



Representative Photo

 Watch Video

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

# NON-ENDORSEMENT & DISCLAIMER NOTICE

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0060586



# NET LEASE DISCLAIMER

---

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

**Marcus & Millichap**  
PAINE RESTAURANT GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA  
[marcusmillichap.com](http://marcusmillichap.com)

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

Marcus & Millichap

## Exclusively Listed by

### **Sam Noe**

Nationwide Restaurant Property Advisor

Dallas Office

P: 972-755-5208

[Sam.Noel@marcusmillichap.com](mailto:Sam.Noel@marcusmillichap.com)

License: TX 787590

**Marcus & Millichap**  
PAINE RESTAURANT GROUP

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

Marcus & Millichap

# Table of Contents

<b>6</b>	SECTION 1 <b>EXECUTIVE SUMMARY</b>
<b>10</b>	SECTION 2 <b>PROPERTY INFORMATION</b>
<b>18</b>	SECTION 3 <b>FINANCIAL ANALYSIS</b>
<b>20</b>	SECTION 4 <b>MARKET OVERVIEW</b>



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

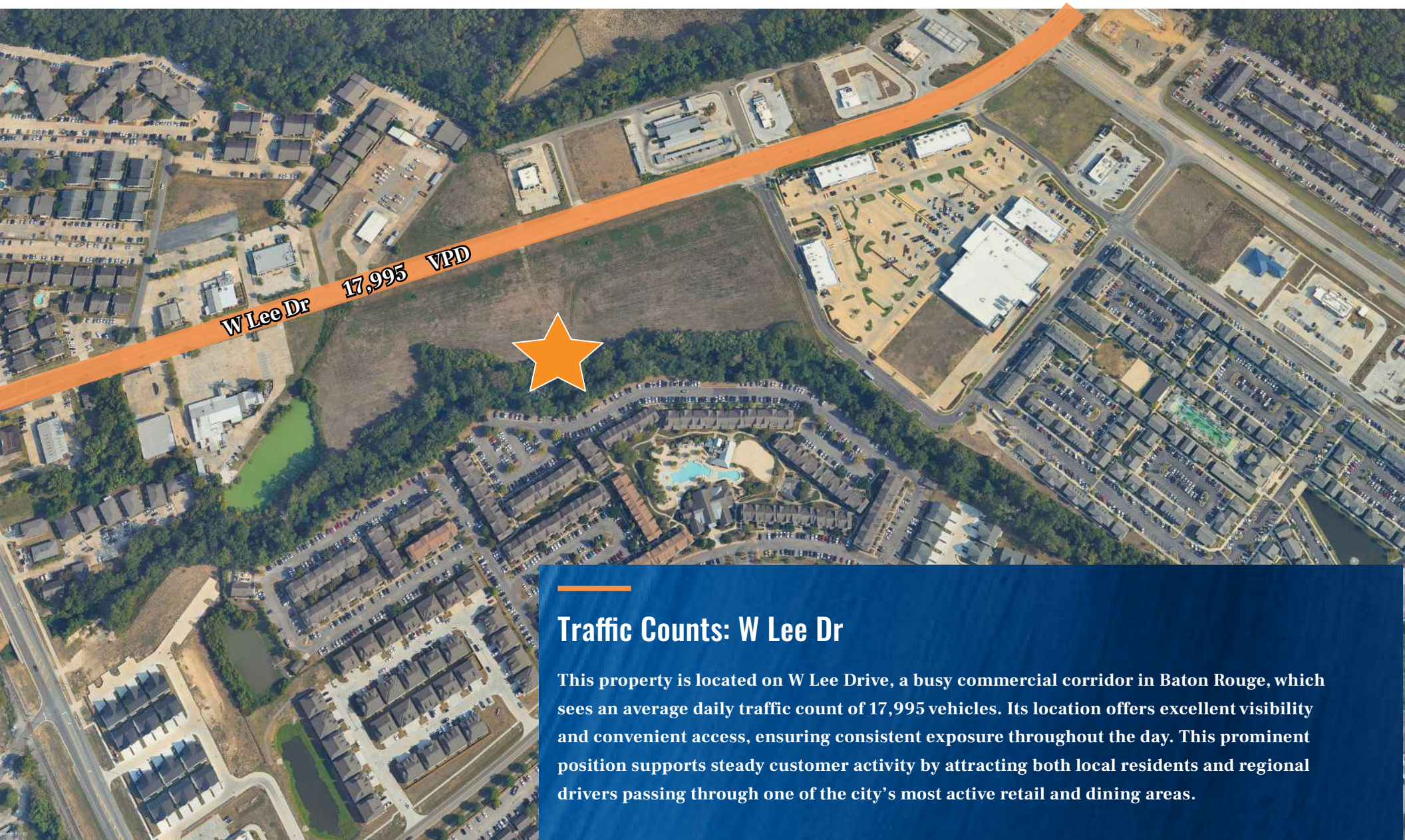
### Advanced Demographic Summary

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

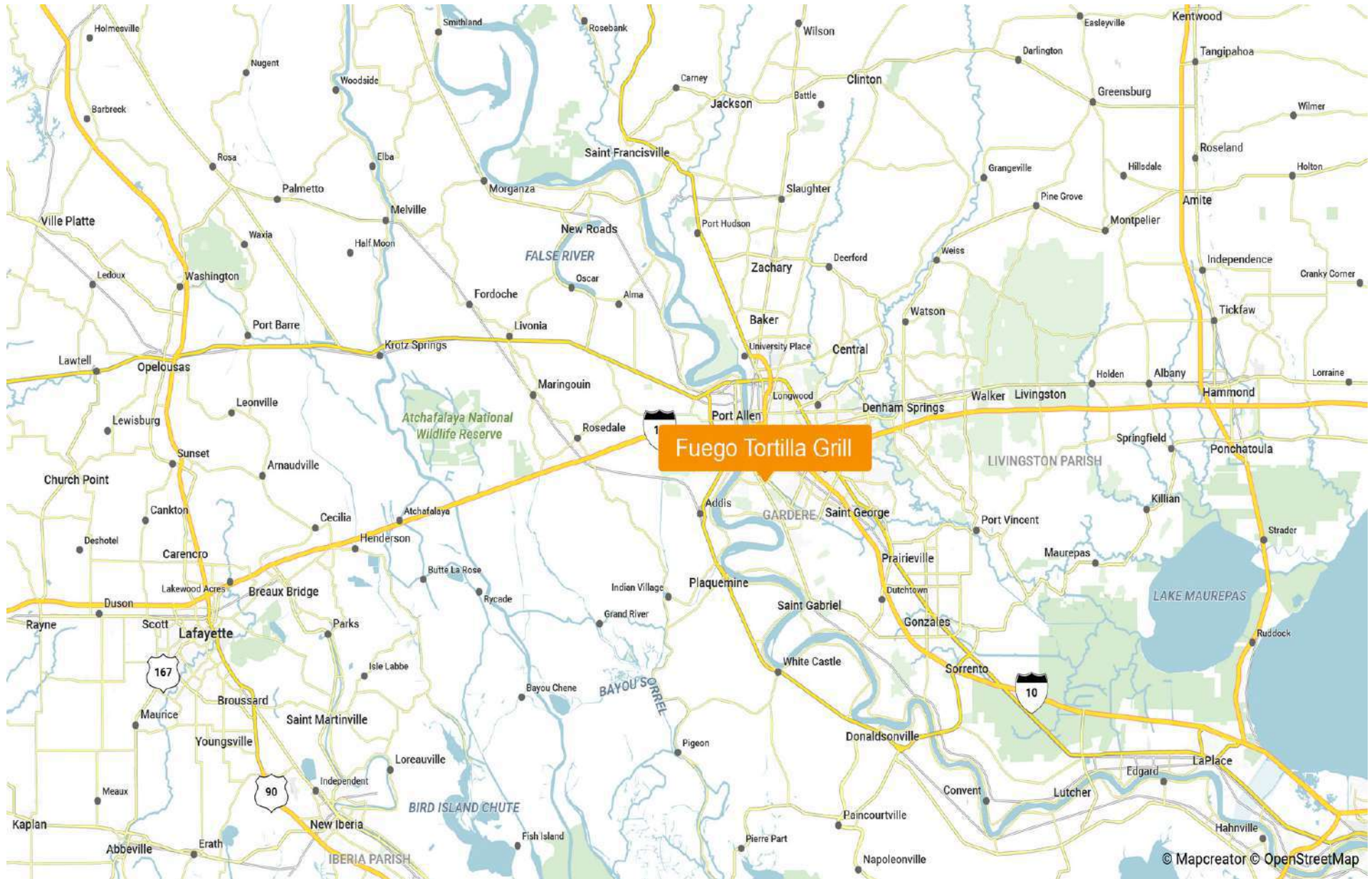
# Property Information

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



## REGIONAL MAP

805 W Lee Dr, Baton Rouge, LA 70820





805 W Lee Dr, Baton Rouge, LA 70820

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



## REPRESENTATIVE PHOTO

805 W Lee Dr, Baton Rouge, LA 70820



Representative Photo



Representative Photo

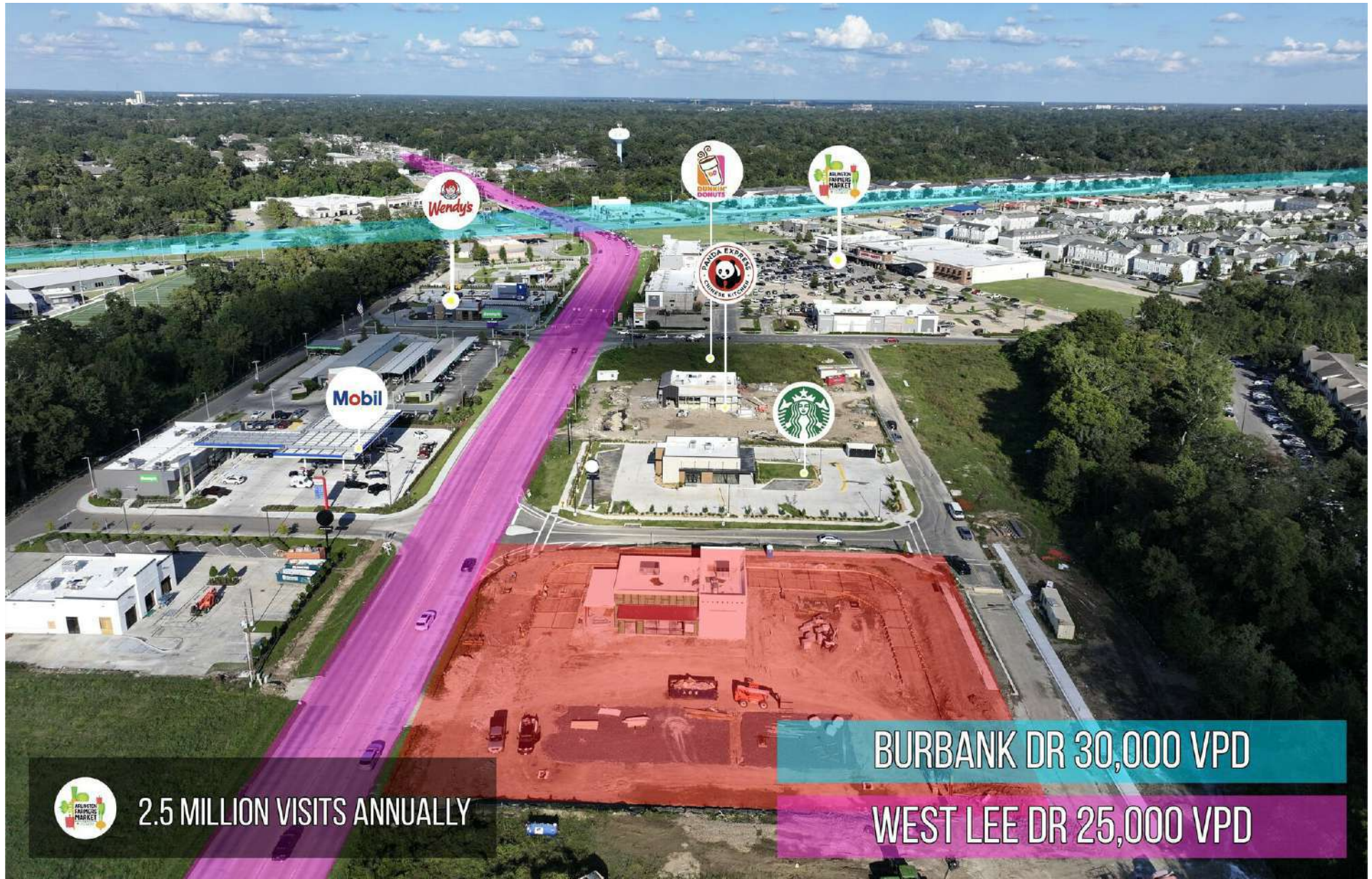


Representative Photo



## AERIAL PHOTO

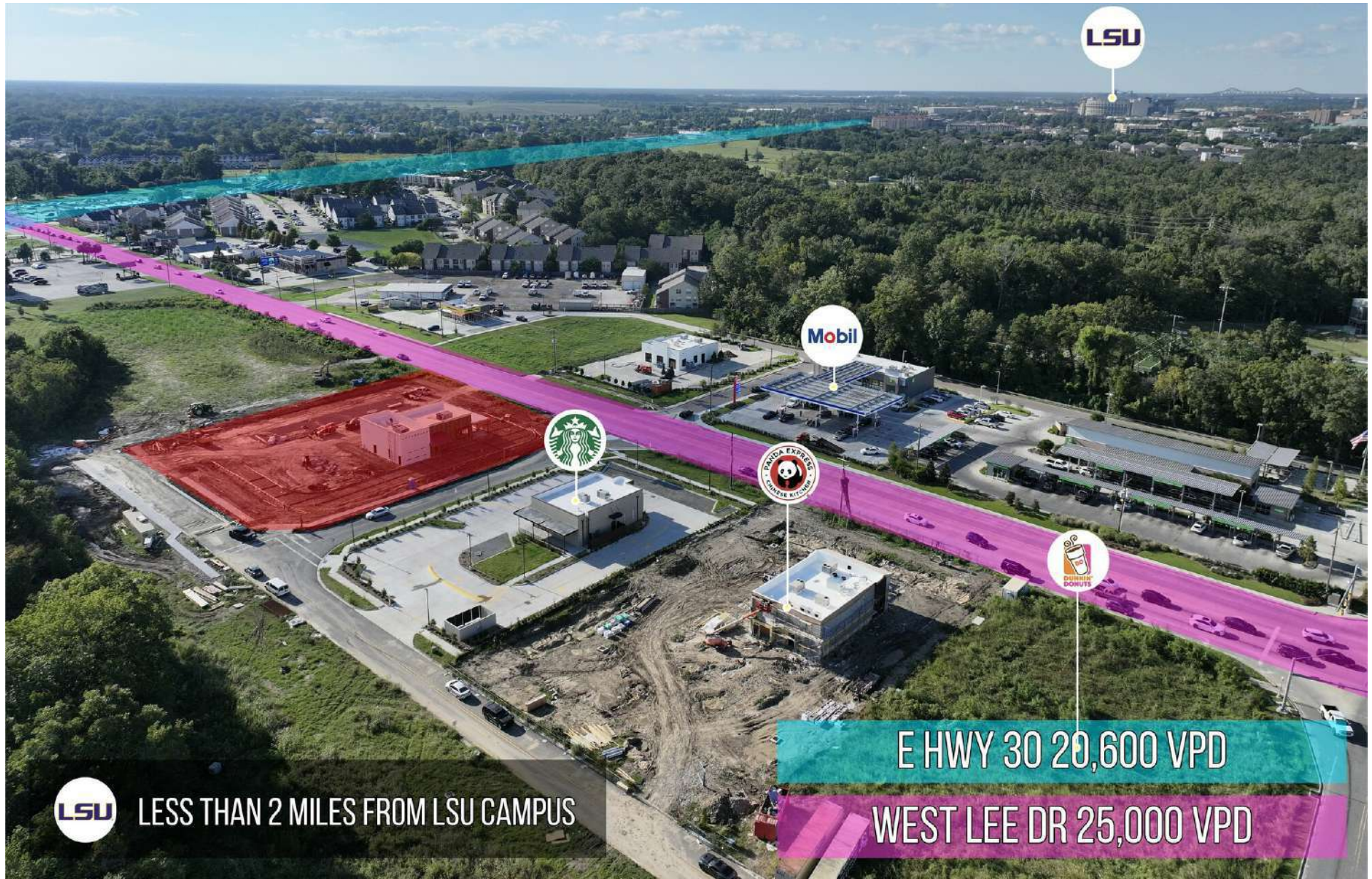
805 W Lee Dr, Baton Rouge, LA 70820





## AERIAL PHOTO

805 W Lee Dr, Baton Rouge, LA 70820





SEC. 3

FUEGO TORTILLA GRILL NEW CONSTRUCTION | BATON ROUGE, LA

# Financial Analysis

- Financial Details

Marcus & Millichap  
PAINE RESTAURANT GROUP



## 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

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

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%

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.

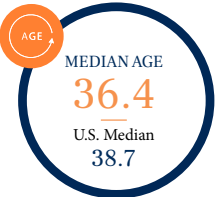


**HIGHER EDUCATION**  
LSU has an enrollment of more than 39,000 students and supports a workforce of an additional 5,000 people.

### 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.

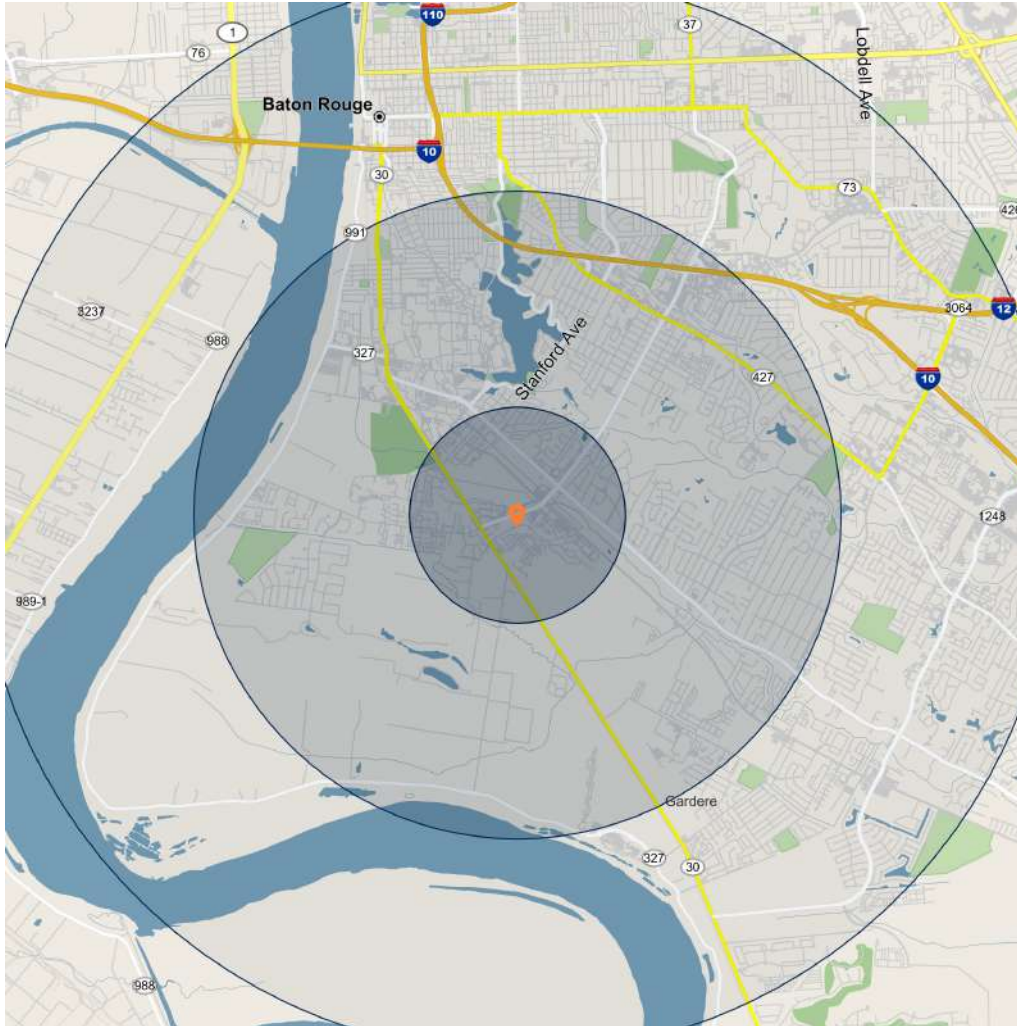
### DEMOGRAPHICS





# DEMOGRAPHICS

805 W Lee Dr, Baton Rouge, LA 70820

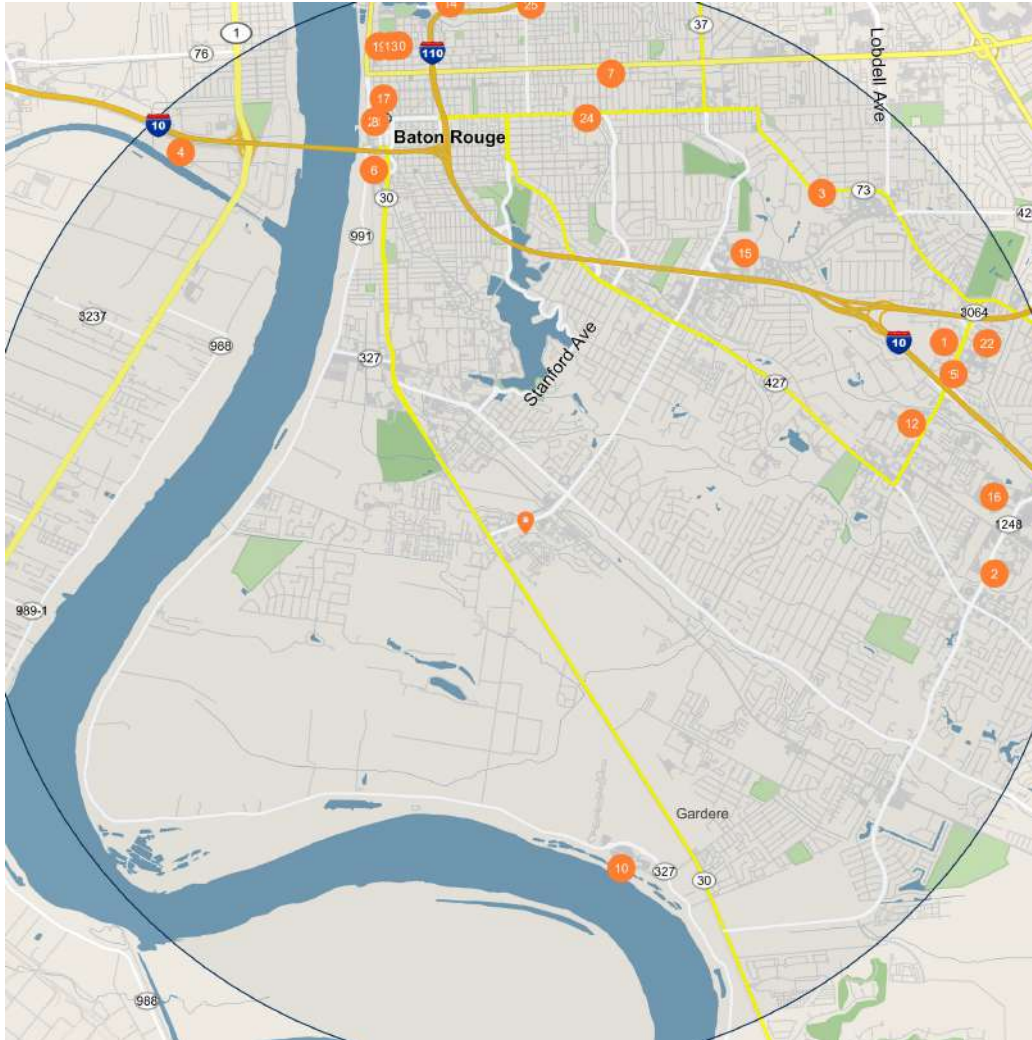


<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2029 Projection	13,543	62,441	135,437
2024 Estimate	13,428	61,991	133,948
2020 Census	13,380	61,438	133,042
2010 Census	11,928	53,994	123,142
<b>HOUSEHOLD INCOME</b>			
Average	\$68,449	\$88,040	\$90,236
Median	\$47,662	\$62,731	\$67,415
Per 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%



# DEMOGRAPHICS

805 W Lee Dr, Baton Rouge, LA 70820



## Major Employers

## Employees

1	Francscan Mssnries Our Lady N-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 Hosp Baton Rouge Inc	2,262
8	New Tropicana Holdings Inc-Belle Baton Rouge Casino & Ht	2,069
9	Aptim Maintenance LLC	1,989
10	Pnk Baton Rouge Partnership	1,846
11	Aels Administrative Svcs LLC	1,682
12	Our Lady of Lake Hospital Inc-FMOL HEALTH SYSTEM	1,640
13	Louisiana Department Health	1,250
14	Louisiana Dept Trnsp & Dev-Information Technology	1,200
15	Louisiana Board 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 Dept Trnsp & Dev-Public Works Wtr Resources Div	900
19	Louisiana Dept Revenue Taxation-Revenue and Taxation Dept	856
20	Louisiana Dept Envmtl Qulty-Office of The Secretary	800
21	Catfish Qeen Prtnr In Cmmendam-Belle of Baton Rouge Casino	765
22	Wellcare of Louisiana	745
23	Family Dollar Stores La Inc-Family Dollar Stores	725
24	Family Dollar Stores La Inc-Family Dollar Stores	725
25	Workforce Commission Louisiana	700





Representative Photo

## Exclusively Listed By

---

### Sam Noe

Nationwide Restaurant Property Advisor  
Dallas  
Direct: 972 755 5208  
Sam.Noel@marcusmillichap.com  
TX #787590