

14 YEARS REMAINING



TACO BELL

632 N OVERLAND AVE | BURLEY, ID

\$3,590,000 | 5.75% CAP



BANG
REALTY

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DEAL SUMMARY



TACO BELL

Address

632 N. Overland Ave
Burley, ID 83318

Asking Price

\$3,590,000

Cap Rate

5.75%

Annual Rent

\$206,346

Lease Term

Corporate

Year Built

2015

Rent Increases

10% Every 5 Years



LEASE SUMMARY

Tenant	Taco Bell
Lease Guarantor	ES-O-EN Management LLC (36+ Units)
Address	632 N Overland Ave Burley, ID 83318
Lease Structure	NN+
Lease Commencement	7/1/2015
Lease Expiration	6/30/2040
Building Size	2,664 SF
Lot Size	0.73 AC
Landlord Responsibilities	Structure & Roof (Capital Repairs & Replacements)
Tenant Responsibilities	Roof Maintenance & Repair, Lot, HVAC, Taxes, Insurance, Utilities
Year Built	2015
Rent Increases	10% Every 5 Years
Renewal Options	Four, 5-Year Options



INVESTMENT HIGHLIGHTS

LONG TERM LEASE REMAINING | CONTRACTUAL RENT ESCALATIONS

The lease offers 15 years of remaining primary term, providing investors with long-term income security and predictable cash flow. The lease includes scheduled 10% rent escalations every 5 years, serving as a hedge against inflation.

Globally Recognized Brand

Taco Bell is one of the most globally recognized quick-service-restaurant brands with over 8,000 stores worldwide and one of the leaders in the fast-food industry.

Strategic Location on Burley's Main Commercial Corridor

Situated on Overland Avenue (US-30) – Burley's primary retail artery – the property enjoys high visibility and strong daily traffic counts. Neighboring national retailers include Walmart Supercenter, Walgreens, McDonald's, and Albertsons, drawing consistent consumer traffic to the area.

Modern Construction with Drive-Thru

The building features modern construction with a drive-thru, a critical amenity in today's QSR landscape, enhancing customer convenience and boosting sales performance.

Regional Hub | Growing Market

The subject property has direct access to I-84, attracting both local and interstate commuting traffic. Burley serves as a regional hub for southern Idaho. The trade area shows steady population growth (1.4% Annually) and strong average household incomes (\$95,000+ in a 1-mile radius), supporting long-term retail performance.

Strong Operator | 36+ Taco Bell Locations

The Taco Bell site is operated by ES-O-EN Management, a proven and experienced Taco Bell franchisee with a portfolio of 36+ locations and over 1,000 employees, demonstrating strong operational performance and financial stability across multiple markets.



TENANT PROFILE



TACO BELL™

LIVE MAS!

Taco Bell was founded in 1962 in Downey, California, by Glen Bell, who opened his first restaurant after noticing the popularity of Mexican food in his community. The company started as a small taco stand, serving affordable and flavorful Mexican-inspired fast food to local customers. As the brand grew, Taco Bell expanded its menu to include tacos, burritos, nachos, and specialty items while focusing on quick service and bold flavors. Its innovative approach to fast-casual dining and consistent emphasis on value helped the company rapidly build a loyal customer base across the United States.

Today, Taco Bell operates **40,000+ locations across the U.S.** and more than **30 countries worldwide.** The brand is known for its creative menu offerings, limited-time promotions, and late-night appeal, often blending traditional Mexican flavors with American fast-food trends. Taco Bell continues to focus on innovation, convenience, and a fun, engaging brand experience, offering drive-thru, dine-in, and digital ordering options. Through continuous growth and a strong brand identity, Taco Bell has become one of the **most recognizable fast-food chains** globally, celebrated for its bold flavors and approachable menu.



WEBSITE	www.tacobell.com
HEADQUARTERS	Irvine, CA
FOUNDED IN	1962



NO. OF STORES
40,000+ Worldwide



LOCATED IN
51 States & Territories



OWNERSHIP
NYSE: "YUM"



TOTAL REVENUE
\$18.36B (2025)

FRANCHISEE PROFILE

NORTHWEST'S TRUSTED TACO BELL FRANCHISEE SINCE

Es-O-En Management LLC is a respected, family-owned Taco Bell franchisee headquartered in Meridian, Idaho. Established in 1969 by Stanley O. Nicolaysen, a retired California Highway Patrol officer with a passion for leadership and service, Es-O-En began with a single Taco Bell restaurant. Over the decades, the company has grown steadily and now operates 36 Taco Bell locations across Idaho, Oregon, and Utah.

With over 1,000 employees across the Northwest, Es-O-En places a high value on customer satisfaction and brand integrity. The leadership fosters a deep connection with the communities they serve, regularly participating in local initiatives and charitable events. Their dedication to ethical business practices and a people-first approach has made them a model Taco Bell franchisee. As the company looks to the future, Es-O-En remains committed to expanding its presence while maintaining the core values that have defined its success for over 50 years.

WEBSITE	www.esoen.com
HEADQUARTERS	Meridian, ID
FOUNDED IN	1969



NO. OF LOCATIONS
36+ & Growing



LOCATED IN
ID, OR, & UT



NO. OF EMPLOYEES
1,000+ & Growing



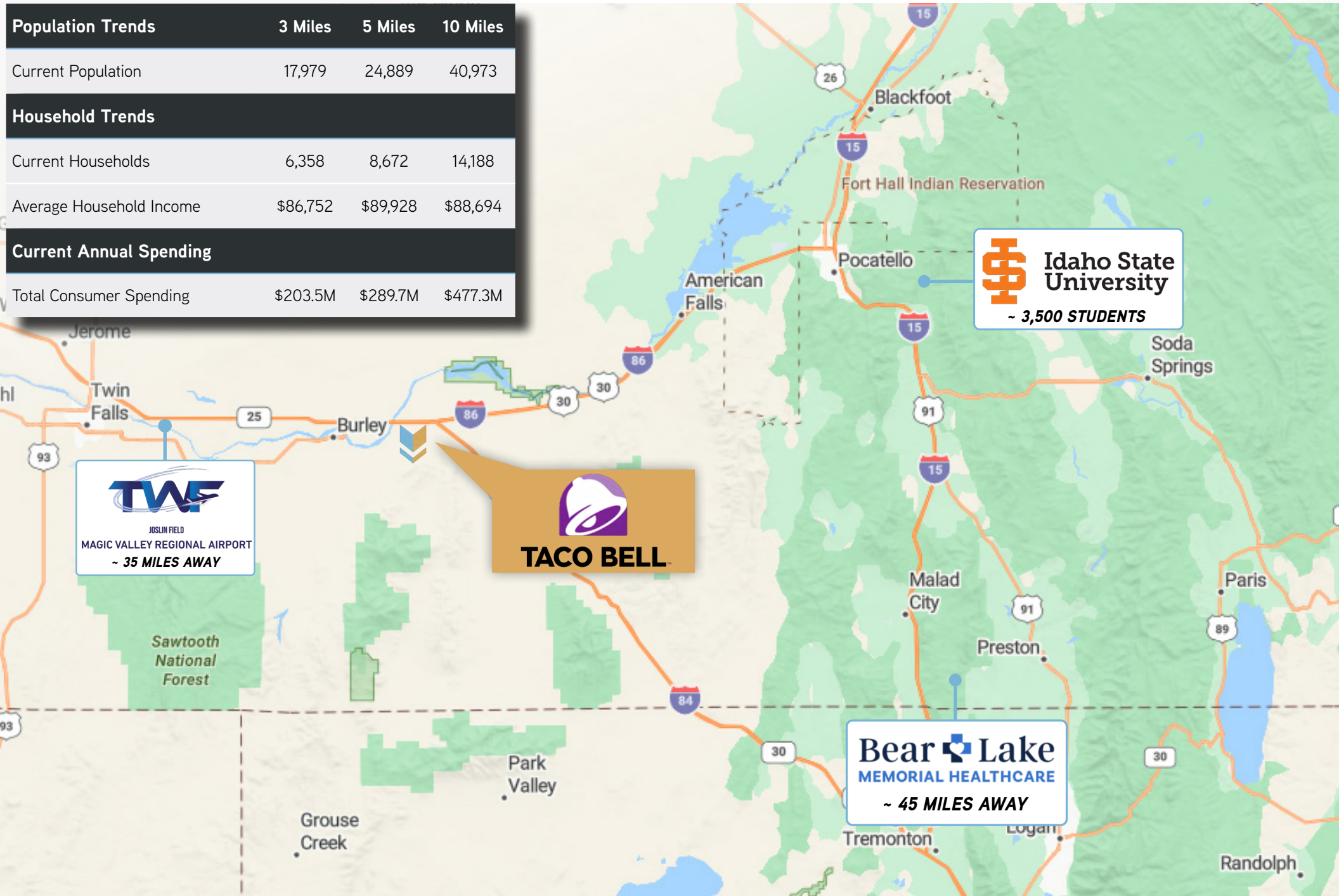
PROPERTY AERIAL



Hwy 27 - 16,109 VPD

DEMOGRAPHICS - Burley, ID

Population Trends	3 Miles	5 Miles	10 Miles
Current Population	17,979	24,889	40,973
Household Trends			
Current Households	6,358	8,672	14,188
Average Household Income	\$86,752	\$89,928	\$88,694
Current Annual Spending			
Total Consumer Spending	\$203.5M	\$289.7M	\$477.3M



LOCATION OVERVIEW - Burley, ID

Burley, Idaho is a growing agricultural and logistics hub in southern Idaho, offering a business-friendly environment and strong regional connectivity. With a population of around 11,000 in the city and over 50,000 in the broader Mini-Cassia area, Burley provides affordability, accessibility, and economic opportunity. Located along Interstate 84 and the Snake River, the city serves as a strategic link between key markets including Boise, Twin Falls, and Salt Lake City. Burley's economy is rooted in agriculture, food processing, manufacturing, and distribution, with major employers like Amalgamated Sugar Company and McCain Foods providing a skilled workforce and stable economic foundation.

Burley's infrastructure and community assets make it an ideal location for business expansion and investment. The city offers reliable transportation networks, proximity to regional airports, and ample industrial and commercial land. Local initiatives in downtown development, retail expansion, and community amenities are enhancing quality of life and attracting both talent and entrepreneurs. With its low cost of doing business, strong labor pool, and supportive regional partnerships, Burley continues to emerge as a key destination for companies seeking a central, efficient base in southern Idaho.

- **Prime Location:** Strategically positioned along the I-84 corridor, providing direct connectivity to major regional hubs including Boise and Salt Lake City, as well as broader access to the Intermountain West. This location supports efficient transportation, regional commerce, and long-term growth.
- **Strong Economy:** The local economy is anchored by major employers in agriculture and food processing, including Amalgamated Sugar Company and McCain Foods, providing stable employment and consistent economic activity throughout the region.
- **Logistics & Distribution:** Positioned along the Snake River corridor, the area benefits from strong logistical advantages, including access to key transportation routes that facilitate efficient distribution across the region.
- **Air Travel Access:** Convenient regional air service is available via Magic Valley Regional Airport and Burley Municipal Airport, supporting business travel, logistics, and accessibility for residents and visitors.





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EXCLUSIVELY PRESENTED BY:

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