



430 CLAYTON RD | RATON, NM 87740

ABSOLUTE NNN LEASE
LONG-TERM - 11 YEARS REMAINING



EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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BROKER OF RECORD

Brian Brockman
NM Lic: 20241





\$1,523,600
PRICE

6.00%
CAP

\$91,416*
NOI
** As of August 2023*

±3,471 SF
BUILDING SIZE

±41,382 SF
LAND SIZE

1998
YEAR BUILT



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, LLC
GUARANTOR	Sunrise Restaurants, LLC
OPTIONS	(2) 5-Year Options
INCREASES	10% Every 5 Years
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 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% increase August 8, 2023 has been factored in - current rent is \$83,106
- Largest Denny's franchisee in the country



Retail Investment Group

480.429.4580 | retail1031.com



RATON, NM





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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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.



Actual Location