



7754 W BELLFORT AVE | HOUSTON, TX 77071



INTERACTIVE OFFERING MEMORANDUM



POLLO CAMPERO

7754 W BELLFORT AVE | HOUSTON, TEXAS 77071

BROKERAGE TEAM



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±2,800 SF
GLA



2016
Year Built



±28,000
Vehicles Per Day



±455,000
5-Mile Population

PROPERTY OVERVIEW

- **CORPORATE GUARANTEE** – Backed by a corporate guarantee from a globally recognized brand with nearly 400 locations, ensuring financial stability and reduced investment risk
- **DEMOGRAPHICS** – Located in a densely populated area with over 455,000 residents within a 5-mile radius, providing a large customer base and potential for high sales volume
- **FAVORABLE RENTAL INCREASES** – The 10% rental increases every five years provide a hedge against inflation, ensuring that the property's income keeps pace with rising costs
- **OWNERSHIP TYPE** – Fee-simple ownership grants complete control over the property, including the land and the building, providing flexibility in management and future development
- **CONCEPT GROWTH** – Pollo Campero's significant investment in US expansion indicates strong brand confidence and growth potential, which can drive increased brand recognition and customer traffic to this location over the next three years



FINANCIAL SUMMARY



\$1,611,000
LIST PRICE



6.50%
CAP RATE



\$575
PRICE PER SF

TENANT SUMMARY

| | |
|------------------------------------|----------------------|
| Tenant Trade Name | Pollo Campero |
| Type of Ownership | Fee-Simple |
| Lease Guarantor | Corporate |
| Lease Type | NN* |
| Landlord's Responsibilities | Roof & Structure |
| Original Lease Term | 10 Years |
| Rent Commencement Date | 01/31/2017 |
| Lease Expiration Date | 07/31/2028 |
| Term Remaining on Lease | ±4.5 Years |
| Increases | 10% Every 5 Years |
| Options | Four, 5-Year Options |
| Drive Thru | Yes |

*Tenant Reimburse Property Tax added to Monthly Rent Payments

ANNUALIZED OPERATING DATA

| | MONTHLY RENT | ANNUAL RENT | RENT PSF | CAP RATE |
|----------------------|--------------|-------------|----------|----------|
| Current - 07/31/2028 | \$8,727 | \$104,720 | \$37 | 6.50% |
| Option 1 | \$9,599 | \$115,192 | \$41 | 7.15% |
| Option 2 | \$10,559 | \$126,711 | \$45 | 7.87% |
| Option 3 | \$11,618 | \$139,412 | \$50 | 8.65% |
| Option 4 | \$12,773 | \$153,280 | \$55 | 9.51% |





TENANT PROFILE

Pollo Campero is an international fast-food chain specializing in Latin American-inspired fried and grilled chicken dishes. Founded in Guatemala in 1971, the brand has grown significantly, establishing a strong presence in the United States and other countries. Known for its distinctive flavor profiles and high-quality ingredients, Pollo Campero offers a diverse menu that includes items such as fried chicken, grilled chicken, empanadas, and a variety of sides like yuca fries and plantains. The chain caters to a broad customer base by providing a unique dining experience that combines traditional Latin American cuisine with fast-food convenience. Its vibrant, family-friendly atmosphere and commitment to authentic flavors have contributed to its popularity and expansion in various markets.

HEADQUARTERS
Dallas, TX

YEAR FOUNDED
1971

OF LOCATIONS
400



WESTBURY CHRISTIAN SCHOOL ATHLETIC COMPLEX

HAROVA Market



VALLEY WEST ELEMENTARY
681 STUDENTS

CITITRENDS *Auto Zone*
Fiesta *dd's DISCOUNTS*
Rainbow **T Mobile**

Walmart
 Neighborhood Market

DISCOUNT TIRE

TACO BELL **brident**
 DENTAL & ORTHODONTICS

ALLIED FAMILY DENTISTRY HOUSTON



SUBJECT PROPERTY

HIBBETT
 FAMILY DOLLAR planet fitness Little Caesars
 Oak St. Health Speed Queen LAUNDRY

BELLFORT AVE ± 28,000 VPD



O'Reilly
 AUTO PARTS

O'Reilly
 AUTO PARTS

Wendy's



Walmart **McDonald's**



WELCH MIDDLE SCHOOL
645 STUDENTS

FONDREN RD ± 30,000 VPD

Azucena's **DOLLAR TREE** **Jack in the box**

JocVs SMART SHOP
 Meat - Produce - Groceries

AREA OVERVIEW

With a city population of over 2.31 million people, Houston is the fourth-largest city in the United States. Houston is the most diverse metropolitan area in Texas and has been described as the most racially and ethnically diverse major metropolis in the U.S. It is home to many cultural institutions and exhibits, which attract more than 8.7 million visitors a year to the Museum District. Houston has an active visual and performing arts scene in the Theater District and offers year-round resident companies in all major performing arts.

Though Houston is the largest city in the United States without formal zoning regulations, it has developed similarly to other Sun Belt cities because the city's land-use regulations and legal covenants have played a similar role. Houston has the fifth tallest skyline in North America (after New York City, Chicago, Toronto, and Miami). A seven-mile system of tunnels and skywalks links Downtown buildings containing shops and restaurants, enabling pedestrians to avoid the summer heat and rain while walking between buildings.

Centered on Post Oak Boulevard and Westheimer Road, the Uptown District boomed during the 1970s and early 1980s when a collection of mid rise office buildings, hotels, and retail developments appeared along Interstate 610 West. Uptown became one of the most prominent instances of an edge city. Located in the American South, Houston is a diverse city with a large and growing international community. Houston is highly regarded for its diverse food and restaurant culture. Several major publications have consistently named Houston as one of "America's Best Food Cities".



22.3 MILLION
NUMBER OF ANNUAL VISITORS



\$18 BILLION
REVENUE

DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|----------|----------|-----------|
| Five-Year Projection | 27,260 | 221,840 | 554,891 |
| Current Year Estimate | 26,311 | 212,377 | 531,127 |
| 2020 Census | 26,323 | 212,611 | 531,038 |
| Growth Current Year-Five-Year | 3.61% | 4.46% | 4.47% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Five-Year Projection | 14,468 | 97,243 | 234,184 |
| Current Year Estimate | 13,863 | 92,589 | 222,656 |
| 2020 Census | 12,724 | 85,699 | 202,575 |
| Growth Current Year-Five-Year | 0.33% | 0.27% | 0.39% |
| Growth 2020-Current Year | 3.61% | 4.46% | 4.47% |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$71,463 | \$92,361 | \$108,787 |

ECONOMY

Houston is a city of endless possibilities: Its history has been marked with achievements from the first word heard from the moon to the first artificial heart transplant. A distinctly favorable business climate promotes trade, commerce, industry, and economic growth in the Houston region. Many businesses recognize the allure of all Houston has to offer. Once dominated by oil-related jobs, Houston's economy has diversified as new, core industries join energy in the regional employment mix. Houston's current major industries include energy, aerospace and defense, and bio-science. Houston is home to the Texas Medical Center, the world's largest concentration of healthcare and research institutions, and NASA's Johnson Space Center, where the Mission Control Center is located. According to Forbes, Houston has a gross metro product of \$482.1 billion.

ECONOMIC DEVELOPMENT

Recently, Houston has experienced substantial economic development driven by a diversified growth strategy and investment in key sectors. The city has seen significant advancements in the technology, healthcare, and energy industries, bolstering its role as a major economic hub. Notable projects include the expansion of the Texas Medical Center, which strengthens Houston's position as a leader in healthcare and biotechnology, and the growth of innovation districts that foster tech startups and research initiatives. Additionally, the city's infrastructure improvements, such as enhanced public transit systems and new commercial developments, support both business expansion and quality of life for residents. These initiatives reflect Houston's ongoing commitment to economic diversification and sustainable growth.



#5 TALLEST SKYLINE IN NORTH AMERICA
(U.S. NEWS & WORLD REPORT)



#1 LARGEST CITY IN U.S.
(U.S. NEWS & WORLD REPORT)

FORTUNE 500 COMPANIES IN HOUSTON, TX

*Phillips 66, Sysco, Enterprise Products Partners, **Hewlett Packard Enterprise**, Plains GP Holdings, Baker Hughes, ConocoPhillips, Occidental Petroleum, **Waste Management**, Halliburton, Kinder Morgan, Quanta Services, EOG Resources, Group 1 Automotive, Cheniere Energy, CenterPoint Energy, **Targa Resources**, Westlake Chemical, NOV, Crown Castle International, KBR*



ATTRACTIONS

Houston's downtown has been revitalized with numerous clubs, professional sports facilities, and musical entertainment that has helped bring nightlife back to downtown. As one of the few U.S. cities with resident companies in theater, ballet, symphony, and opera, Houston's Theater District, located downtown, offers visitors and residents alike exciting performances all season long. The city also shows its devotion to the arts through a full complement of art museums and critically acclaimed galleries in its Museum District.

Countless cutting-edge chefs have made a home in Houston, where diners eat out more than residents of any other city. There are more than 10,000 restaurants in the Houston area with culinary choices that represent more than 70 countries and American regions. This stylish dining scene only provides a glimpse of Houston's epicureans offerings, a fact that the city's culinary masterminds intend to prove with the Houston Culinary Tours.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7754 W BELLFORT ST., HOUSTON, TEXAS 77071** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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EXCLUSIVELY LISTED BY

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