



ACTUAL STORE

**DEL TACO**

1120 W 14 MILE RD, CLAWSON, MI 48017

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Farmington Hills, MI 48334  
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## EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

List Price:	\$1,357,143
Current NOI:	\$95,000
Initial Cap Rate:	7.00%
Land Acreage:	0.68
Year Built	1982
Building Size:	2,739 SF
Price PSF:	\$495.49
Lease Type:	NNN
Lease Term:	3 Years

## INVESTMENT OFFERING

Fortis Net Lease is pleased to present a Del Taco located at 1120 W 14 Mile Rd in Clawson, Michigan. This is an exceptional opportunity for retail/restaurant investors. This 2,739 SF building, constructed in 1982, offers a prime location in the BI zoned area. Boasting one unit, this property provides ample space for a retail store or restaurant with a welcoming atmosphere for clientele. The versatile layout and prime location on 14 Mile Rd make it a standout investment, as this Del Taco benefits from excellent visibility and accessibility. The location enjoys substantial foot and vehicular traffic, driving consistent customer flow and maximizing potential sales. Additionally, this Del Taco location has demonstrated consistent performance and profitability, making it a reliable investment with a history of successful operations. Don't miss the chance to make this space your own and capitalize on the thriving community in Clawson!



**PRICE** \$1,357,143



**CAP RATE** 7.00%



**LEASE TYPE** Absolute NNN



**TERM REMAINING** 3 Years

## INVESTMENT HIGHLIGHTS

- 2,739 SF retail/restaurant space
- **Prime location on 14 Mile Rd**
- **Established Franchise Brand**
- **Proven Financial Performance**
- **Experienced Management Team (17 Years)**
- Ample parking for customers
- High visibility for foot traffic



## LEASE SUMMARY

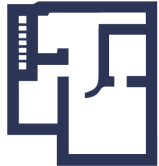
Tenant:	Del Taco
Lease Type:	NNN
Annual Rent:	\$95,000
Rent PSF:	\$34.68
Landlord Responsibilities:	None
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Tenant Responsibility
Lease Start Date:	July 1, 2007
Lease Expiration Date:	August 14, 2027
Lease Term Remaining:	3 Years

## PROPERTY SUMMARY

Year Built:	1982
Lot Size:	0.68 Acres
Building Size:	2,739 SF
Zoning:	BI



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE YEAR	ANNUAL RENT	RENT PER SF/YR
Del Taco	2,739	July 1, 2007	August 14, 2027	Year 17-20	\$95,000	\$34.68
<b>Totals/Averages</b>					<b>\$95,000</b>	<b>\$34.68</b>



TOTAL SF  
2,739



TOTAL ANNUAL RENT  
\$95,000



OCCUPANCY RATE  
100.0%



AVERAGE RENT/SF  
\$34.68



NUMBER OF TENANTS  
1



## OVERVIEW

Company:	Del Taco Restaurants, Inc.
Founded:	1964
Total Revenue:	\$497 Million (2023)
Headquarters:	Lake Forest, CA
Website:	<a href="https://www.deltaco.com/">https://www.deltaco.com/</a>

## TENANT HIGHLIGHTS

- Del Taco offers a mix of Mexican and American-inspired fast food, featuring tacos, burritos, and quesadillas alongside burgers, fries, and shakes.
- Del Taco emphasizes the use of fresh ingredients, including hand-grated cheddar cheese, slow-cooked beans, and freshly prepared salsa.
- Known for its affordable pricing, Del Taco has value-driven menu options, including the “Del’s Dollar Deals” menu.

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
Current	\$95,000

## TENANT BACKGROUND

Del Taco is a fast-food chain that distinguishes itself by offering a unique blend of Mexican and American cuisine. Founded in 1964, the brand has expanded across the U.S., becoming a favorite for customers seeking both tacos and burgers under one roof. The menu features a variety of Mexican-inspired items such as tacos, burritos, quesadillas, and nachos, alongside American staples like fries, hamburgers, and shakes. Del Taco is particularly well-known for its “Del Taco,” a signature item that combines seasoned beef, fresh lettuce, cheddar cheese, and house-made salsa. This cross-cultural menu sets it apart from traditional fast-food chains.

One of Del Taco’s main selling points is its commitment to fresh ingredients. The chain emphasizes making many items in-house, such as slow-cooking their beans from scratch, hand-grating cheddar cheese, and preparing fresh guacamole and salsa daily. Many of their menu items are made to order, which helps ensure a fresh and high-quality fast-food experience. This focus on freshness is a core aspect of Del Taco’s brand identity, appealing to consumers looking for affordable but flavorful food without compromising on quality.

Additionally, Del Taco is known for its value-driven pricing, offering a range of options that cater to budget-conscious diners. The “Del’s Dollar Deals” menu features items like tacos, burritos, and snacks for just a dollar, making it an attractive choice for fast food lovers who want to stretch their dollar. Combined with its wide variety of food offerings and focus on freshness, Del Taco remains a competitive player in the fast-food industry, continuing to expand its footprint while maintaining a loyal customer base.

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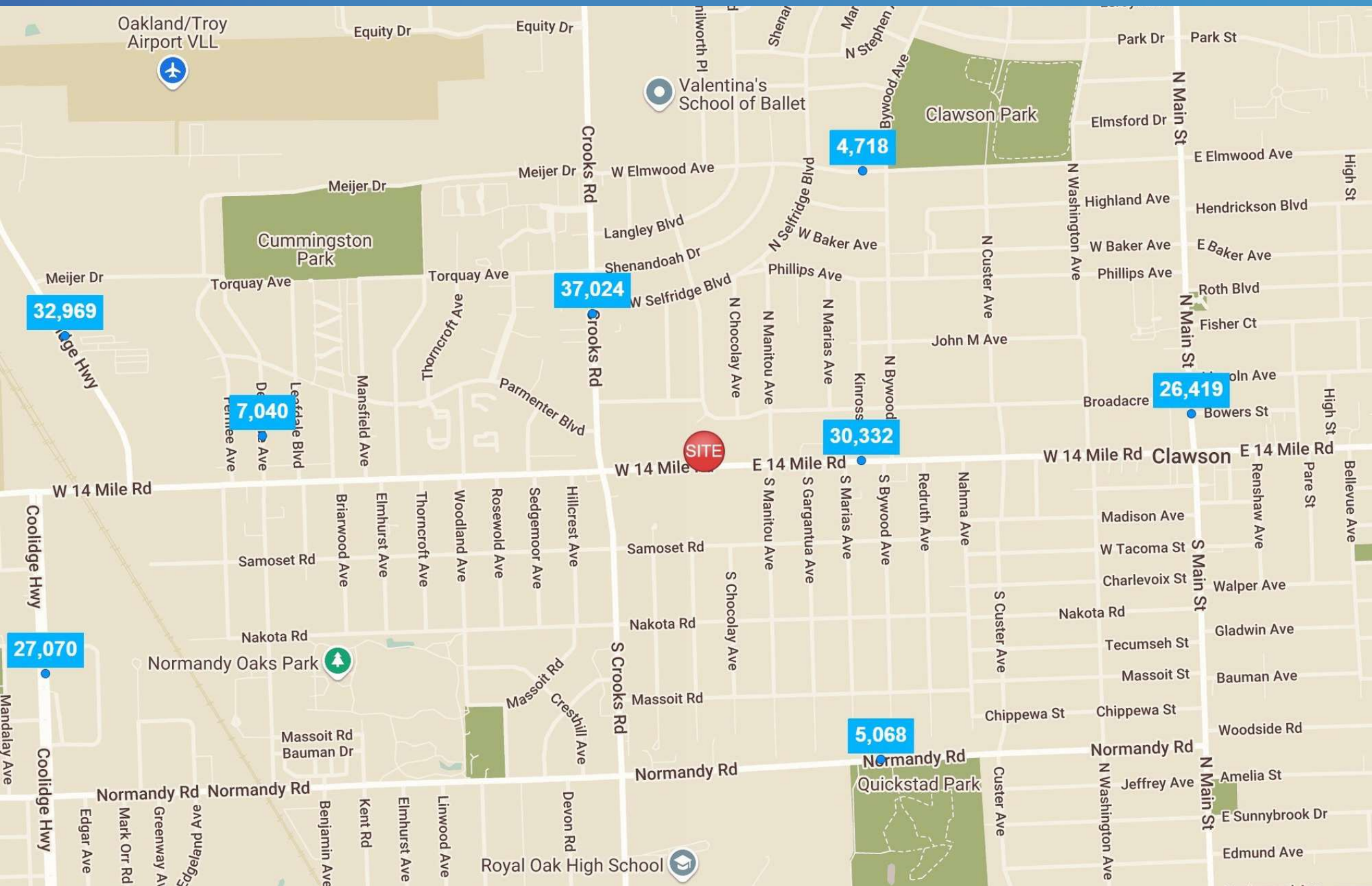
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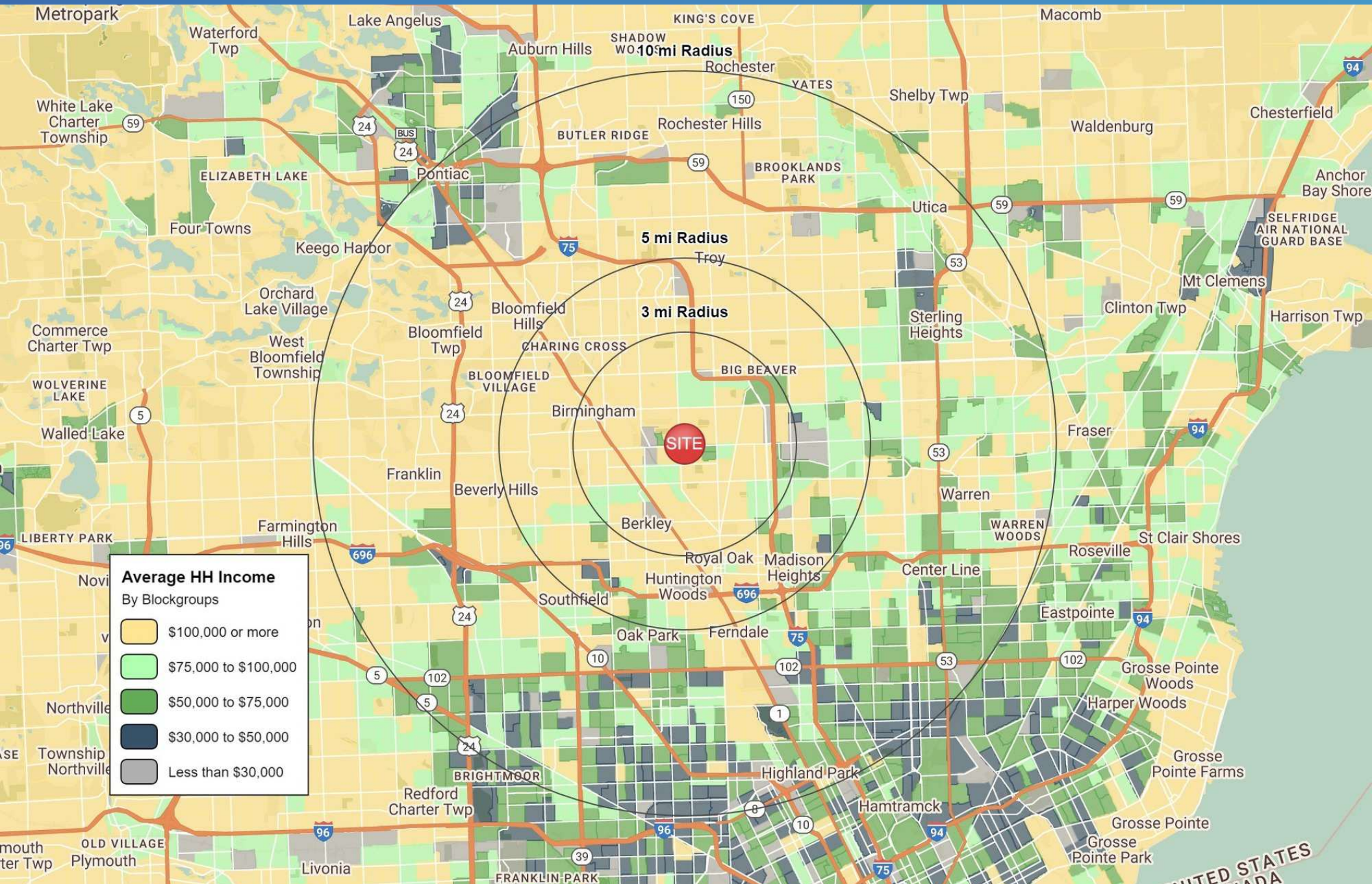
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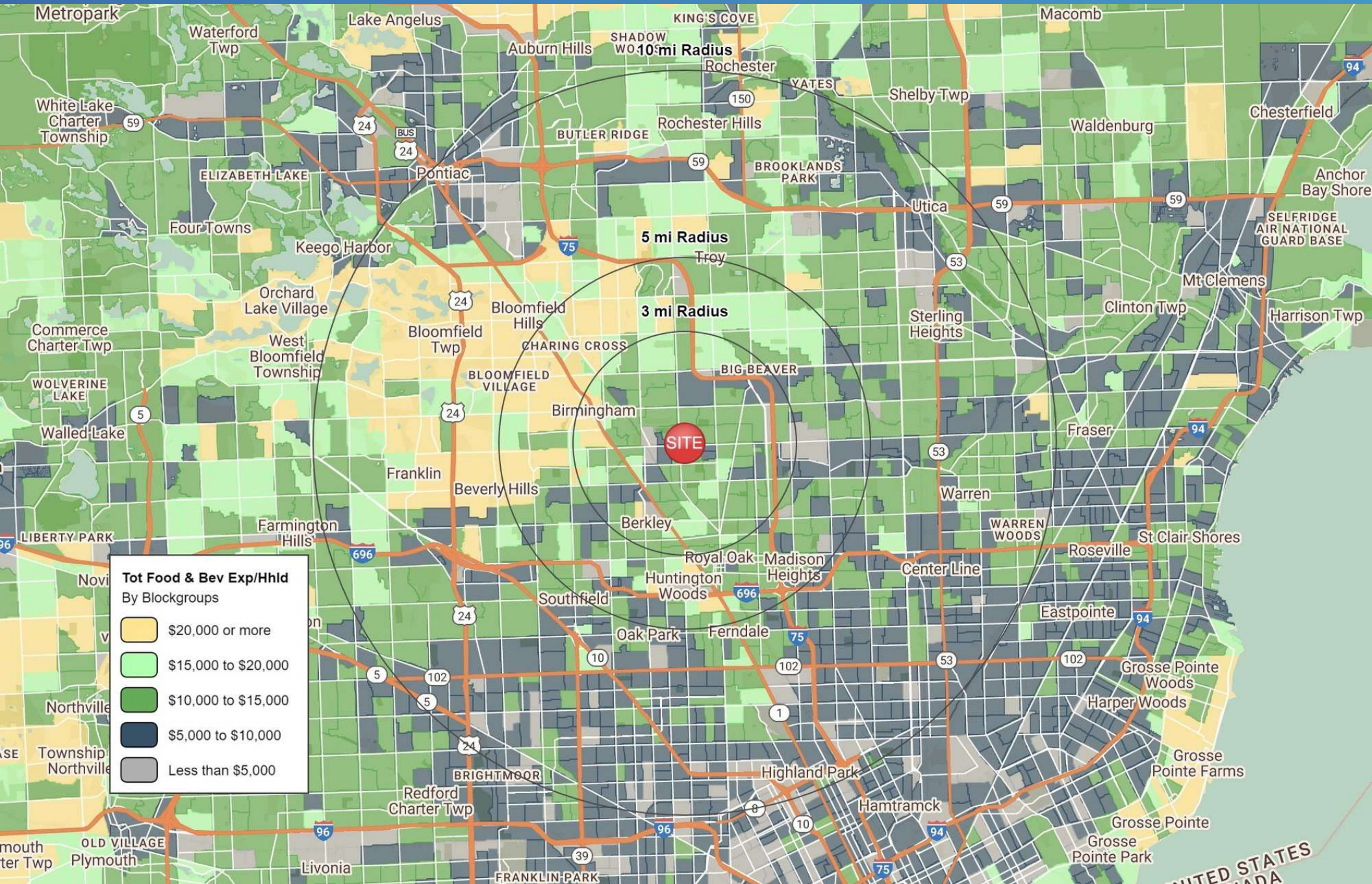
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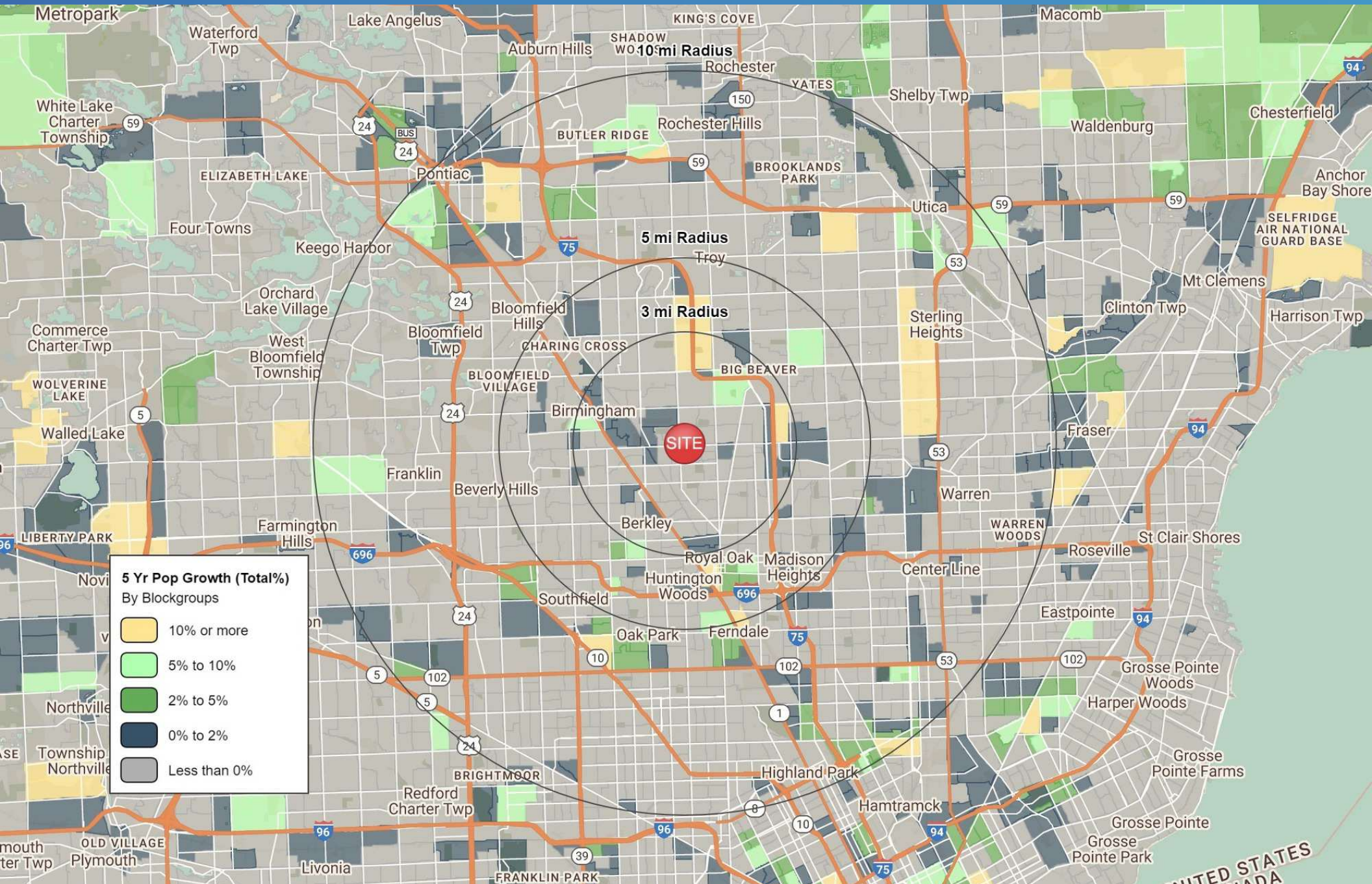
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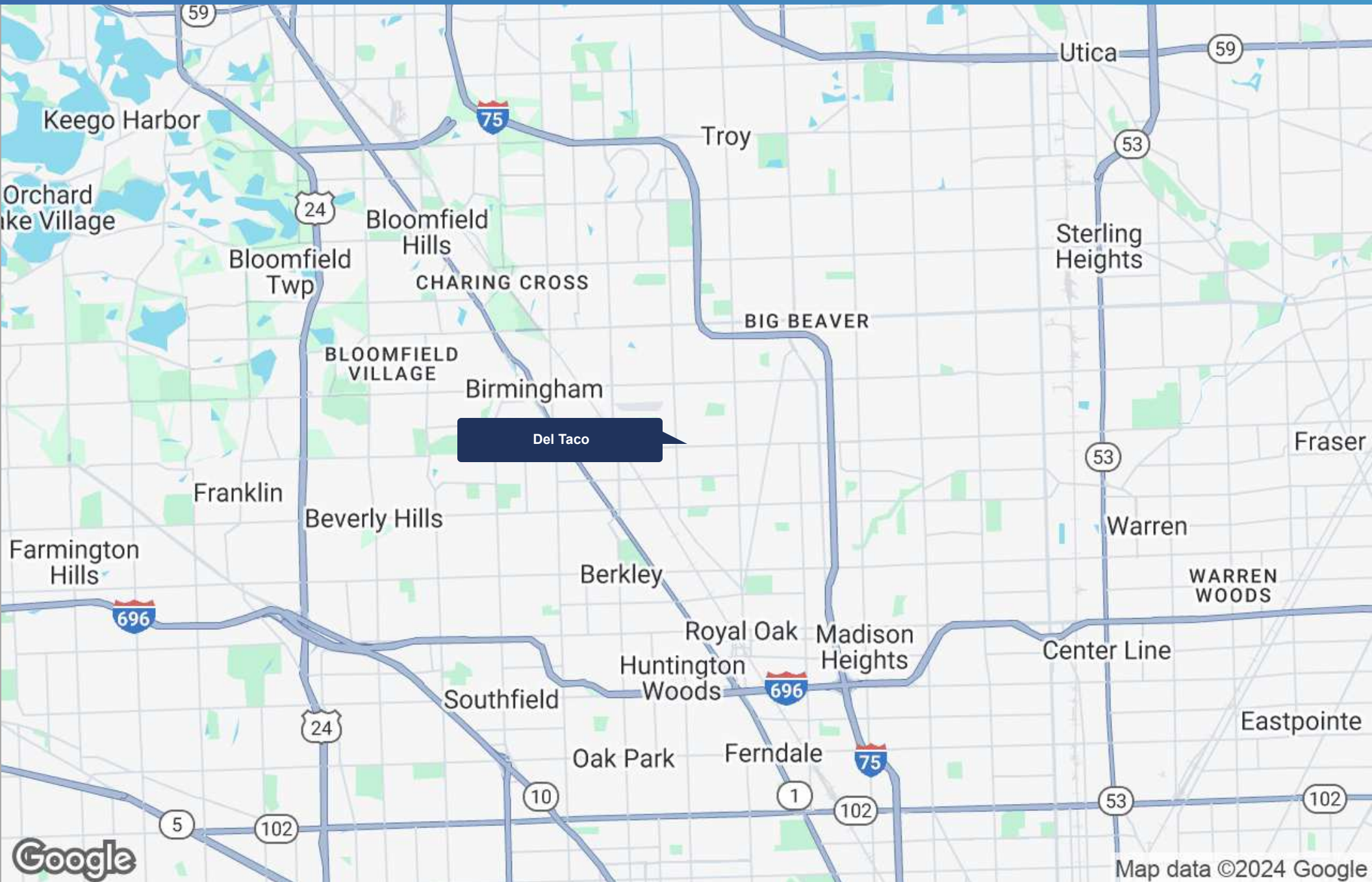
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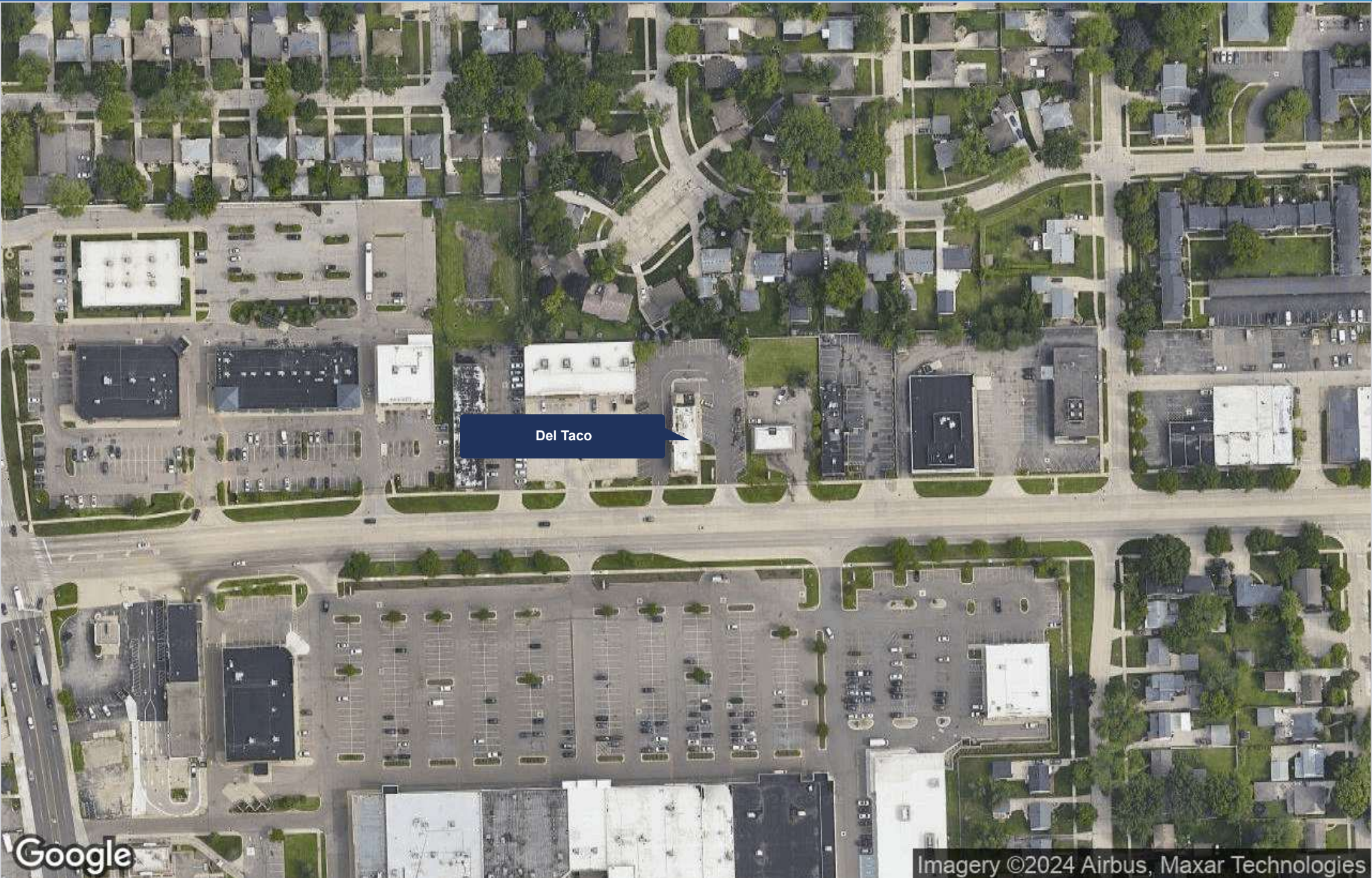
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Del Taco





POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2024	14,116	109,894	292,999
Total Population 2029	14,018	109,026	290,074
Median Age	39.9	39.8	41
# Of Persons Per HH	1.9	2.1	2.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,422	51,647	126,973
Average HH Income	\$93,323	\$114,762	\$115,218
Median House Value	\$77,262	\$91,841	\$90,528
Consumer Spending	\$218.1M	\$1.7B	\$4.4B

Clawson, Michigan, is a small, tight-knit city located in Oakland County, part of the Detroit metropolitan area. With a population of around 12,000 residents, Clawson offers a charming, community-centered atmosphere. Its downtown area is a hub of activity, featuring a variety of locally-owned shops, restaurants, and businesses, which reflect the city's unique character. One of the hallmarks of Clawson is its walkability and well-maintained public spaces, including parks that host numerous community events throughout the year, such as outdoor movie nights, farmers' markets, and festivals, fostering a strong sense of local pride.

Despite its modest size, Clawson benefits from its proximity to larger neighboring cities like Troy and Royal Oak, offering residents easy access to major commercial centers, dining, and entertainment options. The city is known for its excellent school district and family-friendly vibe, attracting both young families and long-time residents who enjoy the balance of suburban living with the convenience of nearby urban amenities. Clawson's community-oriented culture, combined with its accessibility, makes it an appealing place for those seeking a quieter lifestyle without sacrificing proximity to the broader Detroit area.





TOTAL SALES VOLUME

\$9B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

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