



Denny's
 1015 Spur 350 West
 Euless, Texas 76039
 Store # 7881



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Price: \$1,678,322

Investment Summary

CAP Rate:	7.15%
Lessee:	Continental Foods Inc. (19 Units)
Building Size:	5,432 square feet
Land Area:	52,475 square feet
NOI:	\$120,000
Number of Seats:	163
Lease Expiration:	15+ Years - June 21, 2027
Lease Options:	4 Five Year Options
Increases:	10% every 5 years including options
Lease Type:	Absolute NNN lease Zero Landlord Responsibilities

Investment Highlights

- Experienced Operator 52 Units (19 Units in this entity)
- Sale-Leaseback
- 2nd Largest Denny's Franchisee
- Franchisee Also Operates 74 Burger King Locations
- Denny's Franchisee of the year 2006 & 2007
- In-fill location across from first euless church
- Adjacent to Starbucks and Nearby Microtel Inn & Suites
- 2010 Sales: \$1,160,726

Site Photo



Area Information:

This Denny's site is located southeast of Airport Fwy (183) and Industrial Blvd. The site is just West of a Quality Inn & Microtel Inns & Suites. Adjacent to the East is Starbucks, and adjacent to the South is Office Depot. The Home Depot lies just to the South of the property and Ross is across the Street. On the north-side of the Airport Freeway lies First Euless Church

City Information

Euless also known as "Tree City USA" is a city in Tarrant County, Texas, and a suburb of Fort Worth. Euless is part of the Mid-Cities between Dallas and Fort Worth. The population was 51,226 in a 2005 census estimate.

The southwestern portion of Dallas/Fort Worth International Airport, which serves the cities of Dallas and Fort Worth, is inside the city limits of Euless.

The Dallas-Fort Worth Metropolitan Area is the fourth largest in the United States and the largest land-locked metropolitan area in the United States. Divided between Collin, Dallas, Denton, Kaufman, and Rockwall counties, the city had a 2010 population of approximately 1.2 million, according to the United States Census Bureau. The city is the largest economic center of the 12-county Dallas Fort Worth Arlington metropolitan area that according to the March 2010 U.S. Census Bureau release, had a population of roughly 6.6 million as of July 2010. The metropolitan area is the largest metropolitan area in the South and fourth-largest metropolitan area in the United States.



Retail Investment Group, LLC
 9304 E. Raintree Drive Suite 120
 Scottsdale, AZ 85260
 Phone 480.429.4580
 Fax 480.452.1820

Steven I Davis
 Managing Member
 steven@retail1031.com

Scott A Hintze
 Associate
 scott@retail1031.com



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