ARBY'S

594 NORTH OVERLAND AVENUE, BURLEY, ID 83318

OFFERING MEMORANDUM

Marcus & Millichap


84
Arby's
TRACTOR SUPPLY CO
TSC
CAL Ranch
Walmart Supercenter
ROSS DRESS FOR LESS
Love's
84
CHRYSLER
Jeep
GMC
enterprise
RAM
DODGE
KFC
O'Reilly AUTO PARTS
ICCU
CHEVROLET
BURLEY MUNICIPAL AIRPORT
SNAKE RIVER
30
CSI
COLLEGE OF SOUTHERN IDAHO
MINI-CASSIA CENTER
INTERMOUNTAIN HEALTH CASSIA REGIONAL HOSPITAL
Smith's
Stokes FRESH FOOD MARKET
Ford
AutoZone
SUBWAY
EPICRIDE
ACE Hardware
DOLLAR TREE
N

Executive Summary

594 North Overland Avenue, Burley, ID 83318

FINANCIAL SUMMARY

Price	**$1,284,000**
Cap Rate	5.0%
Building Size	2,302 SF
Net Cash Flow	5.0% $64,200
Year Built / Renovated	1990 / 2022
Lot Size	0.678 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Home Run Restaurant Group, Inc.
Guarantor	Sean Cosper, CEO of Home Run Restaurant Group, Inc. (18 Location Operator)
Lease Commencement Date	November 1, 2016
Lease Expiration Date	November 1, 2039
Lease Term	13+ Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/31/2026 – 11/1/2031	$64,200	5.00%
10/31/2031 – 11/1/2036	$69,000	5.37%
10/31/2036 – 11/1/2039	$72,000	5.61%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (10/31/2039 – 11/1/2044)	$79,200	6.17%
Option 2 (10/31/2044 – 11/1/2049)	$87,120	6.79%

Base Rent	**$64,200**
Net Operating Income	**$64,200**
Total Return	**5.0% $64,200**


CHRYSLER
Jeep
GMC
RAM
enterprise
KFC
DODGE
O'Reilly AUTO PARTS
ICCU
CAL Ranch
STEAKHOUSE
Walmart Supercenter
McDonald's
DENTIST
8,700 CPD
400 SOUTH ROAD
Jack in the box
ULTA BEAUTY
SHOE DEPT. ENCORE
Domino's
ROSS
RIVERGATE CROSSING
BURGER KING
TSC TRACTOR SUPPLY CO
Jimmy John's
Jersey Mike's SUBS
PANDA EXPRESS CHINESE KITCHEN
Denny's
Arby's
84
21,455 CPD
OVERLAND AVENUE
EL CAPORAL
TACO BELL
N


Holiday Inn
AN IHG HOTEL
The Dutch Goat
Trading Company
Aaron's
maurices
BIG DEAL OUTLET
DOLLAR TREE
ULTA BEAUTY
SHOE DEPT.
ENCORE
Domino's
ROSS
RIVERGATE CROSSING
Sinclair
SHERWIN WILLIAMS.
MAVERIK
TACO BELL
EL CAPORAL
Wendy's
Denny's
84
21,455 CPD
OVERLAND AVENUE
JIMMY JOHN'S
Arby's
N

Property Description

INVESTMENT HIGHLIGHTS

- **13+ Years Remaining on Absolute NNN Lease - 2022 Renovation**
- Rental Increases Every Five Years with Multiple Renewal Options
- **Lease is Guaranteed by Sean Cosper, CEO of Home Run Restaurant Group, Inc., Who Currently Operates 18 Locations Throughout Utah, Idaho and Nevada**
- Accessible by 30,155 CPD at the Intersection of Overland Avenue and 400 South Road
- **Households Projected to Increase +6% in 5 Years Within a 1-Mile Radius**
- Surrounded by Local and National Tenants Including Walmart Supercenter, CAL Ranch, Ross, Tractor Supply, and More
- **Situated Less Than a 10 Minute Drive From Burley Municipal Airport, Intermountain Health, Cassia Regional Hospital, and College of Southern Idaho Mini-Cassia Center**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	1,250	18,998	26,030
2025 Estimate	1,191	18,247	24,964
Growth 2025 - 2030	5.03%	4.11%	4.27%
Households			
2030 Projections	485	6,965	9,484
2025 Estimate	457	6,637	9,032
Growth 2025 - 2030	6.01%	4.94%	5.00%
Income			
2025 Est. Average Household Income	$93,030	$78,192	$83,143
2025 Est. Median Household Income	$81,453	$66,128	$70,084

Tenant Overview

1964
Founded

ATLANTA, GA
Headquarters

3,500+
Locations

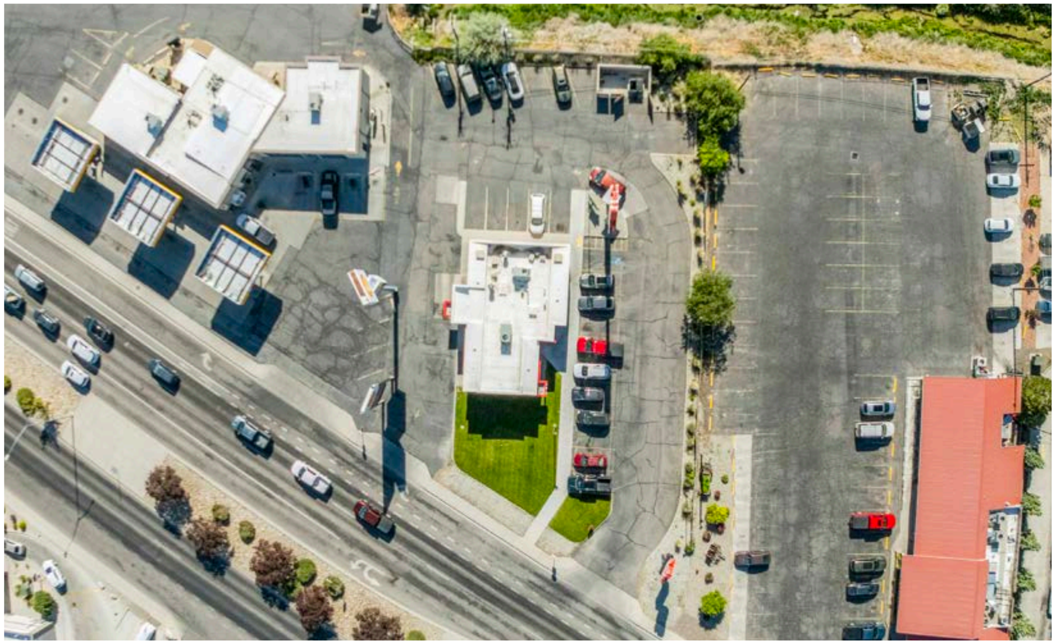
ARBYS.COM
Website

INSPIRE BRANDS /
ARBY'S RESTAURANT GROUP, INC.
Parent Company / Franchisor

The Arby's brand purpose is "Inspiring Smiles Through Delightful Experiences." Arby's delivers on its purpose by celebrating the art of Meatcraft with a variety of high quality proteins and innovative, craveable sides, such as Curly Fries and Jamocha shakes. Arby's Fast crafted restaurant services feature a unique blend of quick serve speed combined with the quality and made for you care of fast casual. Arby's Restaurant Group, Inc. is the franchisor of the Arby's Brand and is part of the Inspire Brands family of restaurants headquartered in Atlanta, GA. Arby's, founded in 1964, is the second largest sandwich restaurant brand in the world with more than 3,500 restaurants in nine countries.

Inspire Brands was founded following Arby's acquisition of Buffalo Wild Wings and Rusty Taco, launching the company's vision of bringing together a portfolio of distinct, highly-valued brands. The company operates 4,600+ restaurants globally.

Property Photos



Location Overview

3 Miles
to College of Southern Idaho

4 Miles
to Burley Municipal Airport

38 Miles
to Twin Falls, Idaho

78 Miles
to Pocatello, Idaho

Burley is a small city of about 12,000 residents in south-central Idaho, but its influence extends well beyond its city limits. It serves as the primary commercial and service center for the Mini-Cassia region, which includes Rupert and the surrounding communities of Cassia County and Minidoka County. Together, this broader trade area contains roughly 35,000–40,000 people who rely on Burley for many everyday needs, including groceries, healthcare, restaurants, banking, auto services, and retail shopping.

Although Burley is not part of a major metropolitan area, it is the center of the Burley Micropolitan Statistical Area. The city functions as a regional hub for eastern Idaho's Magic Valley, a larger area that includes communities such as Twin Falls, Jerome, and Gooding. While Twin Falls is the largest city in the region and serves as the dominant center for major shopping, entertainment, and specialized medical services, Burley remains an important economic anchor in its own right rather than simply functioning as a suburb or bedroom community.

One of Burley's advantages is its location. The city sits along Interstate 84 and is approximately 40 miles from Twin Falls, about 80 miles from Pocatello, roughly 125 miles from Idaho Falls, around 160 miles from Boise, and about 183 miles from Salt Lake City. These distances make it relatively easy for residents to access larger urban centers while still enjoying a smaller-town environment and lower cost of living.

Economically, Burley is closely tied to agriculture, food processing, transportation, manufacturing, and related industries. The surrounding region is known for potato production, dairy farming, sugar beets, and other agricultural activities.

[exclusively listed by]

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