



Taken March 2022



1700 SIDNEY DR | GRANTS, NM 87020

ABSOLUTE NNN LEASE
SUPER WALMART OUTPARCEL



GRANTS, NM

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

STEVEN DAVIS

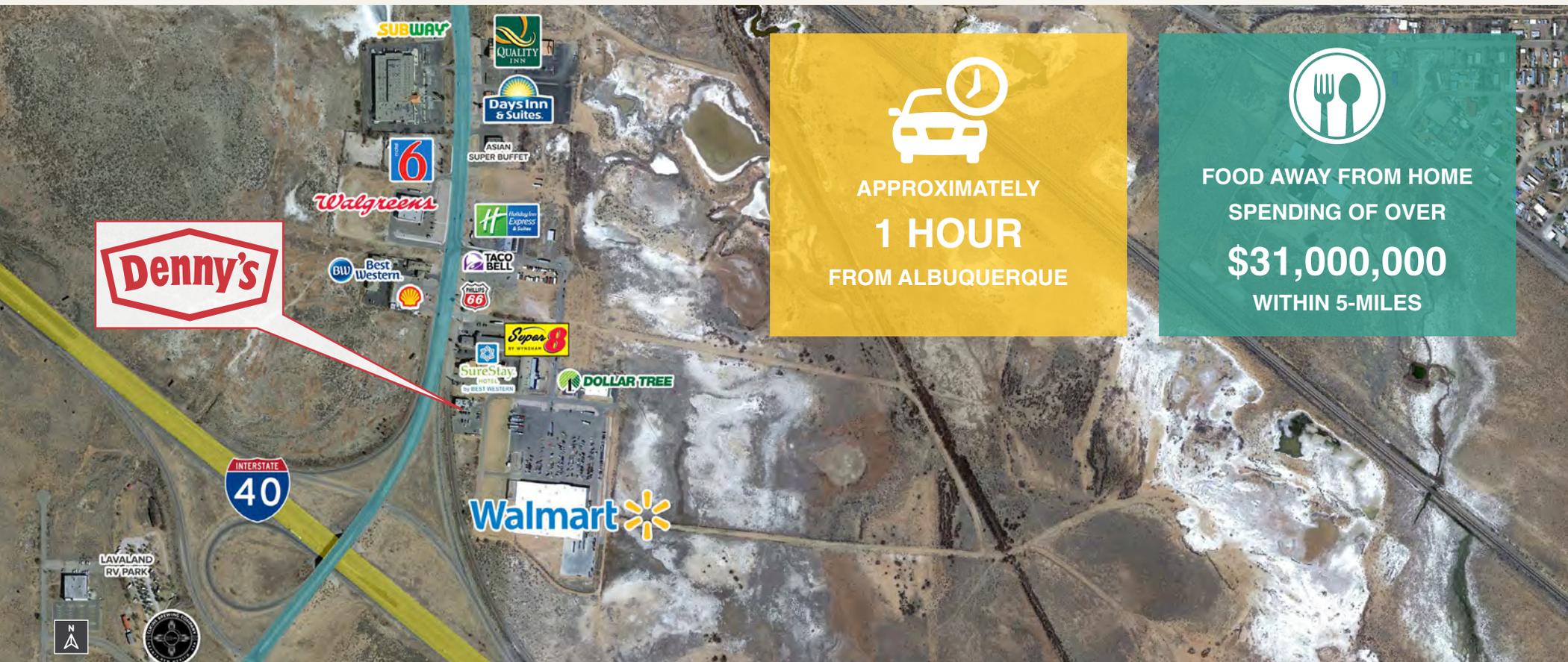
Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

MARK McLOONE

Managing Partner
AZ Lic: SA673250000
602.790.1526
mark@retail1031.com

BROKER OF RECORD

Brian Brockman
NM Lic: 20241





\$1,594,750
PRICE

5.25%
CAP

\$83,724
NOI

±5,044 SF
BUILDING SIZE



EXECUTIVE SUMMARY

ADDRESS	1700 Sidney Dr Grants, NM 87020
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	August 8, 2033
LESSEE	Sunrise Restaurants (WKS Restaurant Group)
GUARANTOR	Sunrise Restaurants (WKS Restaurant Group)
OPTIONS	(2) 5-Year Options
INCREASES	10% Every 5 Years Next in August 2023
ROFR	None

PROPERTY HIGHLIGHTS

- Large operator - WKS Restaurant Group is the parent company of the signing entity, Sunrise Restaurants (±122 Denny's locations)
- Absolute NNN lease with ZERO landlord responsibilities
- Long-term lease with over 11 years remaining
- Super Walmart outparcel
- Located right off of I-40
- Located ±78 miles east of Albuquerque
- 10% rent increase August 8, 2033
- Largest Denny's franchisee in the country





GRANTS, NM



Taken March 2022



GRANTS, NM



I-40 OFF RAMP

SANTA FE AVE

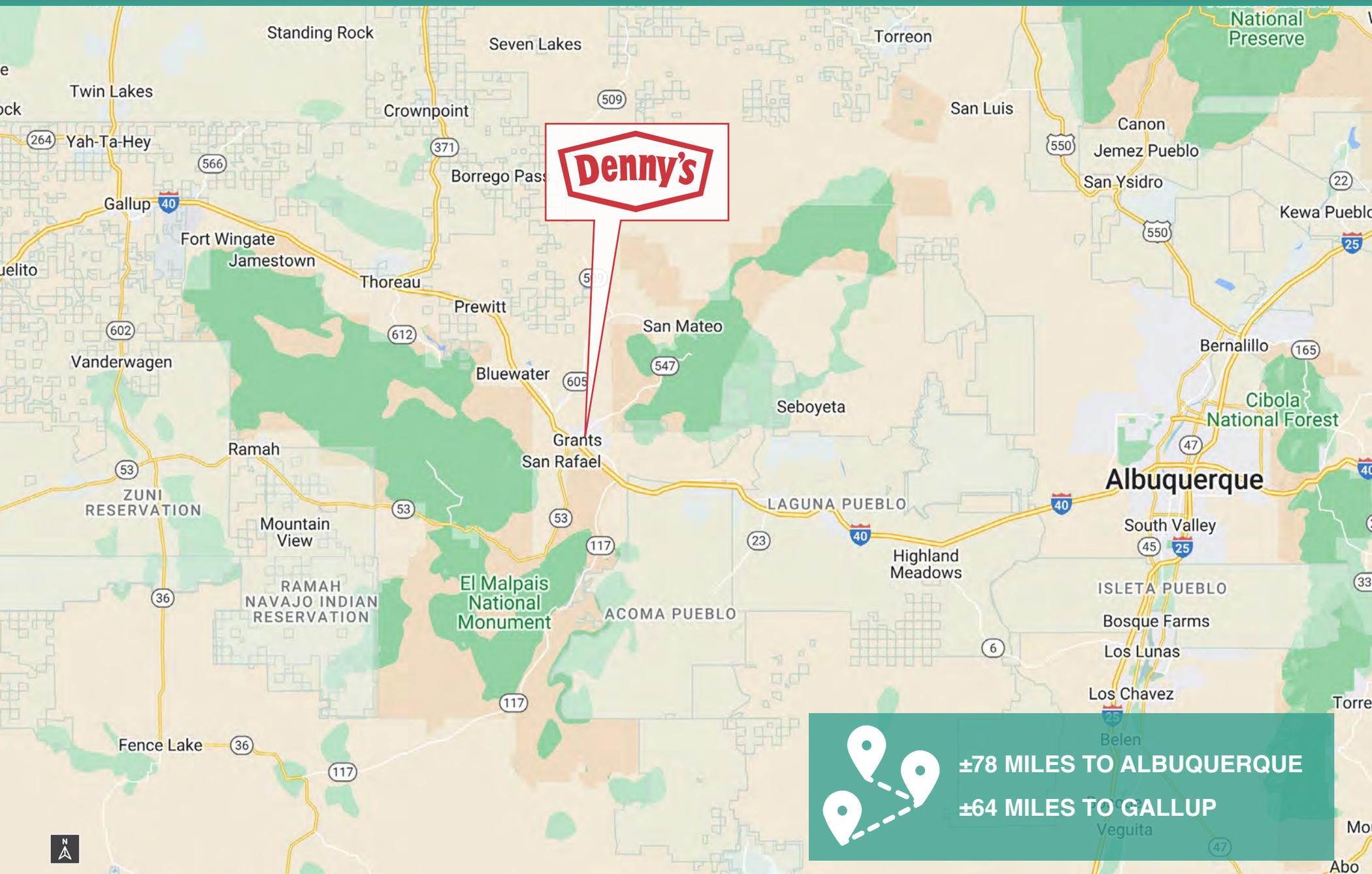


GRANTS, NM





GRANTS, NM





DENNY'S.COM
WEBSITE

"DENN"
NASDAQ



TENANT PROFILE

Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). As of March 31, 2021, Denny's had 1,649 franchised, licensed, and company restaurants around the world including 148 restaurants in Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia, and the United Kingdom. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.



+1,600
LOCATIONS



±50 STATES
IN THE U.S.



1953
FOUNDED



QUICK FACTS

2019 POPULATION
±8,942

COUNTY
CIBOLA

FOUNDED
1872

ELEVATION
±6,460 FT

TOTAL AREA
±14.91 SQ MI

ABOUT GRANTS, NM

Grants is a city in Cibola County, New Mexico. It is located about 78 miles west of Albuquerque. The population was estimated at 8,942 in 2019.

Grants is a gateway to a number of National Parks, Monuments and Native American Pueblos. Grants is located along the Trails of the Ancients Byway, one of the designated New Mexico Scenic Byways.

The climate is mild year round, typical of the high desert. Located 1 hour west of Albuquerque on I-40, Grants offers low property taxes, inexpensive housing, the convenience of a nearby large city, and an abundance of open space.





DEMOGRAPHICS



	3 Miles	5 Miles	10 Miles
POPULATION			
2021 Population	8,821	11,991	15,066
2021 Median Age	35.7	38	38.3



	3 Miles	5 Miles	10 Miles
INCOME			
2021 Avg HH Income	\$53,473	\$55,715	\$57,354
2021 Med HH Income	\$37,343	\$40,867	\$43,802



	3 Miles	5 Miles	10 Miles
HOUSEHOLDS			
2021 Households	3,190	4,019	5,088
2021 Household Size	2.6	2.5	2.6



	3 Miles	5 Miles	10 Miles
DAYTIME DEMOS			
2021 Employees	3,900	4,965	5,137
2021 Businesses	441	524	553



**FOOD AWAY FROM HOME
SPENDING OF OVER
\$31,000,000
WITHIN 5-MILES**



**2021 AVERAGE HOUSEHOLD
INCOME OF NEARLY
\$56,000
WITHIN 5-MILES**



GRANTS, NM

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

STEVEN DAVIS

Managing Partner
AZ Lic: BR101032000
602.625.8338
steven@retail1031.com

MARK McLOONE

Managing Partner
AZ Lic: SA673250000
602.790.1526
mark@retail1031.com

BROKER OF RECORD

Brian Brockman
NM Lic: 20241



Retail Investment Group

480.429.4580 | retail1031.com

CONFIDENTIALITY DISCLAIMER

This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.



Taken March 2022