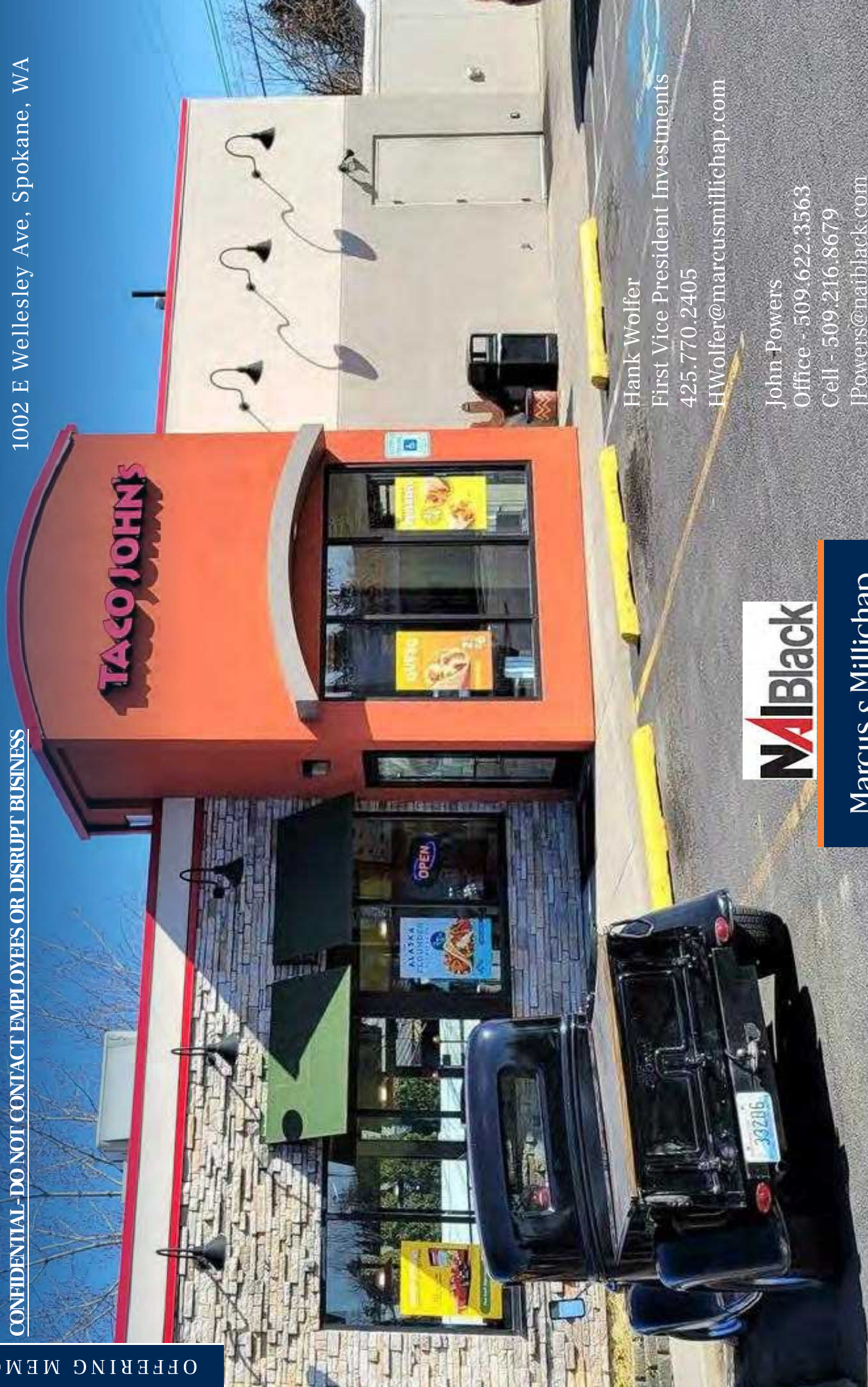


Taco John's - Highly Profitable Business and Real Estate (Seller Financing Available - See Agents)

CONFIDENTIAL-DO NOT CONTACT EMPLOYEES OR DISRUPT BUSINESS

1002 E Wellesley Ave, Spokane, WA



Hank Wolfer
First Vice President Investments
425.770.2405
HWolfer@marcusmillichap.com

John Powers
Office - 509.622.3563
Cell - 509.216.8679
JPowers@narblack.com



Marcus & Millichap

OFFERING SUMMARY BUSINESS + REAL ESTATE FOR SALE:

CONFIDENTIAL- DO NOT CONTACT EMPLOYEES OR DISRUPT BUSINESS!!

		
Total List Price \$1,600,000	2023 Store Sales \$1,327,371	2023 EBITDA \$100,915

FINANCIAL

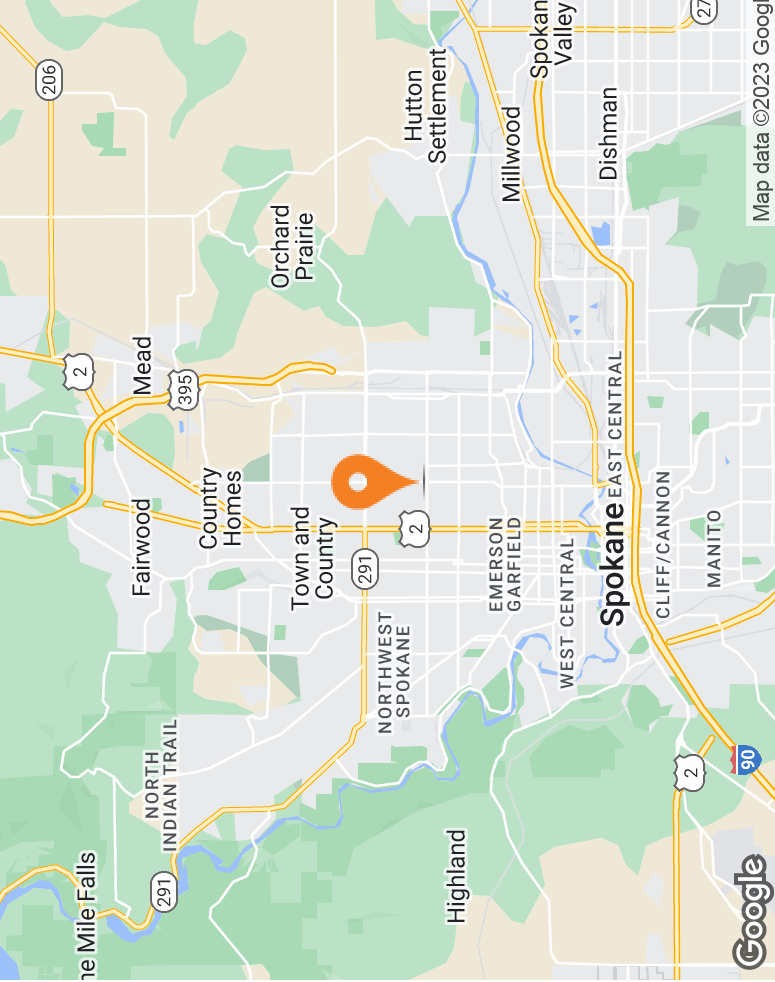
Listing Price \$1,600,000

OPERATIONAL

Rentable SF 1,697 SF
 Lot Size 0.26 Acres (11,325 SF)
 Year Built 2007

Underwriting Summary:

Taco John's Real Estate	
Gross Sales	\$1,327,371.00
Rent/Sales Ratio	7%
Annual Rent	\$92,916
Cap Rate	7.00%
Real Estate Value	\$1,327,371
EBITDA	\$100,915
Multiple Factor	3
Value of Business	\$302,745



TACO JOHN'S (BUSINESS AND REAL ESTATE)

1002 E Wellesley Ave, Spokane, WA 99207

INVESTMENT OVERVIEW

Marcus & Millichap is proud to offer for sale the only Taco John's location in Spokane. The offering includes both the business enterprise value and the underlying fee simple real estate. The drive thru building was built in 2007 and is approximately 1,697 square feet and sits on a 0.26 acre parcel of land. The current operator has owned and managed this location since 2002.

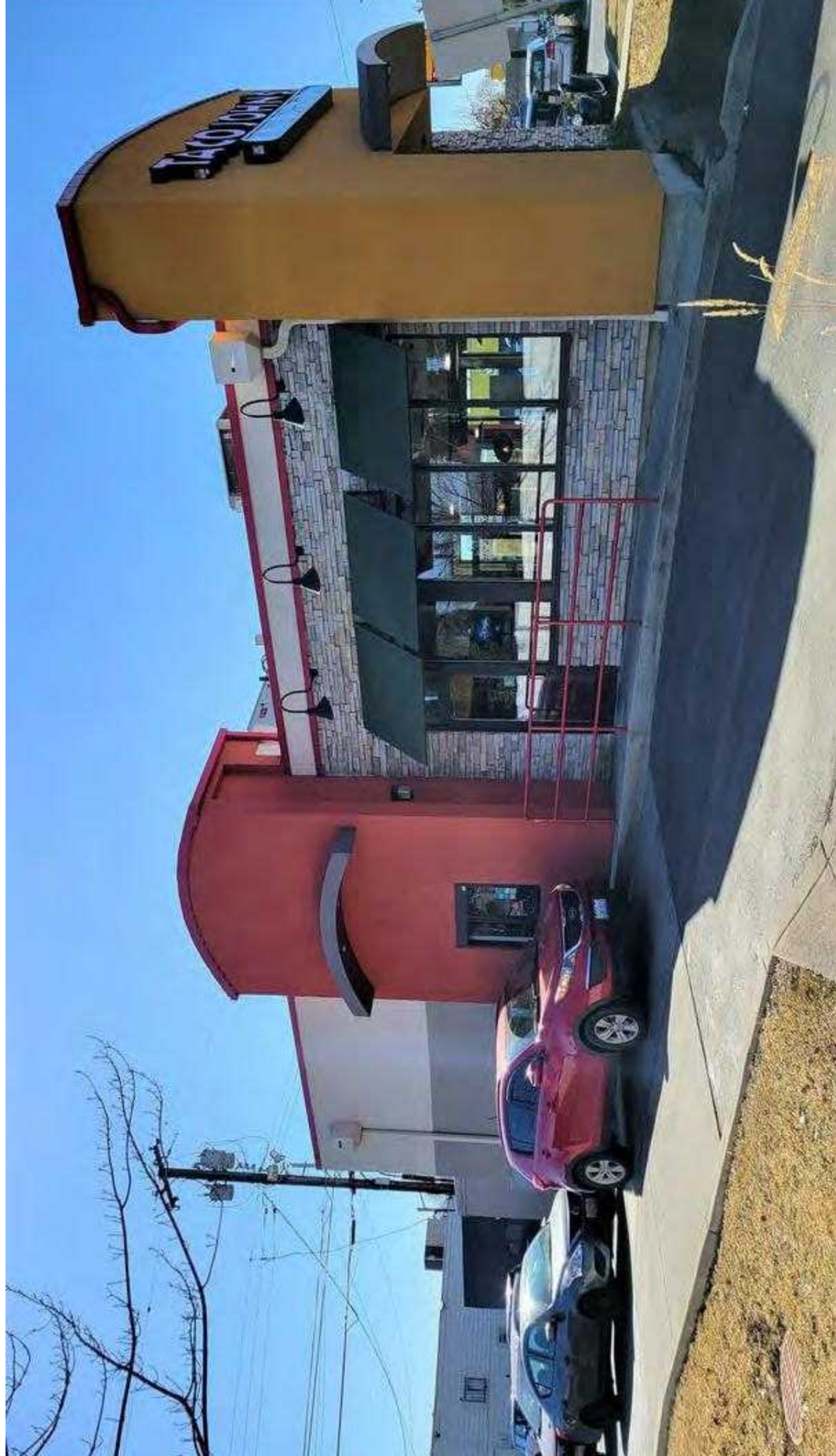
In 2007 the property was demolished and the existing building was constructed from the ground up.

The Spokane store has a long history of strong store performance and a trend of year over year store ~~sal~~growth. See listing agent for more information upon signing a non-disclosure agreement. The store is ideally located at the signalized intersection of East Wellesley Avenue and North Nevada Street which is just a few blocks east of North Division Street which is the main north-south thoroughfare through Spokane.

INVESTMENT HIGHLIGHTS

- **Rare Opportunity to Purchase the Highly Profitable and Only Taco John's in Spokane**
- **SELLER FINANCING AVAILABLE - SEE AGENTS FOR TERMS**
- **First Time Available in 20+ Years - Current Operator Retiring and Has Owned Since 2002**
- **Strong Financials and History of Sales Growth - Store Sales Increased \$107,000+ in 2023**
- **Property Was Demolished and Built Brand New in 2007**
- **Taco John's Has Nearly 400 Restaurants in 23 States Across the United States**











BRAND HIGHLIGHTS

- Nearly 400 Restaurants in 23 States Nationally
- 60% Drive-Thru Business Helps Keep Drive Down Costs
- Growing Industry - 5.3% Growth in Mexican QSR Last Year
- \$62 Billion Dollar Mexican Restaurant Industry

TENANT OVERVIEW

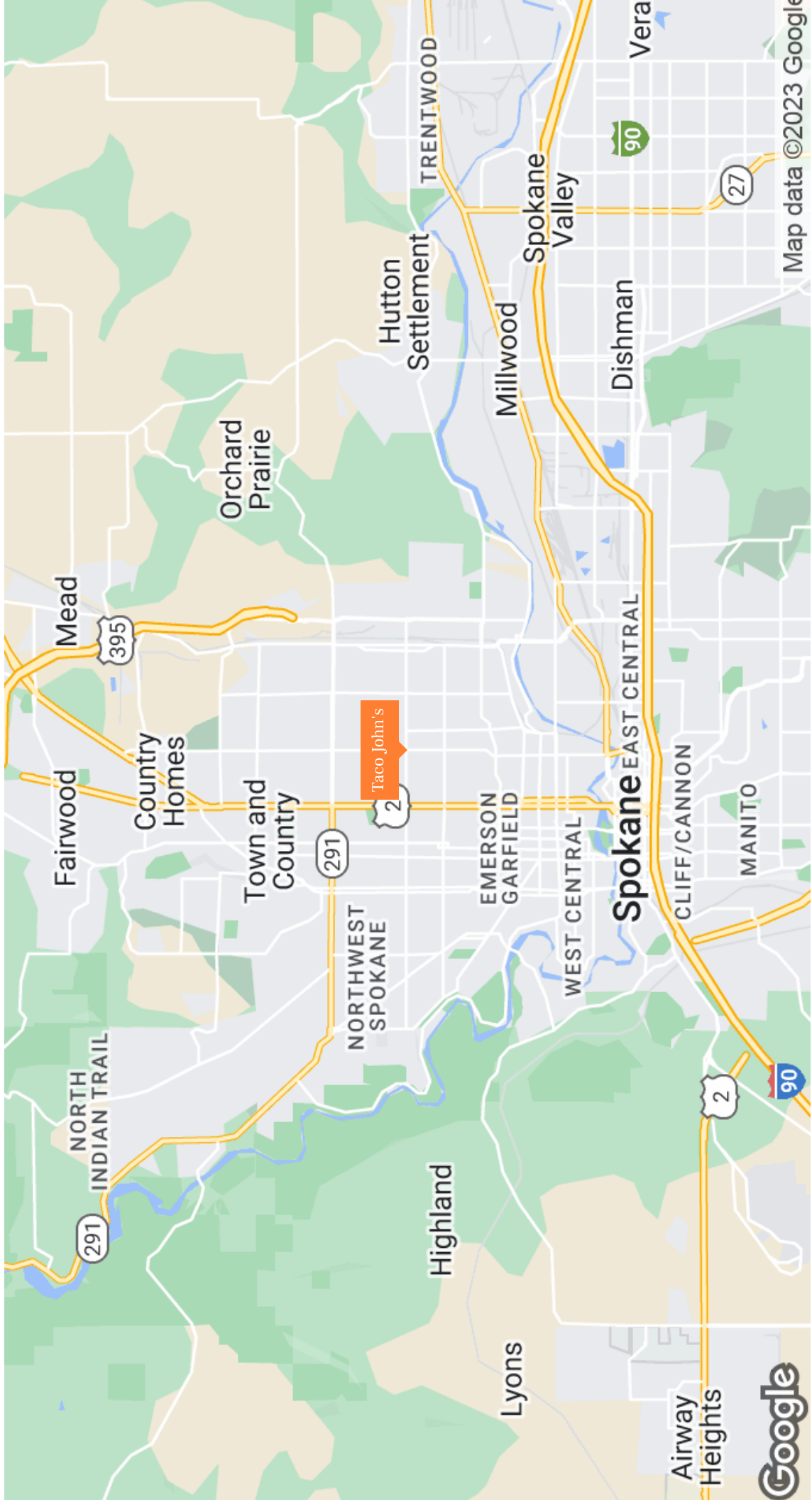
Company:	Taco John's
Founded:	1969
Locations:	375+
Headquarters:	Cheyenne, Wyoming
Website:	https://tacojohns.com/

TACO JOHN'S HISTORY

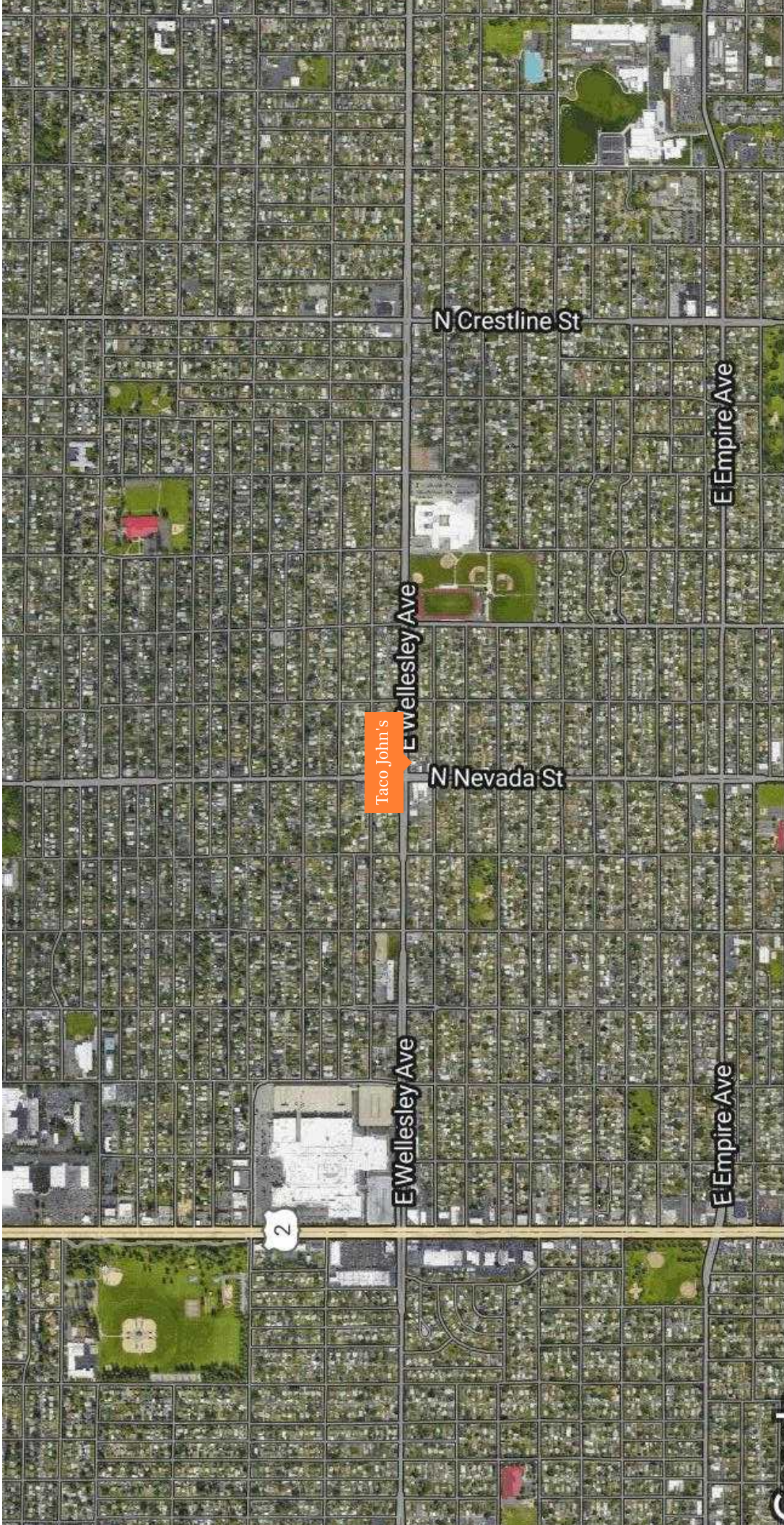
Starting as a small taco stand in Cheyenne, WY back in 1969, our one-of-a-kind tacos and other bold flavors were an instant hit in the community. Two local businessmen wanted to share these unique flavors with the world. So, they purchased the franchise rights in 1969 and named the restaurant after the man who started it all - John. Ever since that very first taco stand, Taco John's® has been all about bringing the flavor. From handmade salsas and classic Crispy Tacos with freshly-made shells to our signature Potato Olés®, we know how to Olé The Day.

Today, Taco John's® operates and franchises nearly 400 restaurants in 23 states - making it one of the largest Mexican quick-service restaurant brands in America.

Taco John's (Business And RE) // REGIONAL MAP



LOCAL MAP // Taco John's (Business And RE)



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Taco John's (Business And RE) // RETAILER MAP

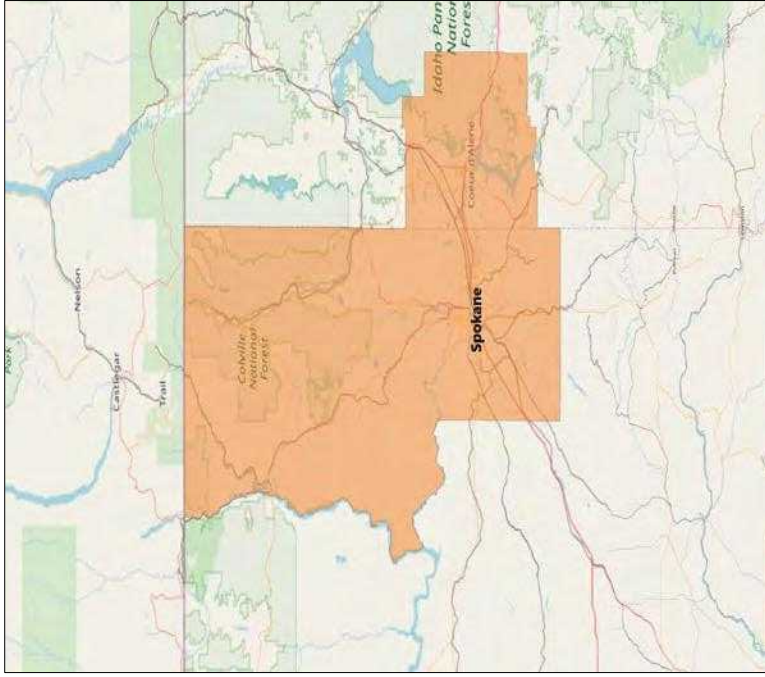


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MARKET OVERVIEW // Taco John's (Business And RE)

SPOKANE

Well connected via highways, air, rail, utilities and fiber, Spokane serves as the regional hub of eastern Washington. The infrastructure network provides a diverse economic foundation for the metro, which consists of Spokane, Stevens and Pend Oreille counties in Washington, as well as Kootenai County in Idaho. Spokane is 280 miles east of Seattle and 200 miles west of Missoula, Montana, along Interstate 90. A large portion of the region is covered by mountains, lakes and rivers, providing a variety of outdoor activities and scenic views.



METRO HIGHLIGHTS



DIVERSIFYING ECONOMY

The region is moving away from a natural resources and agriculture-oriented economy to one that is more service and technologically based.



POPULATION GROWTH

The rate of population growth outpaces that of the nation, as a favorable climate, jobs, outdoor activities and cultural amenities attract new residents, including many retirees.



INSTITUTIONS OF HIGHER LEARNING

Washington State University Spokane, Eastern Washington University, Gonzaga University and Community Colleges of Spokane are among the schools contributing to an educated and skilled workforce.

ECONOMY

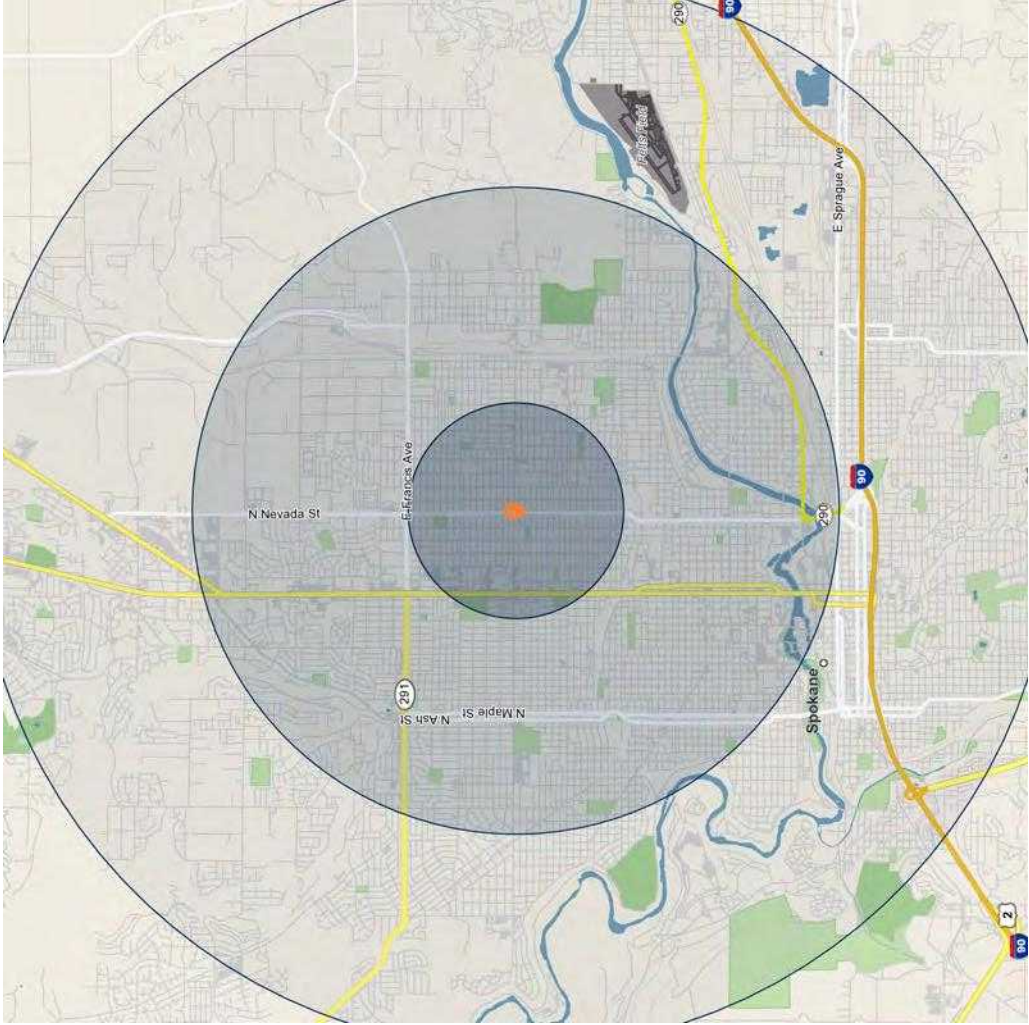
- Fairchild Air Force Base is located 13 miles southwest of the city of Spokane and has a significant impact on the local economy. More than 11,000 personnel are stationed at the base, which is home to the 92nd Air Refueling Wing.
- Many companies represent the expanding health care and health sciences sector, including Providence Health & Services, MultiCare Health System, GenPrime, Inc., Jubilant HollisterStier, Inland Imaging and Incyte Diagnostics.
- Additional public employers with more than 1,000 workers include Northern Quest Resort & Casino, Walmart, URM Stores, Avista, Gonzaga University and Alortica.

DEMOGRAPHICS



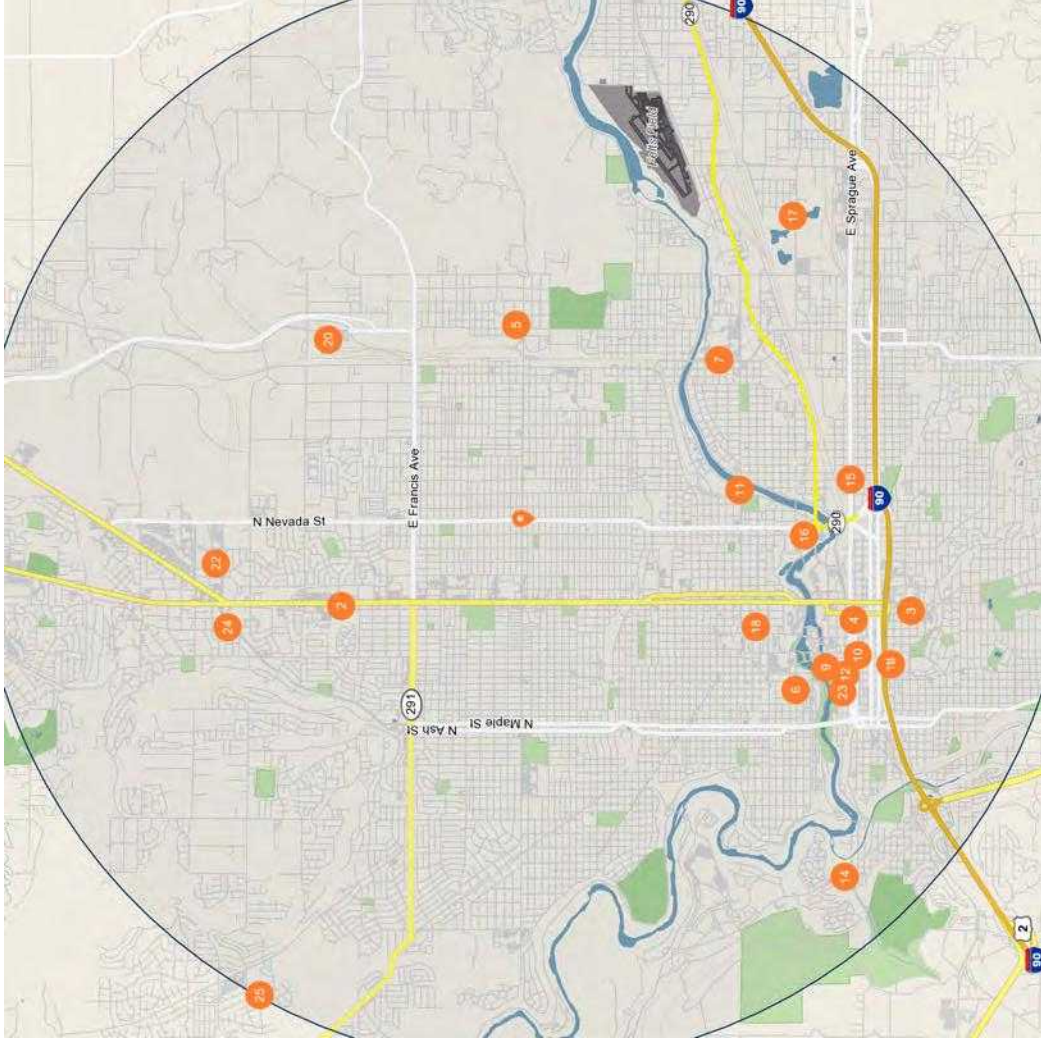
* Forecast
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Taco John's (Business And RE) // DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
POPULATION			
2027 Projection	22,019	122,411	234,758
2022 Estimate	21,652	119,408	226,660
2010 Census	21,050	112,678	208,768
2000 Census	20,696	107,261	196,759
HOUSEHOLD INCOME			
Average	\$49,665	\$55,551	\$68,307
Median	\$40,391	\$42,968	\$48,761
Per Capita	\$19,750	\$23,741	\$29,306
HOUSEHOLDS			
2027 Projection	8,748	50,809	98,791
2022 Estimate	8,579	49,289	94,917
2010 Census	8,116	45,593	85,986
2000 Census	8,131	43,616	81,805
HOUSING			
Median Home Value	\$139,390	\$172,984	\$243,243
EMPLOYMENT			
2022 Daytime Population	17,950	136,003	281,852
2022 Unemployment	5.53%	6.16%	5.64%
Average Time Traveled (Minutes)	24	22	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	32.77%	28.52%	24.18%
Some College (13-15)	28.23%	28.57%	27.30%
Associate Degree Only	12.88%	12.86%	12.45%
Bachelor's Degree Only	9.52%	14.00%	17.63%
Graduate Degree	3.65%	5.72%	10.08%

DEMOGRAPHICS // Taco John's (Business And RE)



	Major Employers	Employees
1	Empire Health Centers Group-Deaconess Medical Center	2,020
2	Glacier Bancorp Inc	1,875
3	Providence Hlth Svcs-Wshington-Providence Sacred Heart Med Ctr C	1,800
4	National Railroad Pass Corp-Amtrak	1,722
5	Strata Inc-Strata Construction	1,545
6	County of Spokane	1,440
7	Washington State Comm College-Spokane Community College	1,387
8	Multicare Health System-Multicare Deaconess Hospital	1,300
9	City of Spokane-ADMINISTRATION OFFICE	1,183
10	Clearwater Paper Corporation	900
11	Avista Corporation-AVISTA	900
12	Boeing Company-Boeing	896
13	Deaconess Medical Center	888
14	Washington State Cmnty Cllege-Spokane Falls Cmnty College	863
15	Stahlbush Island Farms Inc	749
16	Gonzaga University-Law School	714
17	Central Pre-Mix Concrete Co	700
18	Cisco Systems Inc-Cisco Systems	622
19	Avista Utilities Inc-Avista Utilities	600
20	Urn Stores Inc	550
21	Social Hlth Svcs Wash State De-Lakeland Village	540
22	Walmart Inc-Walmart	540
23	Engie Insight Services Inc-Engie Impact	530
24	Rockwood Clinic PS-Rockwood Clinic	518
25	Gastronomy Inc-Market Street Grill	510

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Activity ID #ZAE0110082

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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.

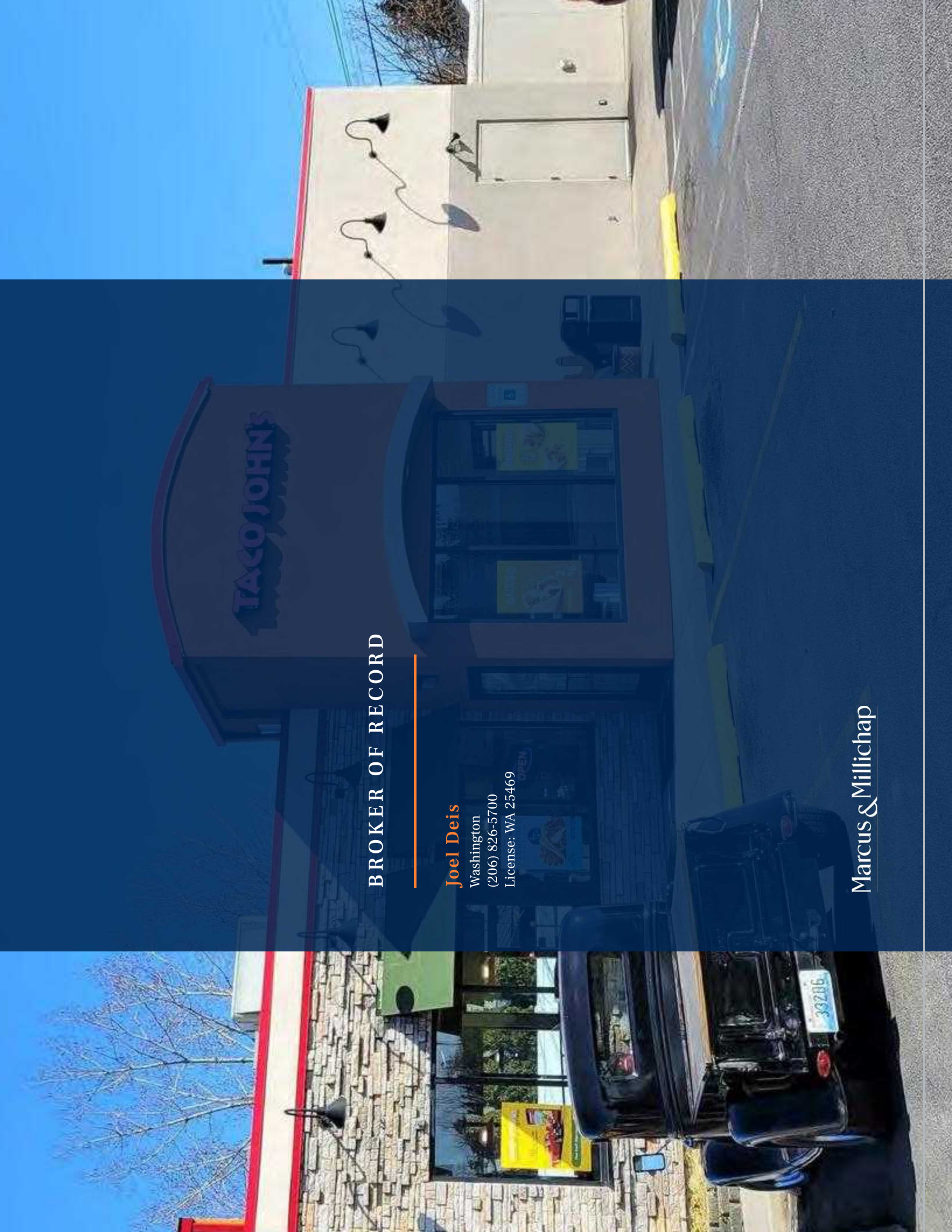
Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

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.

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marcusmillichap.com



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Joel Deis

Washington
(206) 826-5700
License: WA 25469

Marcus & Millichap