

WIENERSCHNITZEL

1809 S BRYANT BOULEVARD | SAN ANGELO, TX 76901



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INVESTMENT SUMMARY								
Tenant	Wienerschnitzel							
Property Address	1809 S Bryant Boulevard San Angelo, TX 76903							
Property Type	Single Tenant Retail							
Price	\$2,504,000							
Price/SF/Bldg	\$5,173.55							
Net Operating Income	\$144,000							
CAP Rate	5.75%							
Lease Type	NNN							
Roof & Structure	Tenant Responsible							
Lease Guarantor	Personal Guarantee							
Lease Term Remaining	20 Years							
Occupancy	100%							
Building Size	484 SF							
Land Size	11,543 SF							
Year Built / Renovated	1991							

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INVESTMENT HIGHLIGHTS

- Long-Term NNN Sale Leaseback | Backed by a 20year absolute NNN lease with no landlord responsibilities. The lease includes 8% rent bumps every five years and six 5-year renewal options, delivering dependable and increasing cash flow.
- #1 Operator | This Operator has the best performing stores of ALL Wienerschnitzel franchisees (50+ franchisees | 330+ Wienerschnitzels nationwide); #3 in number of units (12 locations)
- Exceptional Visibility & Traffic | Situated on Bryant Blvd, a major arterial road with more than 26,000 vehicles passing daily, offering strong visibility, easy access, and consistent customer exposure.
- Strong Demographics | More than 90,000 residents live within a 5-mile radius, providing a solid customer base and supporting ongoing retail performance and sales growth.



APN





Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End	micrease scriedule	Type	kenewai Options
Wienerschnitzel	484	100%	\$12,000	\$24.79	\$144,000	\$297.52	1/1/2026	1/1/2046	8% every 5 Yrs	NNN	Six 5 Year Options
TOTAL	484	100%	\$12,000		\$144,000						











TENANT OVERVIEW



Wienerschnitzel is an American fast-food chain best known as the world's largest hot dog franchise. Founded in 1961 by John Galardi in Wilmington, California, the company has built a strong brand identity around its signature hot dogs, chili dogs, and comfort-style menu. Originally launched under the name "Der Wienerschnitzel," the brand simplified its name to Wienerschnitzel in later years while maintaining its distinctive red-and-yellow A-frame building design that became an icon of mid-century American fast food.

Today, Wienerschnitzel operates over 300 locations across the United States, primarily concentrated in the Southwest, West Coast, and Texas. The company is privately held and remains family-owned under Galardi Group Inc., which also owns Tastee-Freez and Hamburger Stand. Wienerschnitzel's appeal lies in its affordable, nostalgic offerings and its emphasis on quick service and drive-thru convenience. The brand has also modernized its image through menu innovation, community partnerships, and franchise expansion initiatives, positioning itself as both a nostalgic favorite and a growth-oriented fast-food concept.

1961 Founded 358 Locations

\$59.5 million Revenue

Irvine, CA Head Quarters





AREA OVERVIEW



San Angelo, TX

San Angelo, Texas began as a frontier settlement that grew around Fort Concho, a military post established in 1867 to protect westward-moving settlers. The community that formed across the river, originally called Santa Angela, evolved into San Angelo and expanded rapidly with the arrival of major railroads in the late 1800s. Throughout the 20th century the city diversified, supported by the establishment of Angelo State University and Goodfellow Air Force Base, transforming from a ranching-based outpost into a stable regional hub with strong cultural and civic institutions.

Today, San Angelo is a mid-sized, diverse city with a population of roughly 99,000 and a balanced mix of ethnic backgrounds and working-class to middle-income households. Its economy is broad for a city of its size, anchored by agriculture and livestock, military operations, higher education, healthcare, retail, and light industry. As a regional center for commerce and services, San Angelo maintains steady economic activity while offering a strong quality of life through its arts scene, outdoor recreation, and long-standing traditions such as the San Angelo Stock Show and Rodeo.



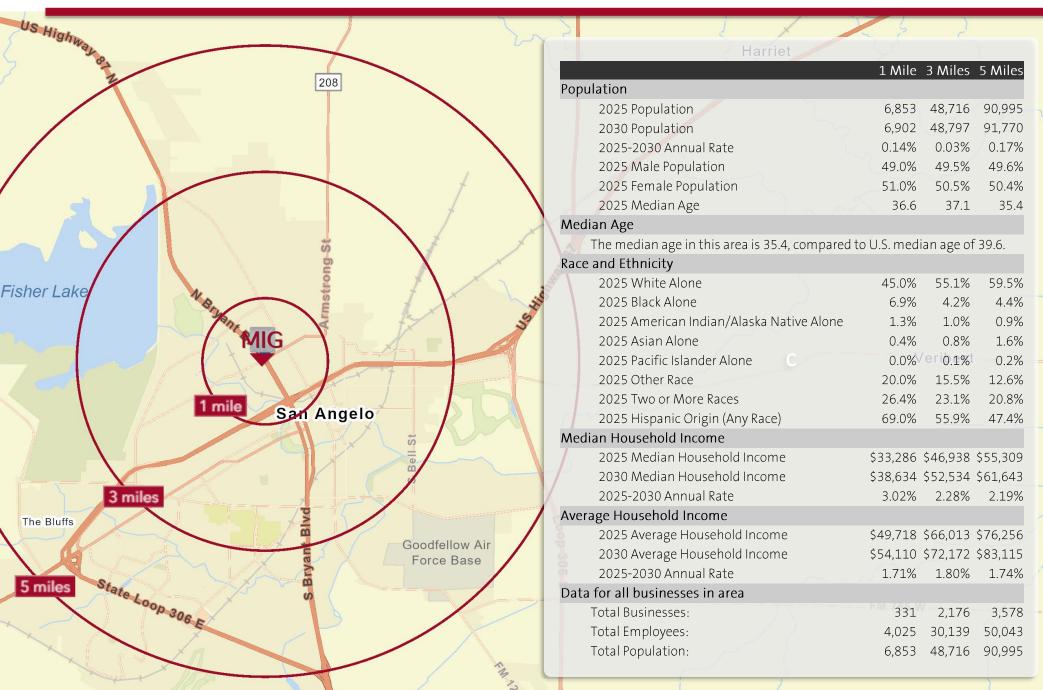






DEMOGRAPHICS





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