



Taken June 2022



1875 EMILIO LOPEZ RD | LOS LUNAS, NM 87031

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



LOS LUNAS, NM

EXCLUSIVELY LISTED BY

PRIMARY CONTACT

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BROKER OF RECORD

Brian Brockman
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\$2,198,233
PRICE

6.00%
CAP

\$131,894*
NOI
** As of August 2023*

±4,151 SF
BUILDING SIZE

±43,124 SF
LAND SIZE

2008
YEAR BUILT



LOS LUNAS, NM

EXECUTIVE SUMMARY

| | |
|------------------|--|
| ADDRESS | 1875 Emilio Lopez Rd Los Lunas, NM 87031 |
| 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, 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 11 years remaining
- Nearby tenants include Home Depot, Lowe's, Walmart, Harbor Freight, Walgreens and more
- Located right off of I-25 which sees nearly 20,000 vehicles per day
- Located 20 miles south of downtown Albuquerque
- 10% increase August 8, 2023 has been factored in - current rent is \$119,904
- Largest Denny's franchisee in the country



Retail Investment Group

480.429.4580 | retail1031.com

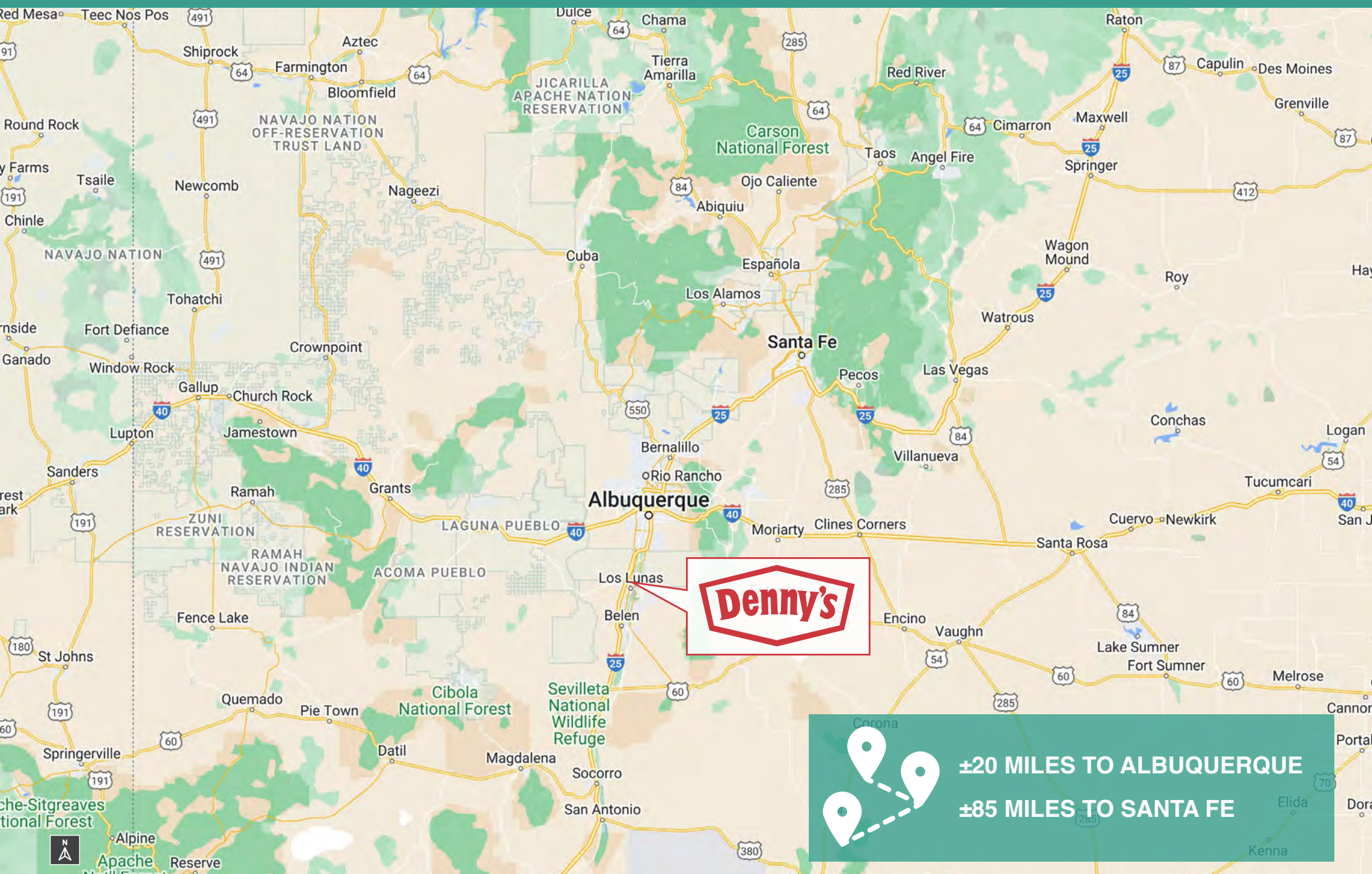


LOS LUNAS, NM





LOS LUNAS, NM





DENNYS.COM
WEBSITE

"DENN"
NASDAQ



LOS LUNAS, 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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LOS LUNAS, NM

QUICK FACTS

2019 POPULATION
±16,061

COUNTY
VALENCIA

FOUNDED
1872

ELEVATION
±4,856 FT

TOTAL AREA
±18.73 SQ MI

ABOUT LOS LUNAS, NM

Los Lunas is part of the Albuquerque Metropolitan Statistical Area, a metropolitan area in central New Mexico centered on the city of Albuquerque comprising four counties: Bernalillo, Sandoval, Torrance, and Valencia. The population is estimated to be 923,630 as of July 1, 2020, making Greater Albuquerque the 61st-largest MSA in the nation. The Albuquerque MSA forms a part of the larger Albuquerque–Santa Fe–Las Vegas combined statistical area with a 2020 estimated population of 1,165,181, ranked 49th-largest in the country.



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DEMOGRAPHICS



POPULATION

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| 2022 Est Population | 6,621 | 18,210 | 33,375 |
| 2027 Proj Population | 7,042 | 19,253 | 34,966 |



INCOME

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| 2022 Avg HH Income | \$95,693 | \$86,313 | \$90,075 |
| 2022 Med HH Income | \$75,093 | \$69,667 | \$72,594 |



HOUSEHOLDS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| 2022 Est Households | 2,415 | 6,682 | 12,455 |
| 2027 Proj Households | 2,560 | 7,038 | 13,006 |



DAYTIME DEMOS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2022 Employees | 3,530 | 6,592 | 9,456 |
| 2022 Businesses | 262 | 653 | 1,081 |



FOOD AWAY FROM HOME
SPENDING OF NEARLY

\$47,000,000
WITHIN 5-MILES



2022 AVERAGE HOUSEHOLD
INCOME OF OVER

\$90,000
WITHIN 5-MILES

TRAFFIC COUNTS



Main St SW @ Main St SW W
Main St SW @ Main St NW S

±19,679 VPD
±19,516 VPD

Costar 2022



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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.



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