents and regional drivers passing through one of the city's most active retail and dining areas.

SEC. 2

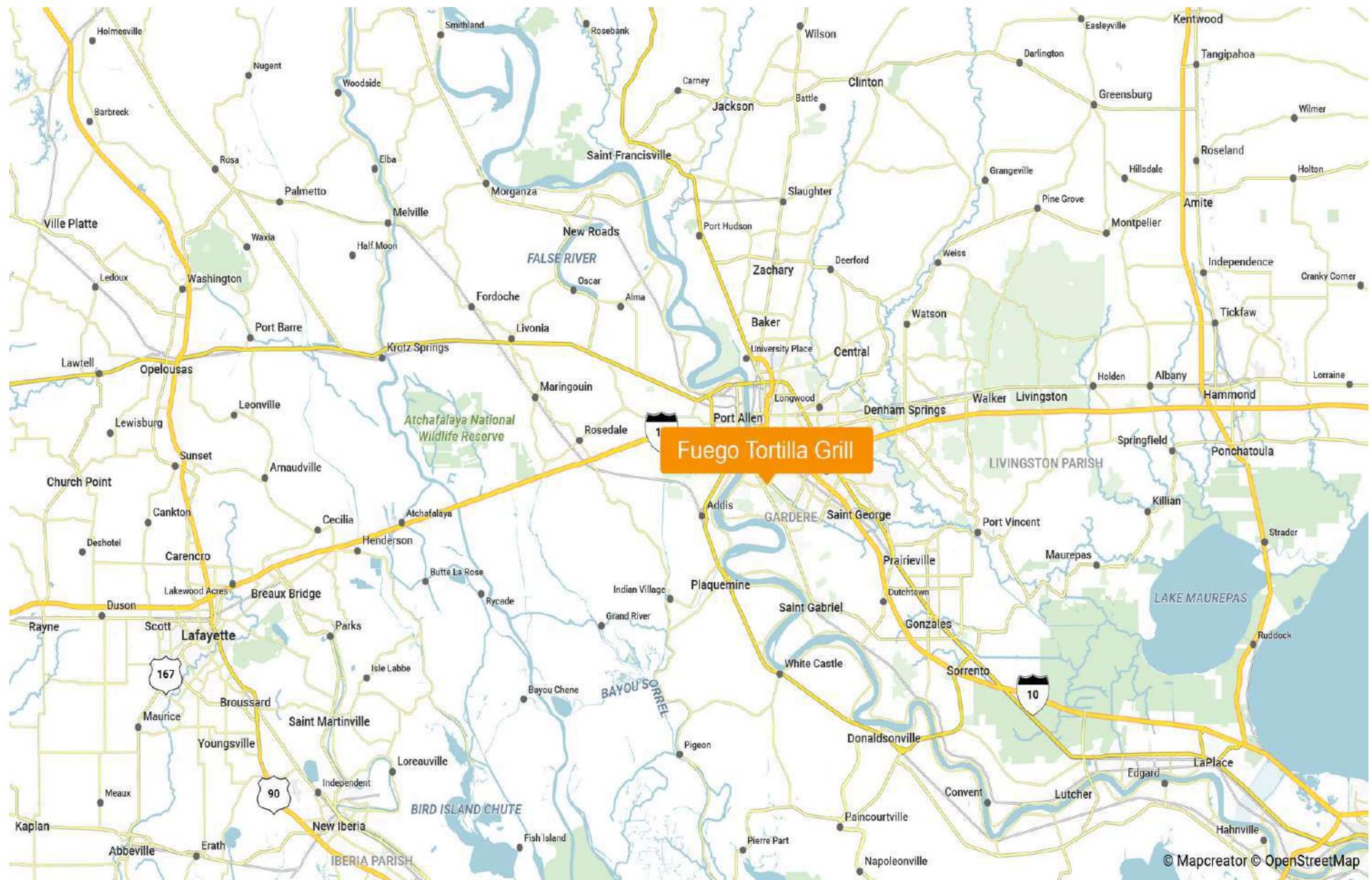
FUEGO TORTILLA GRILL NEW CONSTRUCTION | BATON ROUGE, LA

# Property Information

- Regional Map
- Local Map
- Retailer Map
- Representative Photo
- Aerial Photo

## REGIONAL MAP

805 W Lee Dr, Baton Rouge, LA 70820



## LOCAL MAP

805 W Lee Dr, Baton Rouge, LA 70820



## RETAILER MAP

805 W Lee Dr, Baton Rouge, LA 70820



## REPRESENTATIVE PHOTO

805 W Lee Dr, Baton Rouge, LA 70820



Representative Photo



Representative Photo



Representative Photo



Representative Photo

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Representative Photo



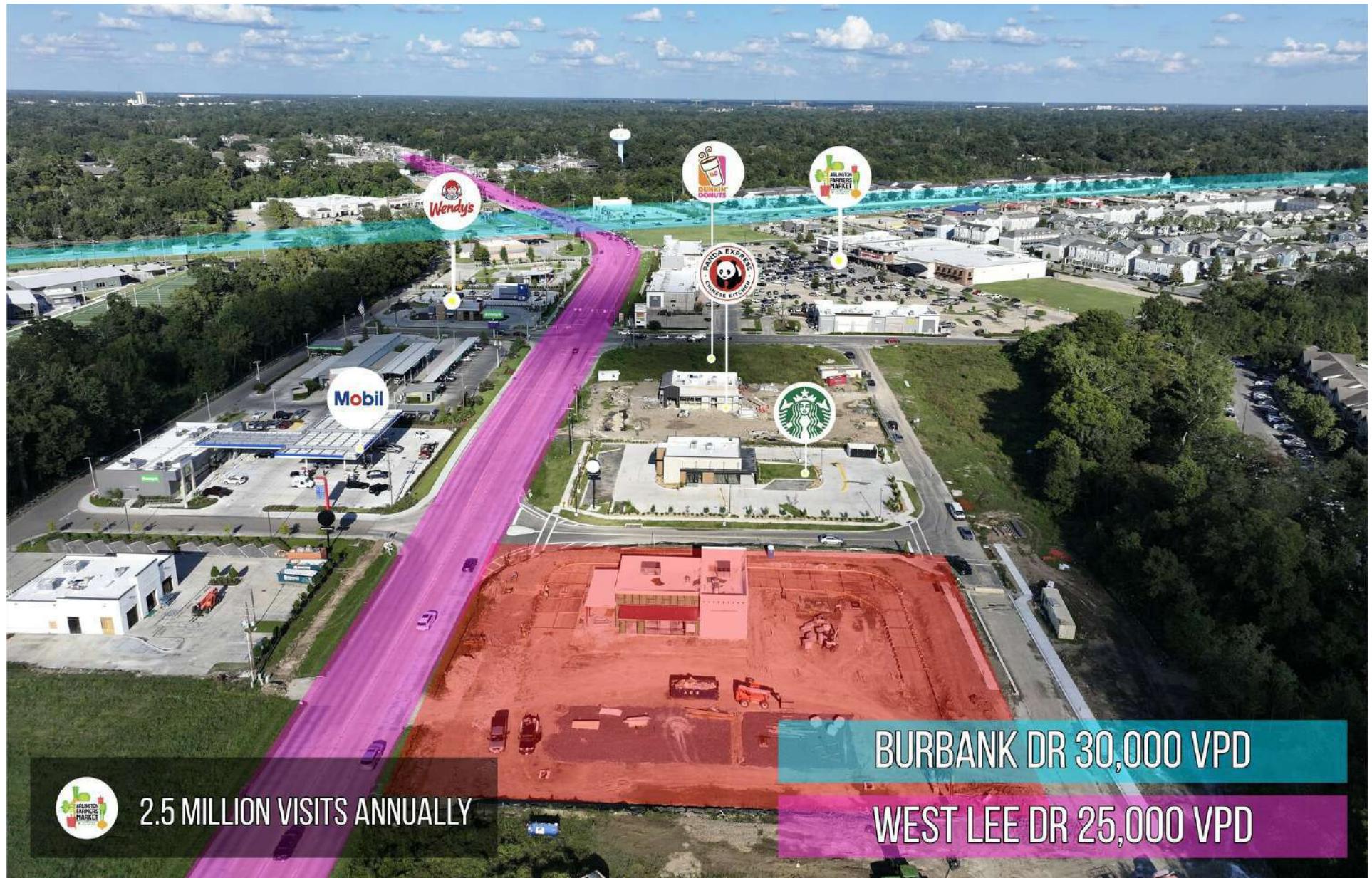
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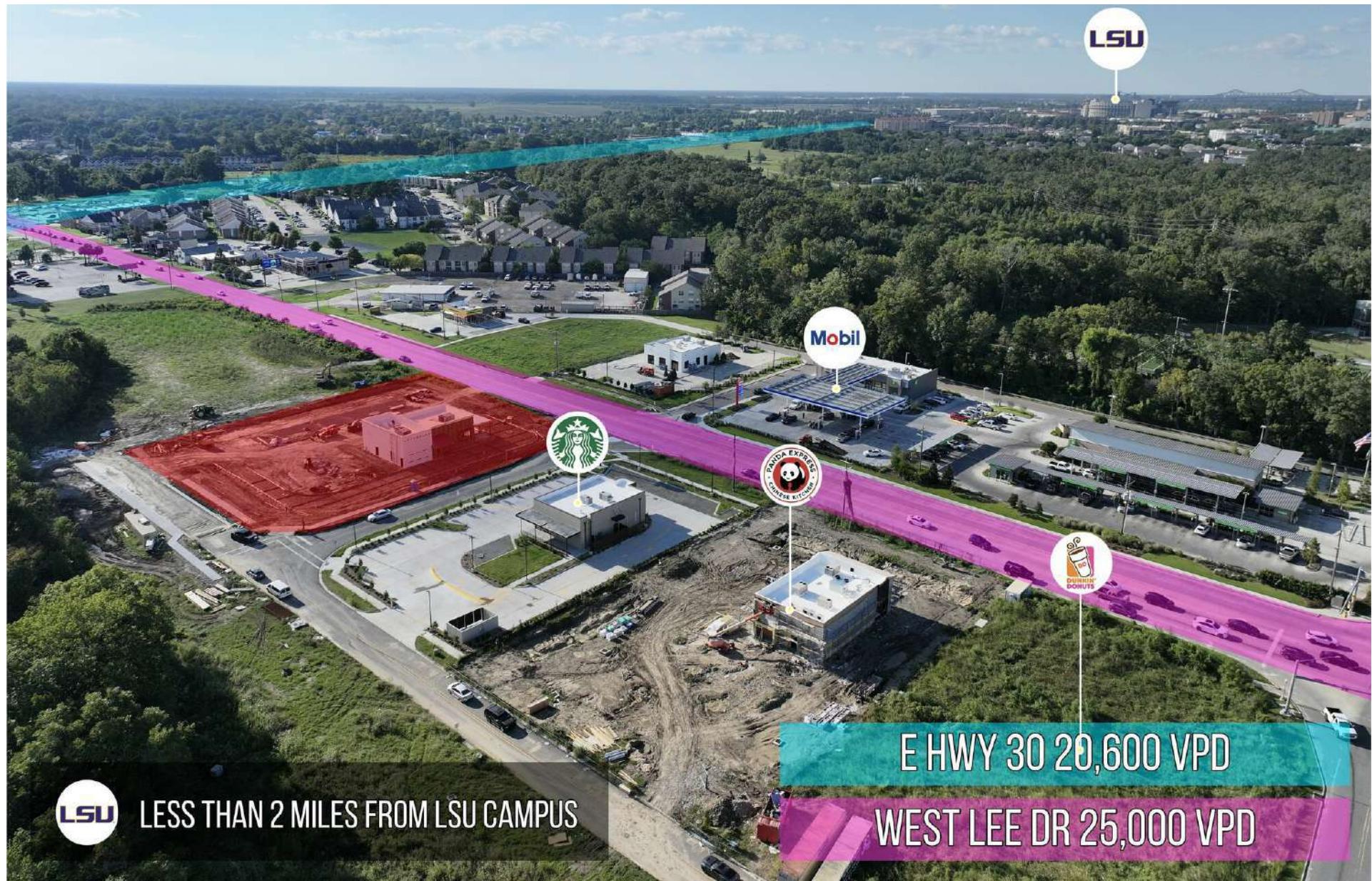
## AERIAL PHOTO

805 W Lee Dr, Baton Rouge, LA 70820



## AERIAL PHOTO

805 W Lee Dr, Baton Rouge, LA 70820



SEC. 3

FUEGO TORTILLA GRILL NEW CONSTRUCTION | BATON ROUGE, LA

# Financial Analysis

- Financial Details

# FINANCIAL DETAILS

805 W Lee Dr, Baton Rouge, LA 70820

THE OFFERING	
Price	\$3,600,000
Capitalization Rate	7.00%
Price/SF	\$1,103.28

PROPERTY DESCRIPTION	
Year Built / Renovated	2025
Gross Leasable Area	3,263 SF
Type of Ownership	Fee Simple
Lot Size	2.40 Acres

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Years 1-5	\$252,000	\$21,000	\$77.23	7.00%
Years 5-10	\$277,200	\$23,100	\$84.95	7.70%
Years 10-15	\$304,920	\$25,410	\$93.45	8.47%
Years 15-20	\$335,412	\$27,951	\$102.79	9.32%
Renewal Option 1	\$368,953	\$30,746	\$113.07	10.25%
Renewal Option 2	\$405,849	\$33,821	\$124.38	11.27%
Renewal Option 3	\$446,433	\$37,203	\$136.82	12.40%
Renewal Option 4	\$491,077	\$40,923	\$150.50	13.64%

LEASE SUMMARY	
Tenant	Fuego Tortilla Grill
Rent Increases	10% Every 5 Years
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	Close of Escrow (COE)
Lease Expiration	20 Years from COE
Renewal Options	Four 5-Year Renewal Options
Term Remaining on Lease (Yrs)	20 Years
Landlord Responsibility	None
Tenant Responsibility	Full

SEC. 4

FUEGO TORTILLA GRILL NEW CONSTRUCTION | BATON ROUGE, LA

# Market Overview

- Market Overview
- Demographics

# MARKET OVERVIEW

805 W Lee Dr, Baton Rouge, LA 70820

## BATON ROUGE

The city of Baton Rouge is the capital of Louisiana and the state's second-largest city. It has a population of about 226,000 residents and is home to Louisiana State University. The Baton Rouge metro consists of the parishes of Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, West Baton Rouge, West Feliciana and Hammond. The Mississippi River traverses the region and plays a vital role in the region's economy.



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### METRO HIGHLIGHTS



#### PETROCHEMICAL INDUSTRY

Petrochemical production and manufacturing are vital to the Baton Rouge economy, supported by a well-developed transportation network.



#### PORT ACTIVITY

The Port of Greater Baton Rouge is the northernmost port on the Mississippi River capable of handling Panamax ships.



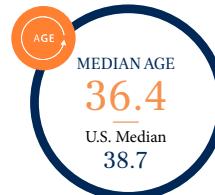
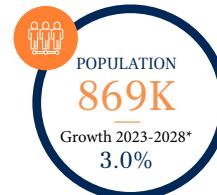
#### HIGHER EDUCATION

LSU has an enrollment of more than 39,000 students and supports a workforce of an additional 5,000 people.

### ECONOMY

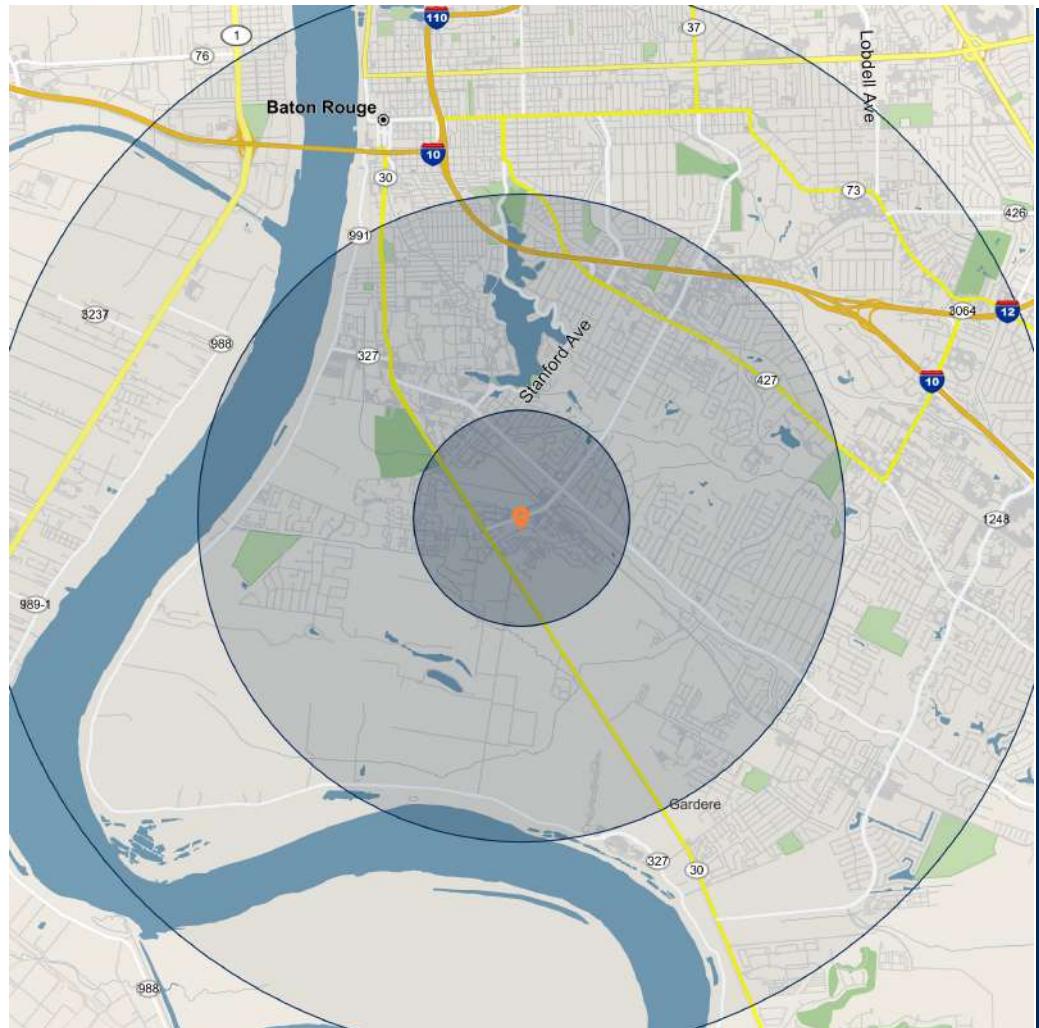
- Baton Rouge has a diverse employment base, from manufacturing and distribution to media and health care. It is home to firms like Turner Industries Group and Performance Contractors.
- The area's petrochemical industry is underpinned by Exxon Mobil. The company's refinery complex is the fifth-largest oil refinery in the U.S. and is one of the largest in the world. The industry is supported by a transportation network that includes rail, highway, pipeline and deep-water access.
- Other major employers include Dow Chemical Co., which has a large plant in Iberville Parish, and Formosa Plastics, which has a large facility supplying PVC and CPVC pipes.

### DEMOGRAPHICS



# DEMOCRAPHICS

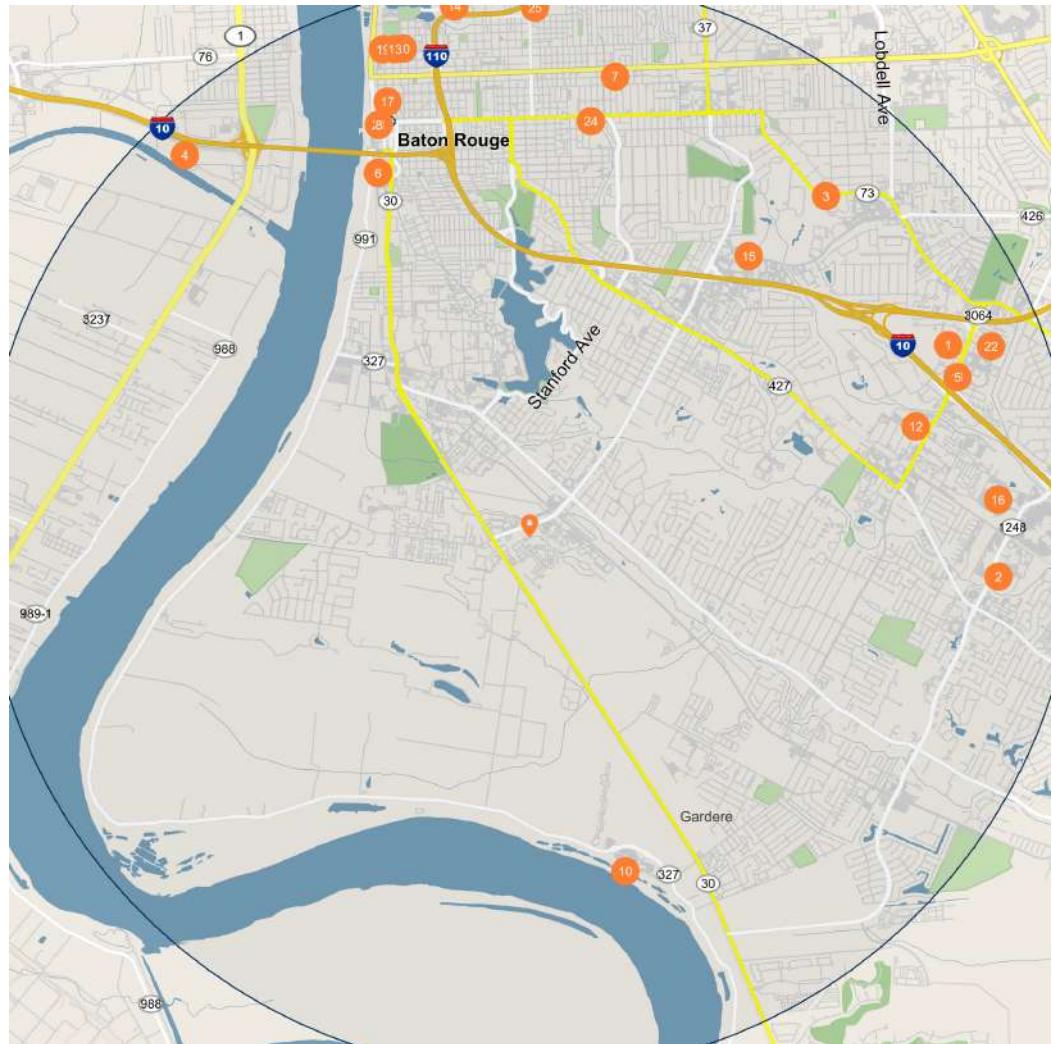
805 W Lee Dr, Baton Rouge, LA 70820



	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2029 Projection	13,543	62,441	135,437
2024 Estimate	13,428	61,991	133,948
2020 Census	13,380	61,438	133,042
2010 Census	11,928	53,994	123,142
<b>HOUSEHOLD INCOME</b>			
Average	\$68,449	\$88,040	\$90,236
Median	\$47,662	\$62,731	\$67,415
Per Capita	\$33,194	\$38,311	\$40,436
<b>HOUSEHOLDS</b>			
2029 Projection	6,464	25,081	58,944
2024 Estimate	6,433	24,814	58,140
2020 Census	6,389	24,440	57,026
2010 Census	5,608	22,733	53,268
<b>HOUSING</b>			
Median Home Value	\$315,216	\$348,468	\$315,121
<b>EMPLOYMENT</b>			
2024 Daytime Population	9,112	103,468	248,874
2024 Unemployment	2.59%	2.37%	2.22%
Average Time Traveled (Minutes)	21	20	22
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	1.51%	1.74%	1.68%
Some College (13-15)	16.32%	15.32%	22.42%
Associate Degree Only	14.23%	11.44%	12.63%
Bachelor's Degree Only	5.36%	5.03%	5.61%
Graduate Degree	52.62%	55.22%	47.79%

# DEMOCRAPHICS

805 W Lee Dr, Baton Rouge, LA 70820



## Major Employers

	Employees	
1	Franciscan Missionaries Our Lady of Maryville Convent	10,827
2	National Security Agency	5,006
3	PSC Group LLC	3,500
4	Turner Industries Group LLC	3,447
5	Allied Power Services LLC	3,000
6	Aptim Services LLC	2,408
7	Promise Hospital Baton Rouge Inc	2,262
8	New Tropicana Holdings Inc-Belle Baton Rouge Casino & Hotel	2,069
9	Aptim Maintenance LLC	1,989
10	Pink Baton Rouge Partnership	1,846
11	Aels Administrative Services LLC	1,682
12	Our Lady of Lake Hospital Inc-FMOL Health System	1,640
13	Louisiana Department of Health	1,250
14	Louisiana Department of Transportation & Development-Information Technology	1,200
15	Louisiana Board of Tax Appeals	1,186
16	General Health System MGT Inc	1,091
17	City of Baton Rouge-Parish of East Baton Rouge	1,000
18	Louisiana Department of Transportation & Development-Public Works Water Resources Division	900
19	Louisiana Department of Revenue Taxation-Revenue and Taxation Department	856
20	Louisiana Department of Environmental Quality-Office of the Secretary	800
21	Catfish Queen Partner in Command-Belle of Baton Rouge Casino	765
22	Wellcare of Louisiana	745
23	Family Dollar Stores Inc-Family Dollar Stores	725
24	Family Dollar Stores Inc-Family Dollar Stores	725
25	Workforce Commission Louisiana	700



Representative Photo

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