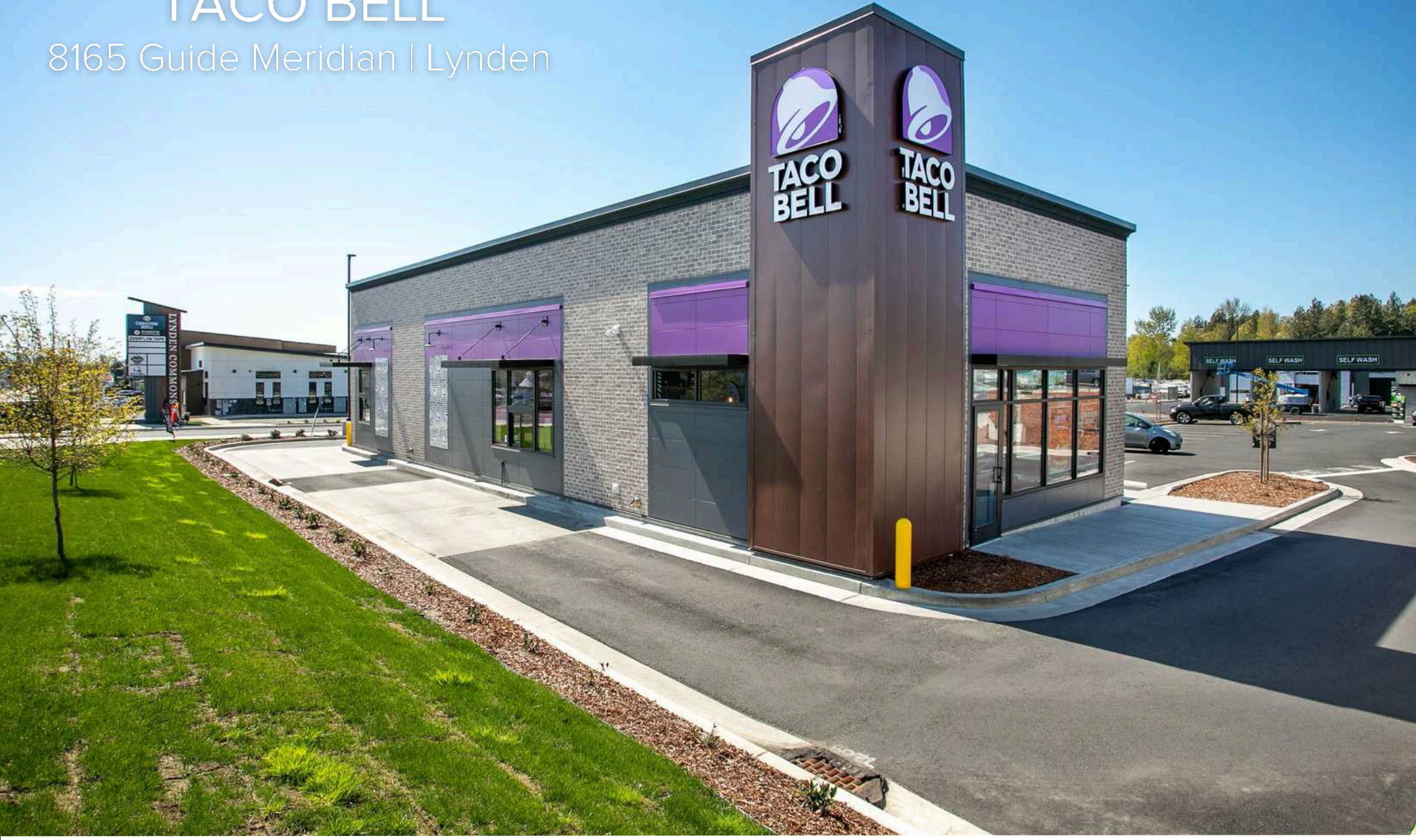


# OFFERING MEMORANDUM

## TACO BELL

8165 Guide Meridian | Lynden



EXCLUSIVELY LISTED BY:

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## 01. EXECUTIVE SUMMARY



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# TACO BELL

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### Investment Highlights

- Brand-New Construction Taco Bell - 25-year Ground Lease with six five-year Options
- 10% rent increases every 5 years provide a hedge against inflation
- No landlord management making this an ideal opportunity for a local or out-of-area investor
- Located in Washington, an income tax free state
- Leased to Pacific Bells, a successful franchisee of the Taco Bell Corporation, operating more than 271 restaurants in 9 states
- Site features a dedicated future expansion option for a double drive-thru for added service volume with population growth
- Excellent Access / Visibility – located along the frontage of State Route 539, (Guide Meridian Rd) a highly trafficked north-south retail corridor with approximately 20,000+ vehicles per day
- Taco Bell is situated on an outparcel of a new 66 room Cobblestone Hotel, in rapidly growing Northwest Washington town of Lynden WA
- Surrounded by various national retail users provide a steady flow of retail traffic that will grow as the area expands

**Offered at: \$2,125,000**





### OFFERING

Price:	\$2,125,000
Net Operating Income:	\$85,000
Cap Rate:	4%
Tenant:	Taco Bell
Lease Term:	25 Years
Rent Terms:	10% Increase Every 5yrs



### PROPERTY SPECIFICATIONS

Land Area:	.79 Acres
Property Address:	8165 Guide Meridian
Year Built:	2023
Parcel Number:	400224540093





# TACO BELL

8165 GUIDE MERIDIAN, LYNDEN



NEARBY RETAILERS



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## 02. AREA DEMOGRAPHICS



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### Demographics

#### Location Facts & Demographics

IA 98264

CITY, STATE

**Lynden, WA**

POPULATION

**17,079**

AVG. HHSIZE

**2.82**

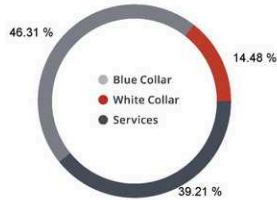
MEDIAN HH INCOME

**\$54,914**

HOME OWNERSHIP

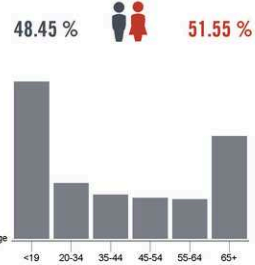
Renters: **1,879**  
Owners: **4,445**

EMPLOYMENT



47.10% Employed  
0.90% Unemployed

GENDER & AGE



RACE & ETHNICITY

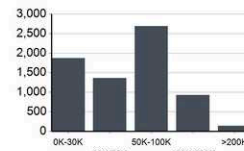
White: **84.90%**  
Asian: **0.45%**  
Native American: **0.10%**  
Pacific Islanders: **0.13%**  
African-American: **0.13%**  
Hispanic: **9.11%**  
Two or More Races: **5.17%**

EDUCATION

High School Grad: **32.50%**  
Some College: **23.66%**  
Associates: **4.94%**  
Bachelors: **25.17%**

Catylist Research

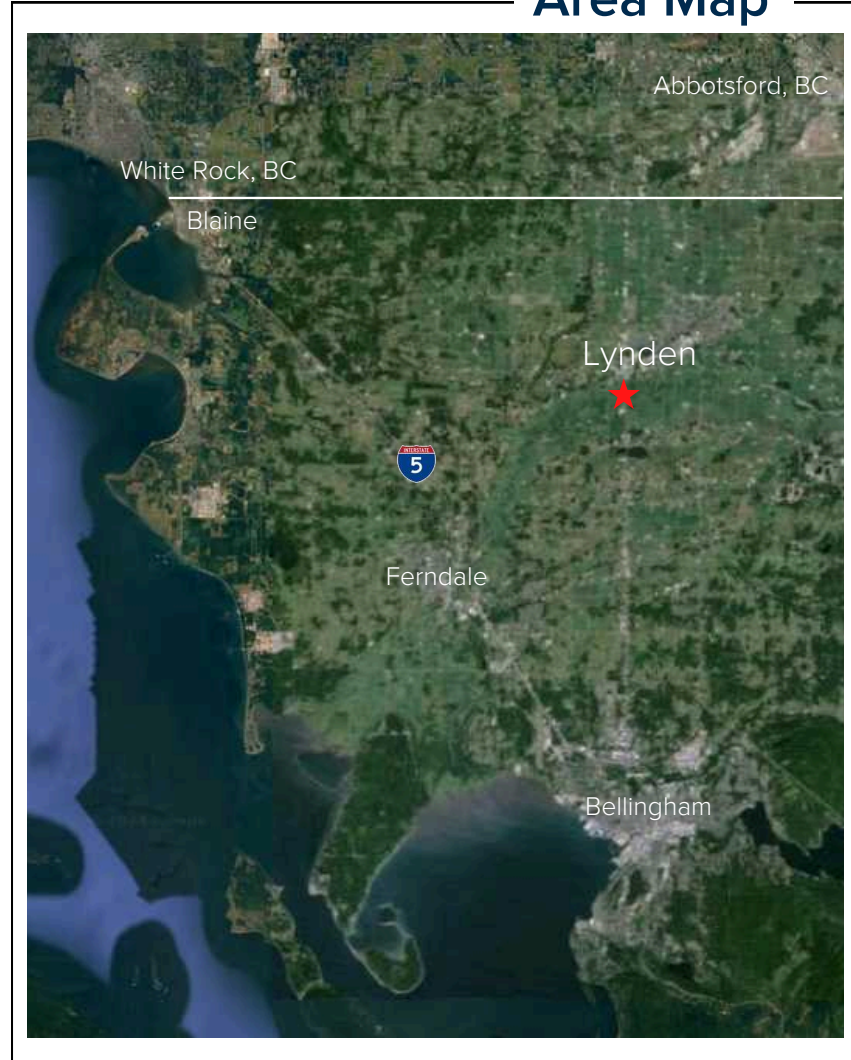
INCOME BY HOUSEHOLD



HH SPENDING



### Area Map



## Lynden Overview

Located just 5 miles south of the Canadian border and 15 miles north of Bellingham, the charming city of Lynden, WA sits nestled in the heart of Whatcom County's farmland. Founded in the 1870's by Dutch settlers, the town reflects its Dutch roots (with many citizens still speaking Dutch), with a modern flare that has attracted a new generation to its charm. Winner of the 2016 "America's Main Streets" competition, Lynden is dedicated to that "small town" feeling, with a community that supports the local economy.

Throughout the year, this community comes together to celebrate authentic festivals and events that showcase their heritage, like the Northwest Raspberry Festival and the Farmers Day Parade. The biggest event of them all is the Northwest Washington Fair that is held annually in August, attracting an average of over 200,000 people to the small town.







## Centrally Located

This property is located between the major cities of Vancouver B.C. and Seattle, WA. With the proximity to both of these cities, the potential for tourism to come to this location is unmatched.

### Vancouver B.C.

With its scenic views, mild climate, and friendly people, Vancouver is known around the world as both a popular tourist attraction and one of the best places to live.

Vancouver is also one of the most ethnically and linguistically diverse cities in Canada with 52 percent of the population speaking a first language other than English.

### Seattle

Seattle's laid-back attitude and diverse neighborhoods more than make up for its consistently cloudy weather. Plus, it's home to some of the country's best coffee and a thriving arts scene, plenty of history, culture and – when the weather permits – some exciting outdoor activities.

Surrounded by water (and resting between Puget Sound and Lake Washington), the city's favorite outdoor pursuits include kayaking, hiking, camping and whale watching.