

# ARBY'S

594 NORTH OVERLAND AVENUE, BURLEY, ID 83318



OFFERING MEMORANDUM

Marcus & Millichap



BURLEY MUNICIPAL AIRPORT

INTERMOUNTAIN HEALTH CASSIA REGIONAL HOSPITAL



SNAKE RIVER

30

84

84



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# Executive Summary

594 North Overland Avenue, Burley, ID 83318

## FINANCIAL SUMMARY

|                        |                    |
|------------------------|--------------------|
| <b>Price</b>           | <b>\$1,338,000</b> |
| Cap Rate               | 4.80%              |
| Building Size          | 2,302 SF           |
| Net Cash Flow          | 4.80% \$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<br>Home Run Restaurant Group, Inc.<br>(11 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    | 4.80%    |
| 10/31/2031 – 11/1/2036            | \$69,000    | 5.16%    |
| 10/31/2036 – 11/1/2039            | \$72,000    | 5.54%    |
| Renewal Options                   | Annual Rent | Cap Rate |
| Option 1 (10/31/2039 – 11/1/2044) | \$79,200    | 5.96%    |
| Option 2 (10/31/2044 – 11/1/2049) | \$87,120    | 6.41%    |

|                             |                       |
|-----------------------------|-----------------------|
| <b>Base Rent</b>            | <b>\$64,200</b>       |
| <b>Net Operating Income</b> | <b>\$64,200</b>       |
| <b>Total Return</b>         | <b>4.80% \$64,200</b> |





STEAKHOUSE



McDonald's

DENTIST

8,700 CPD  
400 SOUTH ROAD



BURGER KING

TSC TRACTOR SUPPLY CO



84 21,455 CPD  
OVERLAND AVENUE

EL CAPORAL





**TACO BELL**

**Sinclair**

**Holiday Inn**  
AN IHG HOTEL

**SHERWIN WILLIAMS**

**MAVERIK**

The Dutch Goat Trading Company  
**Aaron's**  
maurices  
**BIG DEAL OUTLET** **DOLLAR TREE**

**ULTA BEAUTY** **SHOE DEPT. ENCORE**  
**Domino's** **ROSS**  
RIVERGATE CROSSING

**EL CAPORAL**

**Arbys**

**Wendy's**

**Denny's**

**84** **21,455 CPD**  
OVERLAND AVENUE

**JIMMY JOHN'S**

**Shell**

**Arbys**



# 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 11 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

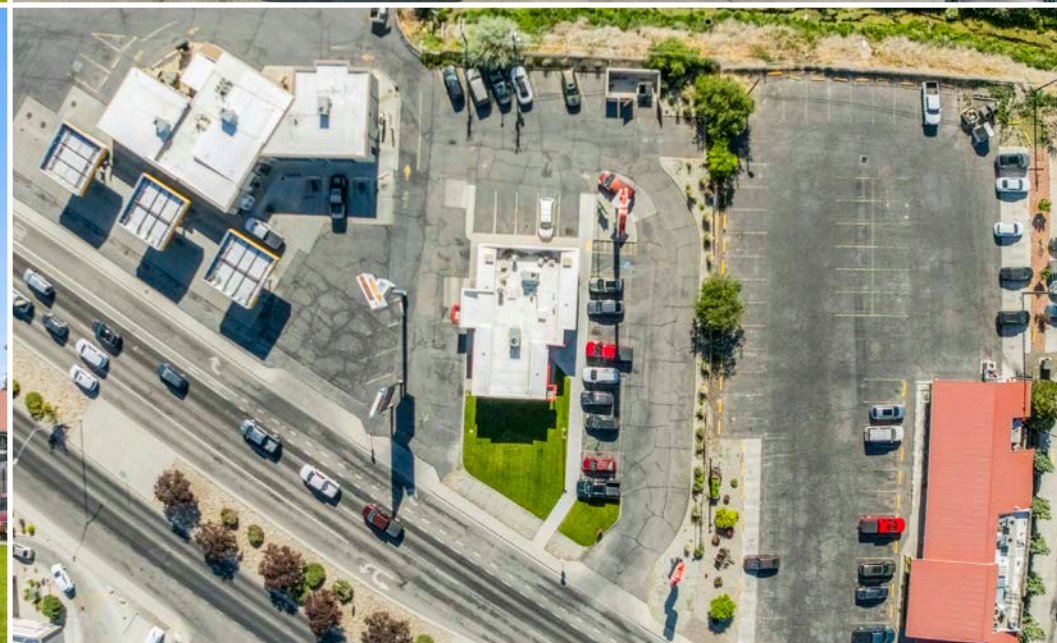


**INSPIRE BRANDS /  
ARBY'S RESTAURANT GROUP, INC.**  
Parent Company / Franchisor

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



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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