

# TACO BELL

**TENANT RECENTLY EXECUTED A 10 YEAR LEASE EXTENSION SHOWING COMMITMENT TO THE SITE  
STRONG REPORTED STORE SALES - LOW RENT TO SALES RATIO**

1014 MAIN STREET, TUBA CITY, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



TUBA CITY  
ELEMENTARY SCHOOL

TUBA CITY  
JUNIOR HIGH SCHOOL



TUBA CITY  
BOARDING SCHOOL

DOLLAR GENERAL

EXPLORE NAVAJO  
MUSEUM  
McDonald's



TUBA CITY  
COURTHOUSE

TUBA CITY  
HIGH SCHOOL

NAVAJO NATION  
POLICE DEPARTMENT

GREYHILLS ACADEMY  
HIGH SCHOOL



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# Executive Summary

1014 Main Street, Tuba City, AZ 86045

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,937,000</b>
Cap Rate	6.50%
Building Size	2,486 SF
Net Cash Flow	6.50% \$125,912.40
Year Built	2006
Lot Size	1.13 Acres

## LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Delect Foods (25 Units) - Subsidiary of Emerge Inc. (185+ Units)
Lease Commencement Date	November 22, 2006
Lease Expiration Date	November 21, 2036
Lease Term Remaining	12 Years
Rental Increases	10% Every 5 Years
Renewal Options	1, 10 Year Option Remaining
Right of First Refusal	None
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 11/21/2031	\$125,912.40	6.50%
11/22/2031 – 11/21/2036	\$138,503.64	7.15%
Renewal Option	Annual Rent	Cap Rate
11/22/2036 – 11/21/2041	\$152,354.25	7.87%
11/22/2041 – 11/21/2046	\$167,589.67	8.65%

<b>Base Rent</b>	<b>\$125,912.40</b>
<b>Net Operating Income</b>	<b>\$125,912.40</b>
<b>Total Return</b>	<b>6.50% \$125,912.40</b>



# Nearby Attractions & Sites



LEES FERRY  
HORSESHOE BEND  
ANTELOPE CANYON

89

ELEPHANT'S FEET



GRAND CANYON NATIONAL PARK

NAVAJO MOENAVE DINOSAUR TRACKS

LITTLE COLORADO RIVER GORGE

HOPI RESERVATION

KAIBAB NATIONAL FOREST

RAPTOR RANCH

WUPATKI NATIONAL MONUMENT

LAVA RIVER CAVE

SUNSET CRATER VOLCANO NATIONAL MONUMENT





TUBA CITY  
ELEMENTARY SCHOOL

TUBA CITY  
JUNIOR HIGH SCHOOL

TUBA CITY  
BOARDING SCHOOL

9,450 CPD  
MAIN STREET

TUBA CITY  
PUBLIC LIBRARY

 Tuba City  
Regional Health Care Corporation

NAVAJOland  
HOTEL

DOLLAR GENERAL

AutoZone


EXPLORE NAVAJO  
MUSEUM

NAVAJO CODE  
TALKERS MUSEUM

TUBA CITY  
TRADING POST

5,060 CPD  
MOENAVE STREET

McDonald's

 TACO BELL

DOLLAR TREE  
FAMILY DOLLAR

LOUISE YELLOWMAN  
COUNTY PARK



GREYHILLS ACADEMY  
HIGH SCHOOL

TUBA CITY  
HIGH SCHOOL

5,060 CPD  
MOENAVE STREET

*Bashas'*

160

Little  
Caesars  
SUBWAY  
Denny's  
SONIC

*True Value.*

NAVAJO NATION  
POLICE DEPARTMENT

KFC  
WELLS  
FARGO

TUBA CITY  
COURTHOUSE

9,450 CPD  
MAIN STREET

TACO BELL

DOLLAR TREE  
FAMILY DOLLAR

AutoZone

McDonald's

N

# Property Description



## INVESTMENT HIGHLIGHTS

- » **Tenant Recently Executed a 10 Year Lease Extension Showing Commitment to the Site**
- » Tenant is a Growing Franchisee with 185+ Locations Under Multiple Brands (Taco Bell, KFC, Sonic, and Pizza Hut)
- » **Long Term Tenancy - Taco Bell has Operated at this Location for 18 Years, Showing Commitment to the Site**
- » Growing Trade Area with Nearly 9,500 Residents within a 5-Mile Radius
- » **Conveniently Located Just Off U.S. Route 89, the Primary Route to Access the Numerous Attractions and Sites in Northern Arizona**
- » Signalized Hard Corner Location in Close Proximity to National Retailers: McDonald's, Bashas', KFC, Subway, and More
- » **Tuba City is the Largest Community on the Navajo Nation**
- » Average Household Income Exceeds \$82,000 in the Immediate Area



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

	1-mile	3-miles	5-miles
2028 Projection	5,105	9,465	9,583
2023 Estimate	5,052	9,356	9,470
Growth 2023 – 2028	1.05%	1.16%	1.19%

### Households

	1-mile	3-miles	5-miles
2028 Projection	1,427	2,644	2,691
2023 Estimate	1,405	2,601	2,647
Growth 2023 – 2028	1.57%	1.65%	1.67%

### Income

	1-mile	3-miles	5-miles
2023 Est. Average Household Income	\$82,560	\$75,572	\$75,214
2023 Est. Median Household Income	\$63,480	\$57,559	\$57,215

# Tenant Overview



**IRVINE, CA**  
Headquarters



**TACOBELL.COM**  
Website



**7,500+**  
Locations



**YUM! BRANDS**  
Parent Company

Taco Bell Corp., a subsidiary of Yum! Brands, Inc., (NYSE: YUM), is the nation's leading Mexican-inspired quick serve restaurant (QSR). Taco Bell serves made-to-order and customizable tacos, burritos, and specialties such as the exclusive Doritos Locos Tacos, gourmet-inspired Cantina Bell Menu and lower calorie Fresco Menu. Reported sales show that on average, Taco Bell serves 40 million customers every week, and each unit generates \$1.5 million in annual sales. Annual revenue system-wide exceeds \$6.9 billion each year.

**FRANCHISEE: EMERGE INC. (Delect Foods is a 25+ unit subsidiary of Emerge Inc.)** – Emerge Inc. is a franchisor of Taco Bell, KFC, Sonic, and Pizza Hut with over 185 locations throughout Arizona, Colorado, New Mexico, and Texas. Emerge is a growing leader and expert in the QSR industry.

To learn more, visit [www.emergeinc.net](http://www.emergeinc.net)



# Property Photos



# Location Overview



Tuba City is a town located in Arizona's Coconino County on the Navajo Nation. As the largest community on the Navajo Nation, Tuba City also has a small Hopi population since it shares a border with two Hopi villages. The town is the site of the headquarters of the Western Navajo Agency. Home to more than 8,000 residents, Tuba City is the second-largest community in Coconino County, behind Flagstaff.

Located north of Flagstaff and 50 miles east of the Grand Canyon, the area's vast desert features the majestic Painted Desert, a remote canyon and 200-million-

year-old dinosaur tracks. The town is home to two local history museums and a popular trading post. The Navajo Code Talkers Museum and the Explore Navajo Interactive Museum both highlight the American Indian history and culture. The Tuba City Trading Post, established in 1906, features artisans selling handmade arts and crafts, such as jewelry, textiles, pottery, Kachina dolls, and clothing.

The area is served by the Tuba City Unified School District, as well as several tribal/federal schools in the area. Tuba City Airport, as well as U.S. Route 160 and Arizona State Route 264, serve as the town's main transportation networks.

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