

USASIA Pacific, Inc. is pleased to offer for sale a Del Taco restaurant, the #2 Mexican fast food chain in the U.S., situated in front of the 24-Hour Wal-Mart Super Center with Gas Station.

For a Complete Offering Memorandum:

[Contact Michael Lai @ 206-838-5990 / michaellai@usasiapacific.com](mailto:michaellai@usasiapacific.com)

3% Buy Side Fee



Las Vegas, NV
with Drive-Thru

Seller Interest Only
Financing Available



\$2,145,000 / 7.00% Cap Rate

- ❖ New 20 Year Lease with Del Taco Corporation with Rental Increases - CPI Increases Every 5 Years
- ❖ Del Taco - \$334.4 Million in Sales
- ❖ Nearly 223,000 People within Trade Area
- ❖ Highly Trafficked Area - 44,000 Cars per Day at the Intersection of North Nellis Boulevard and East Craig Road
- ❖ Irreplaceable Retail Location - Located in Front of the 24-Hour Wal-Mart Super Center with Gas Station and at the Main Gate of the 12,000 population Nellis Airforce Base - Proven Location with Strong Sales for Tenant
- ❖ Absolute NNN - No Management Required - Ideal 1031 Investment

Lead Investment Advisor:

Michael Lai

CEO

206-838-5990 Direct

<mailto:MichaelLai@usasiapacific.com>



1225 S Weller St. #430 | Seattle, WA 98144

Fax 206-322-3315 | <http://www.usasiapacific.com>

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