



Price:

**\$3,373,000**



Cap Rate:

**7.75%**

# Red Robin (Leasehold) at *Century Rio*

5531 Office Boulevard Northeast  
Albuquerque, New Mexico



**Click Here For  
Offering Memorandum**


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 **Stan Johnson Co.**



**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 Jefferson  
Commons**



**Adjacent to Largest  
Theatre in New  
Mexico**



**Dense North I-25  
Albuquerque Market**



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



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



**Top Tier Property  
Tax Structure**



Subject Property