

ARTESIA, NM WENDY'S



1011 WEST MAIN STREET
ARTESIA, NM 88210

Marcus & Millichap



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THE OFFERING

Marcus & Millichap is exclusively marketing for sale the newly built South White Sands Blvd Wendy's restaurant in Artesia, New Mexico. The property is located along the main commercial corridor in Artesia and is 1 block north of Artesia High School. Wendy's is under a new 20-year lease and annual sales at this location exceed the Wendy's national average.

PRICE: \$2,753,000

CAP RATE: 5.45 %

NET OPERATING INCOME	\$150,000
GROSS LEASABLE AREA	2,800 S F
LOT SIZE	.643 ACRES
LEASE TYPE	NNN
YEAR BUILT	2018
PRICE PER SQFT	\$983.21
RENT PER SQFT	\$53.57



TRADE AREA MAP



ARTESIA AREA DESCRIPTION

Artesia is a city in Eddy County, New Mexico, centered at the intersection of U.S. Route 82 and U.S. Route 285; the two highways serve as the city's Main Street and First Street, respectively. As of the 2010 census, the city population was 11,301. Artesia is located in southeastern New Mexico, nestled between the two larger cities of Roswell to the north and Carlsbad to the south. The Texas border is less than 100 miles away to the east and the beautiful mountains, including the towns of Cloudcroft and Ruidoso, are to the west. Artesia is a perfect centerpoint for southeastern New Mexico.

Life in Artesia provides safe small-town environment, outdoor activities and frequent free-to-the public community events as well as excellent public schools. Artesia is close to larger markets with a nearby airport to take you to Dallas and the rest of the world. The mild southwest setting offers year-round sunshine without pollution or traffic congestion.

The combined efforts of the business community, civic leaders and government agencies have enabled Artesia to foster a healthy entrepreneurial environment and diversified economy. The result has been steady and sustainable growth over the past decade with petroleum and agriculture leading the way. This is an exciting era for Artesia as it experiences valuable and desirable growth that sets a perfect stage for excellent business opportunity.

Landmark projects such as the unique Heritage Walkway and the restored historic Artesia Depot have infused new life and vibrancy into the community. Neighborhood programs have helped restore numerous historic landmarks and buildings to their original luster.

INVESTMENT HIGHLIGHTS:

- New Wendy's Location on high traffic, four-lane thoroughfare
- In main commercial corridor surrounded by national retailers
- Annual Sales Exceed \$1,800,000, which is above the Wendy's national average
- Brand new 20-year lease with four 5-year options
- Operated by 150+ unit award winning Wendy's franchisee



LEASE SUMMARY

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Property Type	Net-Leased Restaurant
Tenant	Wendy's
Guarantor	Franchise Guarantee
Lease Type	NNN
Lease Commencement	2019
Lease Expiration	2039
Lease Term	20
Term Remaining on Lease	20
Renewal Options	Four 5-Year Options

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT
2019	\$150,000	\$12,500
2024	\$162,000	\$13,500
2029	\$174,960	\$14,580
2034	\$188,957	\$15,746



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ARTESIA, NEW MEXICO

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