

NNN Investment – Whataburger Ground Lease

Offering Memorandum

SEC Alameda Blvd. & San Pedro Dr. NE | Albuquerque, NM 87113



PROPERTY

- ±2,974 SF Building Under Construction on ±1.0 Acre

TENANT

- Whataburger: 11 Locations in New Mexico and 875 Locations Nationwide – Started in 1950

INVESTMENT HIGHLIGHTS

- 4.5% Cap Rate
- Price: \$2,333,000
- 15-Year Primary Term
- 3 x 5-Year options
- 10% Increases Every 5 Years



±2,974 SF Building on ±1.0 Ac.

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4.5% CAP RATE | 15-YEAR PRIMARY TERM

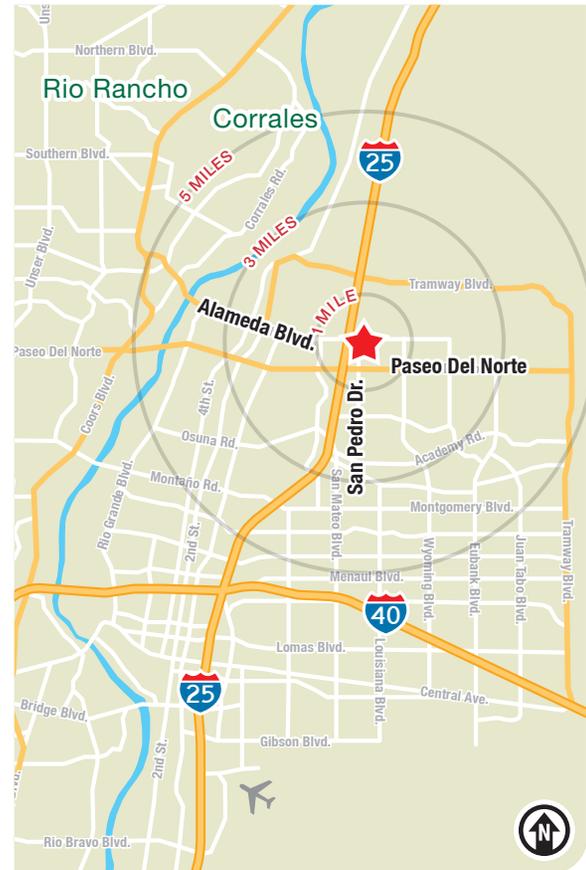
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LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	9,728	55,954	157,774
Average HH Income	\$132,535	\$121,956	\$115,111
Daytime Employment	12,025	55,626	111,146

2023 Forecasted by Esri



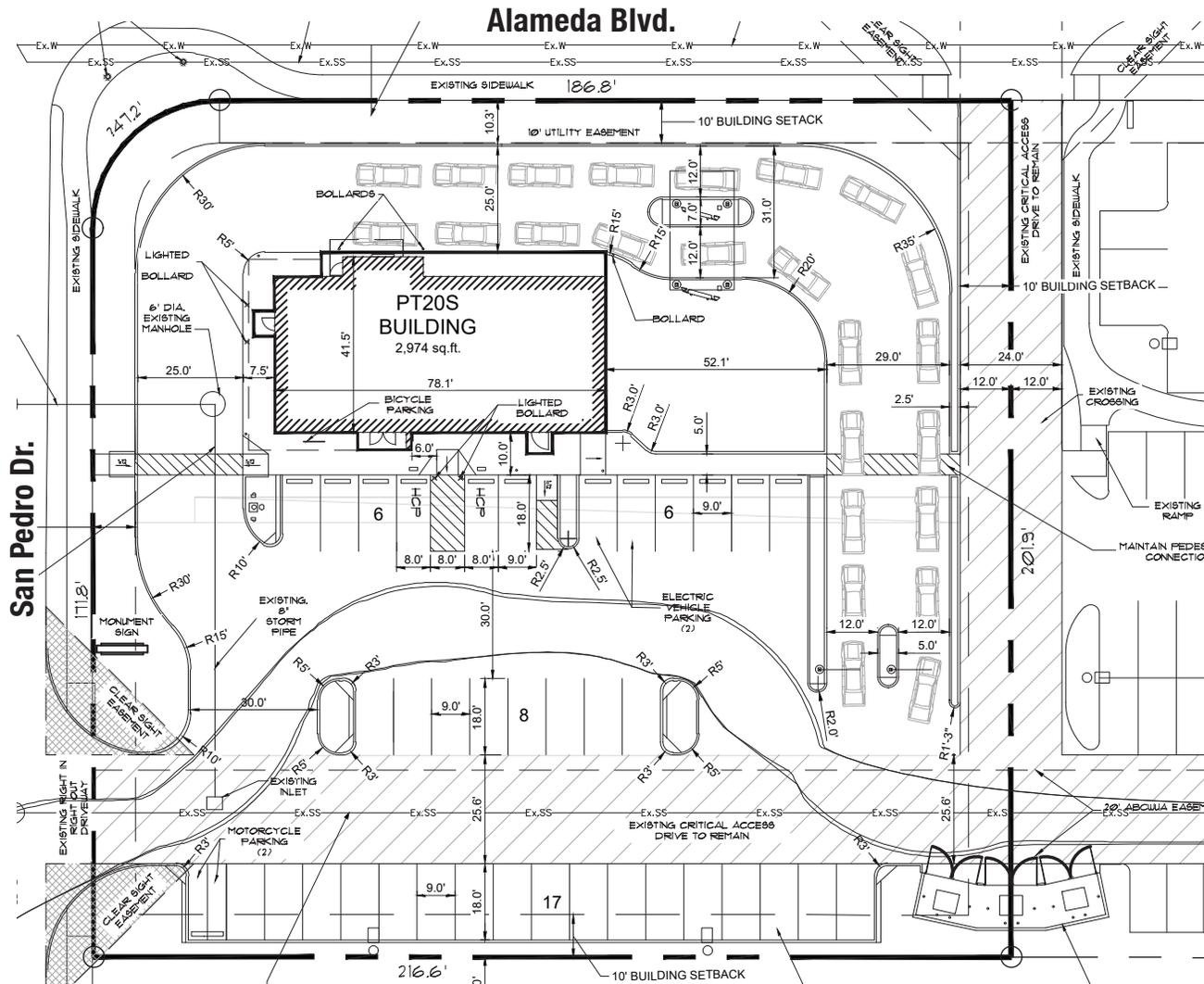
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4.5% CAP RATE | 15-YEAR PRIMARY TERM

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SITE PLAN



AVAILABLE

Land: ±1.0 Acre

Building: ±2,974 SF

Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

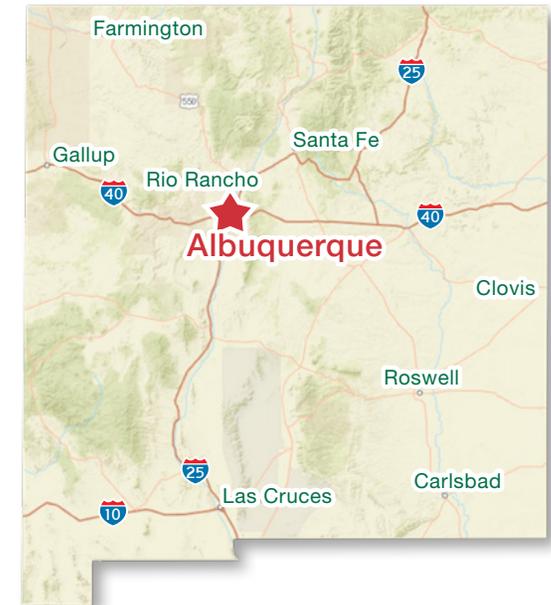
- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



936,582
Albuquerque Metro Population



The Largest
City in the State



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.