

# Shell Gas Station & C-Store

## Rio Rancho, NM

Purchase Price: **\$6,154,625**

Cap Rate: **6.40%**

**Stan Johnson Company**, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 2020 Autumn Sage Avenue NE in Rio Rancho, NM (the "Property"). The Property is leased to Western Refining (now Andeavor) who is operating under a corporately guaranteed, absolute NNN lease with 13+ years of lease term remaining. Shell and Giant have been at this location since the Property was built in July 2011.

### Location Synopsis

**Rio Rancho** is the largest city and economic hub of Sandoval County in New Mexico. It is the third-largest and one of the fastest growing cities in New Mexico with a 2010 population of 87,521. That represented a 69% increase since 2000.

**Albuquerque** is the most populous city in New Mexico. It is the county seat of Bernalillo County, and it is situated in the central part of the state, straddling the Rio Grande. The city population was 555,417 as of the July 1, 2012 population estimate from the United States Census Bureau, and ranks as the 32nd-largest city in the U.S. The Albuquerque MSA has a population of 902,797 according to the United States Census Bureau's most recently available estimate for July 1, 2013.

### Investment Highlights

- Long-Term Lease - 13+ Years of Lease Term Remaining
- Absolute NNN Lease Structure with Substantial Rental Increases
- Guarantor Now Part of One of Largest Independent Petroleum Refiners & Marketers in the U.S.
- Limited Competition
- Prime Location with Future Development Opportunity
- Strong Trade Area Demographics; Adjacent to Walgreens



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

**Brad Feller** | Senior Director  
bfeller@stanjohnsonco.com  
+1 312.240.0194

**Isaiah Harf** | Director  
iharf@stanjohnsonco.com  
+1 312.777.2437

**Andy Gatchell** | Associate Director  
agatchell@stanjohnsonco.com  
+1 312.777.2439

**Blaise Bennett** | Associate  
bbennett@stanjohnsonco.com  
+1 312.777.2449

**Mark Lovering** | Associate  
mlovering@stanjohnsonco.com  
+1 312.777.2441

**Rachel Walz** | Associate  
rwalz@stanjohnsonco.com  
+1 312.777.2451

In association with  
Shan Gastineau  
New Mexico Broker #20172

.....  
**Stan Johnson Company**  
303 East Wacker Drive | Suite 1111  
Chicago, Illinois 60601  
P: +1 312.240.0127 | F: +1 312.240.0158

stanjohnsonco.com

 **Stan Johnson Co.**