

Red Robin (Leasehold) at Cottonwood Mall

10009 Coors Boulevard Northwest
Albuquerque, New Mexico



**Click Here For
Offering Memorandum**


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In Association With:
Shan Gastineau, NM Broker #20172

Stan Johnson Company
303 East Wacker Drive | Suite 1111
Chicago, IL 60601

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 **Stan Johnson Co.**

\$ Price:
\$5,218,000

% Cap Rate:
5.75%



**Brand New
Lease Extension**



**Absolute
NNN Lease**



**Aggressive 10% Rental
Increases Every 5 Years**



**Lease Guaranty from Publicly
Traded Top Restaurant**



**Strong
Historical Occupancy**



**Strong
Unit-Level Sales**



**Shadow-Anchored
by Cottonwood Mall**



**Dense NW
Albuquerque Market**



**Adjacent to 6th-
Largest High School
in State**



**Within 10-Mi of
Major Population
Drivers**



**4th-Largest City
in Southwest &
Rapidly Growing**



**Top Tier Property
Tax Structure**



Subject Property