



Denny's | NNN Investment
 408 Westchase Drive
 Grand Prairie, TX 75052
 Store # 6782



Price: \$1,659,860

Investment Summary

CAP Rate:	7.15%
Lessee:	Continental Foods Inc. (19 Units)
Building Size:	5,241 square feet
Land Area:	58,113 square feet
Number of Seats:	168
NOI:	\$118,680
Lease Expiration:	18+ Years - October 13, 2030
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
- Freeway location with excellent signage visibility
- 2010 Sales: \$1,093,137

Site Photo



Area Information:

This Denny's site is located on Westchase Dr. just South of Interstate 20 and S. Carrier Parkway. The property is just North of a Regal Entertainment Group Theatre and CVS Pharmacy. Grand Prairie is a city in Dallas, Ellis, and Tarrant counties in the U.S. state of Texas and is a part of the Mid-Cities region in the Dallas-Fort Worth metroplex. Grand Prairie is a suburb of both Dallas and Fort Worth and had a population of 175,396 at the 2010 census.



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