

FOR SALE

**Enterprise Rent-A-Car & Rent-A-Truck
NNN Lease Investment**

3500 Coors Blvd. NW | Albuquerque, NM 87120



Actual Location



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Opportunity Overview

Absolute Single Tenant Net Lease Investment

- » Absolute single tenant NNN investment
- » Enterprise Holdings, Inc. is the tenant
- » 95% of the truck rental business at this location is commercial fleet rentals

Unparalleled Exposure

- » ±300' of frontage on Coors Blvd., a major north/south arterial, with exposure to 64,332 VPD at intersection
- » Cross access with Walgreens

Proven Retail Trade Area

- » The Coors & I-40 trade area offers over 100 acres in big box, service-related retail, self-storage, automotive sales and restaurants

Location, Location, Location

- » Close proximity from I-40 via Coors Blvd. interchange



\$3,221,219

Sale Price

\$169,114.00

Net Operating
Income

5.25%

CAP Rate

101106026722131219

Parcel ID

±1.9425 Acres

Lot Size

MX-L

Property Zoning

±4,292 SF

Buildings Size
(Combined)

For more info, click logo



Property Improvements



Office Building



Wash Bay Building

2019 Property Improvements

- » Office expansion from ± 768 SF to $\pm 2,014$ SF
- » Newly constructed wash bay building
- » New roof and HVAC
- » Parking lot recently crack sealed and striped
- » All improvements are at or near the beginning of their useful life

$\pm 2,014$ SF
Office
Building

$\pm 2,278$ SF
Wash Bay
Building



About the Tenant

\$22.5B

Global Revenue
(2020)

1.7M

Fleet of Rental Cars
and Trucks

100

Countries and
Territories Operating

95%

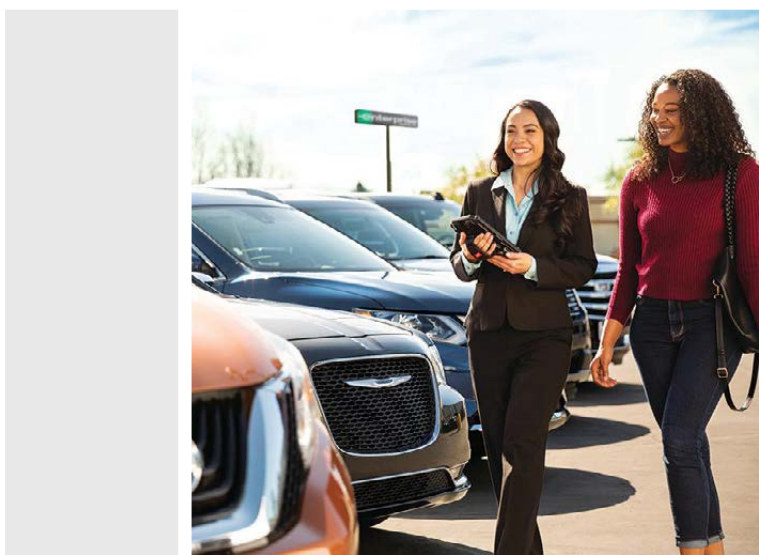
Penetration of the
Worldwide Car
Rental Market

5,500

Offices in the U.S.

"The strength of Enterprise Holdings – the car rental business as well as the adjacent business lines – is a testament to employees' unwavering focus on offering innovative transportation solutions delivered through exceptional customer service."

-Chrissy Taylor, President and Chief Executive Officer

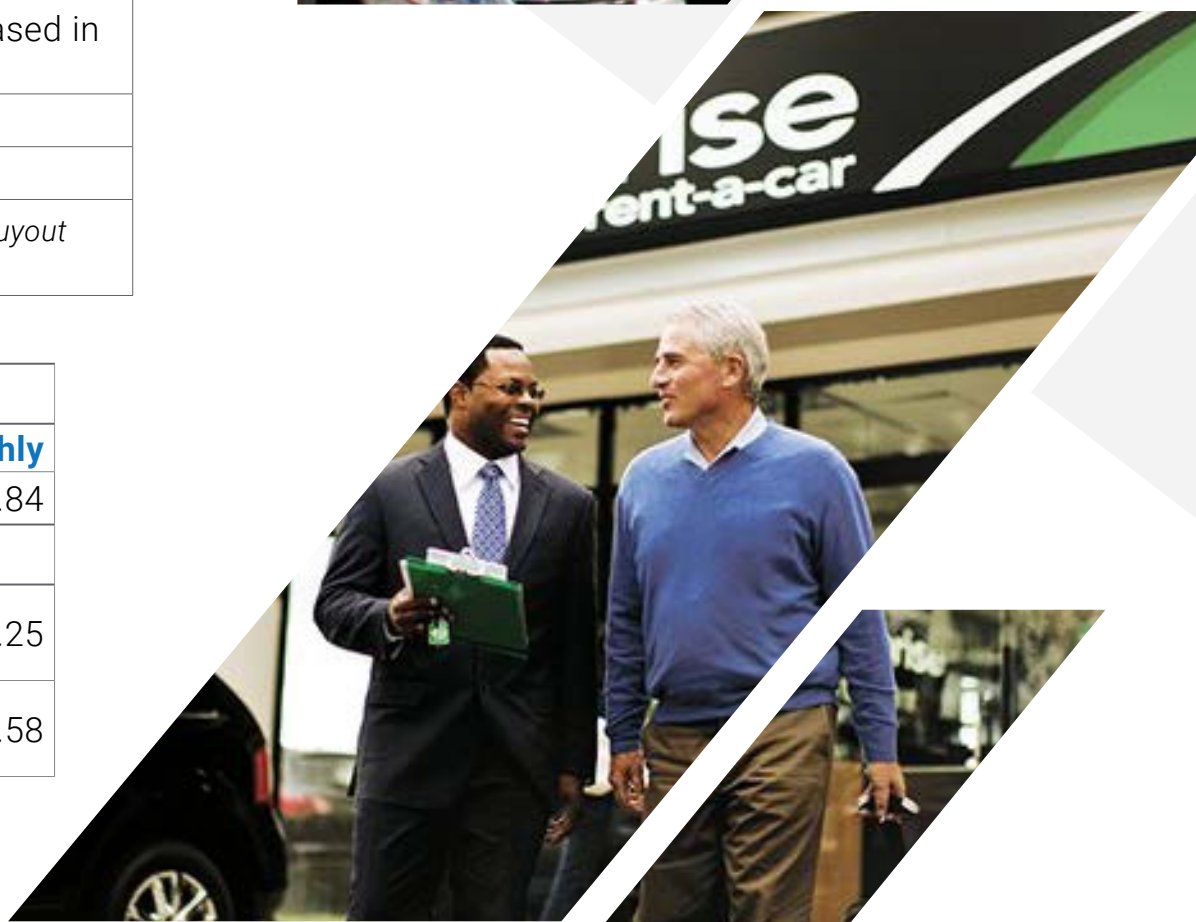


	Long-Term Rating	Short-Term Rating
Standard & Poors	A-	A-2
Moody's	Baa1	P-2
DBRS	A (low)	R-1 (low)

Opportunity Financials

Primary Term	15 Years
Lease Commencement	05/01/2019
Rent Commencement	07/01/2019
Lease Type	Absolute NNN
Increases	Flat in primary term, 22% increased in 1st option and 10% increased in 2nd option
Options to Renew	Two 5 (Five) Year Options
Tenant Entity	Enterprise Holdings, Inc.
<i>**Lease contains standard Enterprise Right to Terminate with buyout and reimbursement of prorated landlord improvements</i>	

Primary Term 15 Years		
Term	Annual	Monthly
Primary Term	\$169,114.00	\$14,092.84
Options to Renew		
Option 1 07/01/2034 - 06/30/2039	\$206,319.00	\$17,193.25
Option 2 07/01/2039 - 06/30/2044	\$226,951.00	\$18,912.58



East Facing
Aerial



West Facing
Aerial



Trade Area Overview

"Amazon is excited to break ground on its first New Mexico fulfillment center in Bernalillo County. The site is anticipated to launch in late 2021 and will create 1,000 new, full-time jobs..."

-Lisa Guinn, Amazon Spokesperson



Over 3.5M SF

Industrial Space in the Upper Petroglyphs
Industrial Park

Albuquerque In the Top 10

for the Best Mid-Sized City in America
for Economic Growth

40% Surge Year Over Year

New Residential Permits, Majority
Slated for West Side



Double Eagle II
Airport (KAEG)

Stormcloud by
D.R. Horton

Stormcloud by
Pulte Homes

Mirehaven
by Del Web

Stormcloud Ridge
by Pulte Homes

Inspiration by
Pulte Homes

Upper Petroglyphs
Industrial Park

Los Volcanes
Industrial Park

amazon

TEMPUR
PRESSURE RELIEVING MATTRESSES AND PILLOWS

FedEx
Federal Express

Shamrock Foods
DELIVERING SATISFACTION

CAMPING WORLD

FLYING J

Mister
CAR WASH

WING-STOP

K

Little Caesars

metro
by T-Mobile

DOLLAR TREE
cricket T-Mobile
SUBWAY

Applebee's
Bank of America
VALERO
Jockey
FIRESTONE
SHERWIN WILLIAMS
WING-STOP

planet fitness
DOLLAR TREE
McDonald's
SONIC
America's Drive-In



SPROUTS
GRASSBURGER
NIVA Juice
PETSMART
SPENGA
Great Clips
KUNG FU TEA
CLUB PILATES

Walmart
Baskin Robbins
Papa Murphy's
chili's
IHOP
ELECTRIC PLAYBOY



Trade Area Demographics

Population

Population	1 Mile	3 Mile	5 Mile
2020 Estimated Population	11,368	87,163	194,924
2025 Projected Population	11,409	87,642	197,057
2020 Est. Median Age	37.0	39.0	37.4

Housing

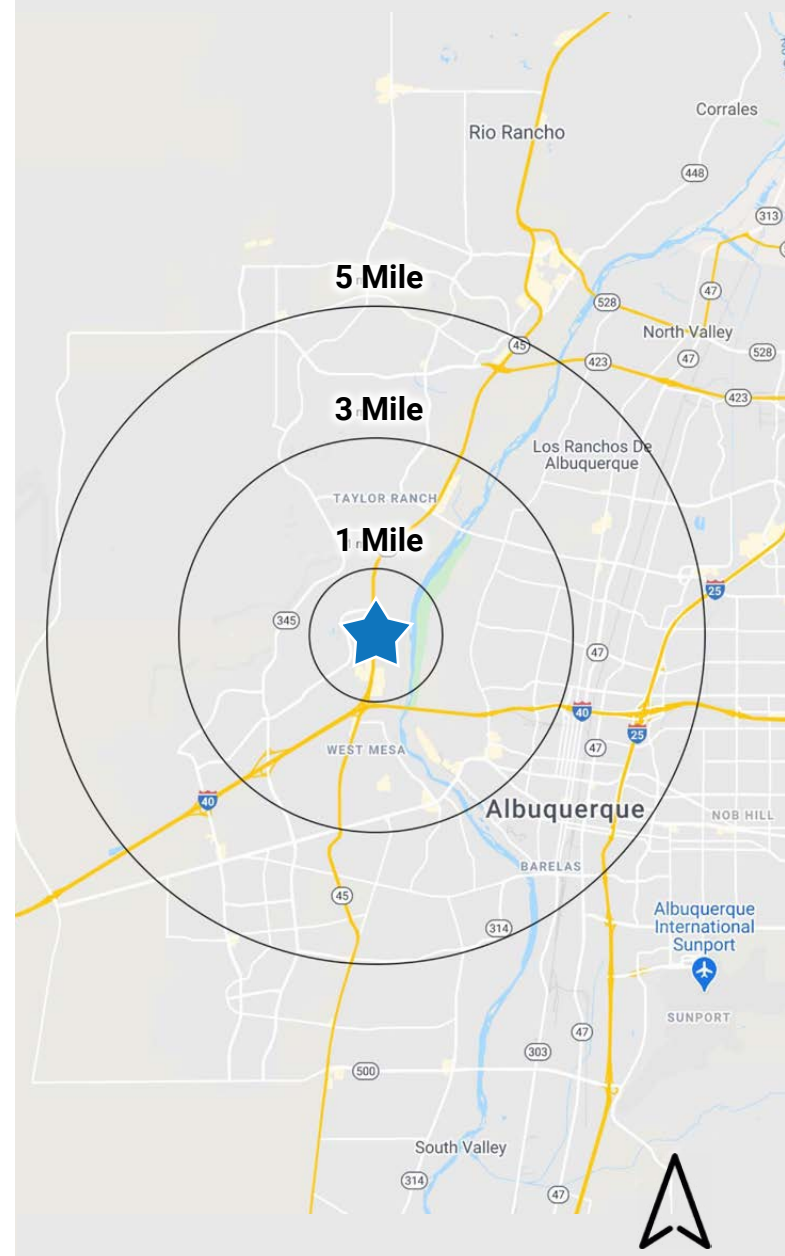
2020 Estimated Households	5,086	36,168	78,437
2025 Projected Households	5,243	37,300	81,340
2020 Median Home Value	\$189,965	\$200,311	\$192,927

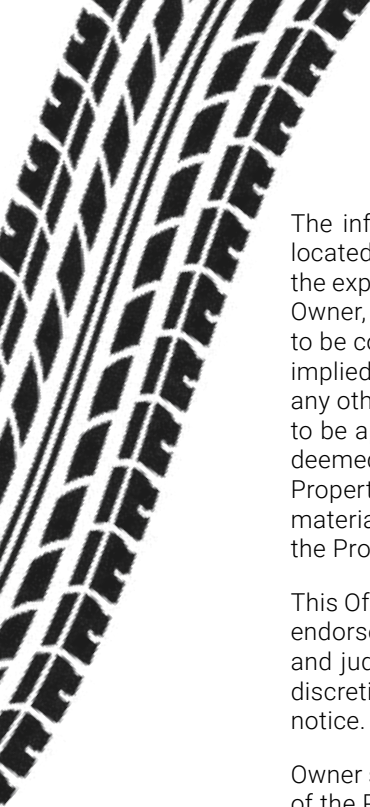
Business & Employees

2020 Est. Average Household Income	\$77,012	\$79,865	\$76,952
2020 Est. Total Businesses	408	2,398	8,804
2020 Est. Total Employees	5,010	22,584	105,257
2020 White Collar Workers	67.5%	64.4%	62.3%
2020 Blue Collar Workers	32.5%	35.6%	37.7%

Household Expenditures

2020 Est. Total Household Expenditure	\$294.36 M	\$2.16 B	\$4.56 B
2020 Est. Apparel	\$10.29 M	\$75.57 M	\$159.84 M
2020 Est. Entertainment	\$16.47 M	\$121.54 M	\$255.73 M
2020 Est. Food, Beverages, Tobacco	\$45.34 M	\$332.52 M	\$703.48 M
2020 Est. Furnishings, Equipment	\$10.24 M	\$75.55 M	\$158.87 M
2020 Est. Personal Care	\$3.94 M	\$28.97 M	\$61.1 M
2020 Est. Transportation	\$53.48 M	\$394.61 M	\$831.07 M





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