



430 CLAYTON RD | RATON, NM 87740

**ABSOLUTE NNN LEASE**  
**LONG-TERM - OVER 11 YEARS REMAINING**





## EXCLUSIVELY LISTED BY

### PRIMARY CONTACT

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#### BROKER OF RECORD

Brian Brockman  
NM Lic: 20241





**\$1,613,708**  
PRICE

**5.15%**  
CAP

**\$83,106**  
NOI

**±3,471 SF**  
BUILDING SIZE

**±41,382 SF**  
LAND SIZE



**RATON, NM**

## EXECUTIVE SUMMARY

ADDRESS	430 Clayton Rd Raton, NM 87740
LEASE TYPE	Absolute NNN - with Zero Landlord Responsibilities
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 Increase 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)
- Long-term Absolute NNN lease with ZERO landlord responsibilities and over 11 years remaining
- Within walking distance from Best Western (±74 rooms), Casa Lemus Inn (±50 rooms), Super 8 (±48 rooms), Travelodge (±101 rooms), Microtel Inn & Suites (±61 rooms) and Quality Inn (±63 rooms)
- Located right off of I-25 which sees over 10,000 vehicles per day
- 10% rent increase August 8, 2023 - 5.66% asking cap rate based on future rent
- Largest Denny's franchisee in the country



**Retail Investment Group**

480.429.4580 | retail1031.com





RATON, NM









**DENNYS.COM**  
WEBSITE

**"DENN"**  
NASDAQ



**RATON, NM**

## 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



**1953**  
FOUNDED



**±50**  
STATES & TERRITORIES



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## QUICK FACTS

2019 POPULATION  
**±5,938**

COUNTY  
**COLFAX**

TOTAL AREA  
**±7.96 SQ MI**

## ABOUT RATON, NM

Raton is a city and the county seat of Colfax County in northeastern New Mexico. The city is located just south of Raton Pass. The city is also located about 6.5 miles south of the New Mexico–Colorado border and 85 miles west of Texas.

According to the United States Census Bureau, the city has a total area of nearly 8.0 square miles, all land. The Raton Range and Raton Peak are located immediately north of the town. The Raton Range is a 75-mile-long ridge that extends east from the Sangre de Cristo Mountains. Raton Pass and the Raton Basin are also named for the Raton Range.





## DEMOGRAPHICS



### POPULATION

2022 Est Population

2022 Median Age

1 Mile

2,559

43.6

3 Miles

6,715

46.6

5 Miles

6,899

46.8



### INCOME

2022 Avg HH Income

2022 Med HH Income

1 Mile

\$46,921

\$31,083

3 Miles

\$48,736

\$32,051

5 Miles

\$48,999

\$32,274



### HOUSEHOLDS

2022 Est Households

2022 Avg HH Size

1 Mile

1,061

2.3

3 Miles

2,836

2.3

5 Miles

2,915

2.3



### DAYTIME DEMOS

2022 Employees

2022 Businesses

1 Mile

1,508

198

3 Miles

2,857

394

5 Miles

2,866

395



FOOD AWAY FROM HOME  
SPENDING OF NEARLY

**\$8,000,000**

WITHIN 5-MILES



2022 AVERAGE HOUSEHOLD  
INCOME OF NEARLY

**\$50,000**

WITHIN 5-MILES

## TRAFFIC COUNTS



I- 25 @ Clayton Rd N

Clayton Rd @ Price St W

*Costar 2022*

±10,449 VPD

±5,997 VPD





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Actual Location