

# BRAND NEW 15-YEAR GROUND LEASE

Absolute NNN Investment Opportunity



NEW CONSTRUCTION W/ DOUBLE DRIVE-THRU | SIGNALIZED, HARD CORNER INTERSECTION (63,600 VPD)



2006 Southern Boulevard SE | Rio Rancho, New Mexico

## ALBUQUERQUE MSA

ACTUAL SITE





## EXCLUSIVELY MARKETED BY



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PROPERTY PHOTO







SRS National Net Lease is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, newly-constructed, double drive-thru equipped Raising Cane's investment property located in Rio Rancho, New Mexico (Albuquerque MSA). The tenant, Raising Cane's Restaurants, LLC, recently signed a brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity, Raising Cane's Restaurants, LLC, and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Founded in 1996, Raising Cane's is a well-known and established QSR chicken brand with more than 700 restaurants around the world and several new restaurants in development.

The subject property is strategically located at the signalized, hard-corner intersection of Southern Boulevard SE and Unser Boulevard SE, which averages a combined 63,600 vehicles passing by daily. The site benefits from significant street frontage and a large pylon sign, and will be equipped with a double drive-thru, providing ease and convenience for customers. Additionally, the asset is ideally situated in the heart of a local retail corridor, and within walking distance to a Walmart Supercenter. Other nearby national/credit tenants include Walgreens, Aaron's, Dollar Tree, O'Reilly Auto Parts, Starbucks, Chick-fil-A, Circle K, AutoZone, and many more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. The 5-mile trade area is supported by approximately 153,000 residents and 38,000 employees, providing a direct consumer base from which to draw. Residents within 5 miles of the subject property boast an affluent average household income of \$105,521. Rio Rancho is a prosperous, family-friendly suburb of Albuquerque, the largest city in the state of New Mexico.



PROPERTY PHOTOS





OFFERING SUMMARY



OFFERING

Price	\$3,435,000
Net Operating Income	\$147,000
Cap Rate	4.28%
Lease Signature	Corporate Signed
Tenant	Raising Cane's Restaurants, LLC
Lease Type	Absolute NNN Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	3,181 SF
Land Area	1.30 Acres
Property Address	2006 Southern Boulevard SE Rio Rancho, New Mexico 87124
Year Built	2024
Parcel Number	TBD
Ownership	Leased Fee (Land Ownership)



### **Brand New 15-Year Lease | Scheduled Rental Increases | Corporate Signed | Renowned QSR Chicken Brand**

- The tenant, Raising Cane's Restaurants, LLC, recently signed a brand new 15-year lease with 5 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- The lease is signed by the corporate entity, Raising Cane's Restaurants, LLC
- Founded in 1996, Raising Cane's is a well-known and established QSR chicken brand with more than 700 restaurants around the world and several new restaurants in development

### **Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities**

- Tenant pays for taxes, utilities, and insurance and maintains all aspects of the Premises
- Zero landlord responsibilities - ground lease
- Ideal, management-free investment opportunity for a passive investor

### **Direct Consumer Base | Affluent Albuquerque Suburb | Strong Demographics in 5-Mile Trade Area**

- The 5-mile trade area is supported by approximately 153,000 residents and 38,000 employees, providing a direct consumer base from which to draw
- Residents within 5 miles of the subject property boast an affluent average household income of \$105,521
- Rio Rancho is a prosperous, family-friendly suburb of Albuquerque, the largest city in the state of New Mexico

### **Signalized, Hard-Corner Intersection (63,600) | Excellent Visibility & Access | Double Drive-Thru Equipped**

- The subject property is strategically located at the signalized, hard-corner intersection of Southern Boulevard SE and Unser Boulevard SE, which averages a combined 63,600 vehicles passing by daily
- The site benefits from excellent visibility, significant street frontage, and a large pylon sign
- The newly-constructed building will feature a state-of-the-art design and high-quality materials
- The property will feature a double drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without

### **Nearby Walmart Supercenter | Retail Corridor | Strong National/Credit Tenant Presence**

- The asset is ideally situated in the heart of a local retail corridor, and within walking distance to a Walmart Supercenter
- Other nearby national/credit tenants include Walgreens, Aaron's, Dollar Tree, O'Reilly Auto Parts, Starbucks, Chick-fil-A, Circle K, AutoZone, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site



## PROPERTY OVERVIEW



### LOCATION



Rio Rancho, New Mexico  
Sandoval County  
Albuquerque MSA

### ACCESS



Southern Boulevard SE: 1 Access Point

### TRAFFIC COUNTS



Southern Boulevard SE: 25,200 VPD  
Unser Boulevard SE: 38,400

### IMPROVEMENTS



There is approximately 3,181 SF  
of existing building area

### PARKING



There are approximately 45 parking spaces  
on the owned parcel.  
The parking ratio is approximately 14.15 stalls  
per 1,000 SF of leasable area.

### PARCEL



Parcel Number: TBD  
Acres: 1.30

### CONSTRUCTION



Year Built: 2024

### ZONING



Commercial









LARIAT SQUARE



25,200  
VEHICLES PER DAY



38,400  
VEHICLES PER DAY

UNSER BLVD. SE

SOUTHERN BLVD. SE





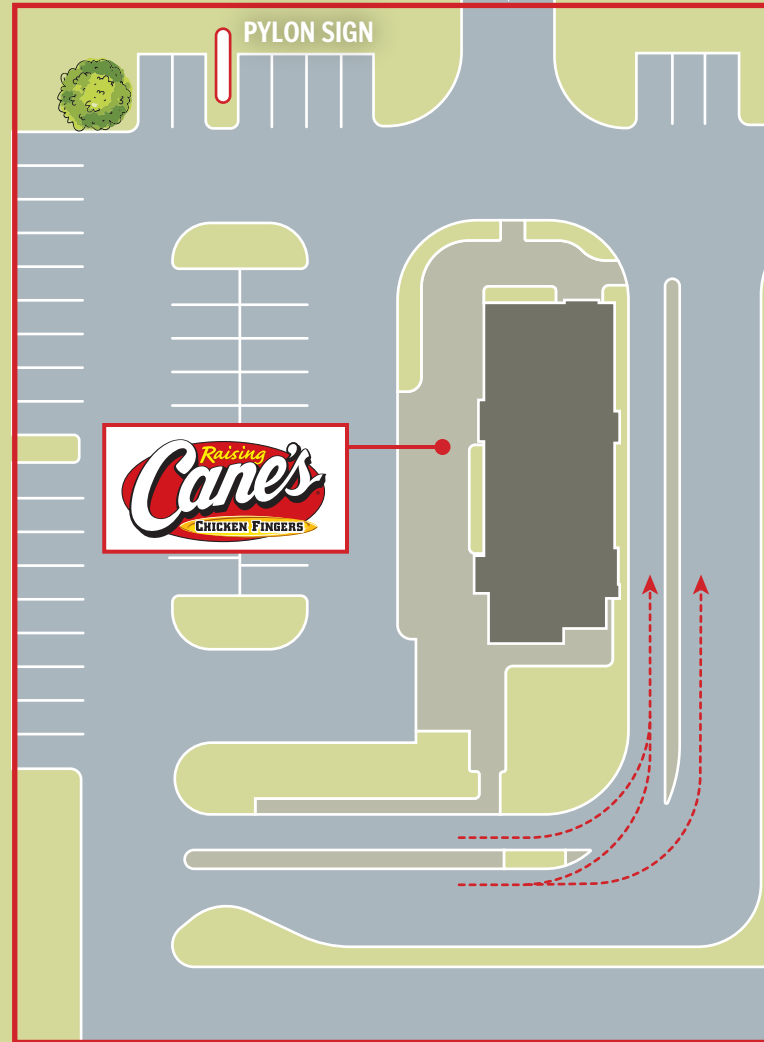






SOUTHERN BLVD. SE.

UNSER BLVD. SE.



25,200  
VEHICLES PER DAY

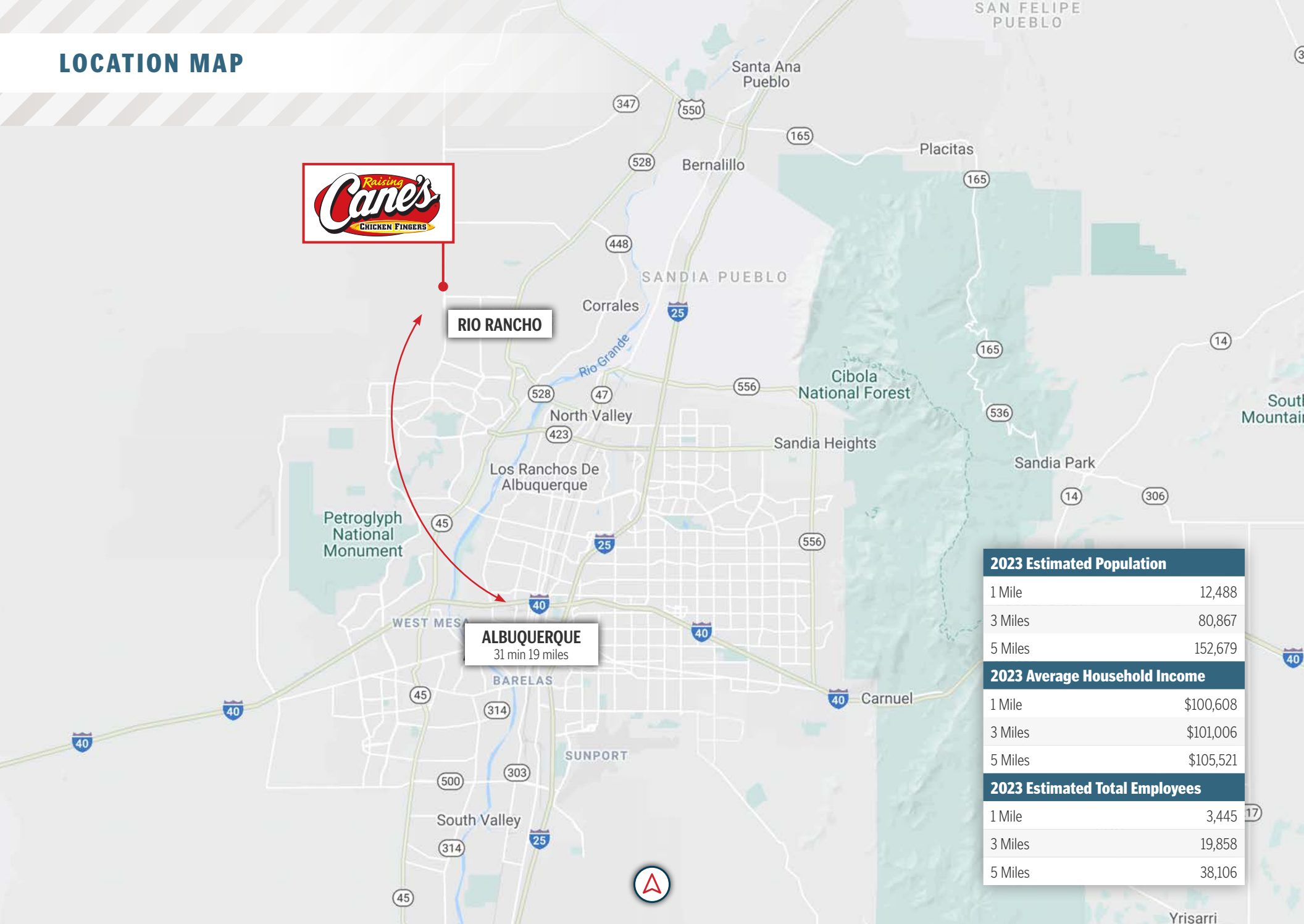
38,400  
VEHICLES PER DAY



FUTURE COFFEE QSR



## LOCATION MAP







## RIO RANCHO, NEW MEXICO

The City of Rio Rancho, located in Sandoval County in central New Mexico, is adjacent to Albuquerque, New Mexico's largest city. The metropolitan area is serviced by east-west Interstate I-40 and north-south Interstate I-25. Rio Rancho is the 3rd largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing in the southwest. The City of Rio Rancho is the 3rd largest city in New Mexico with a population of 109,139 as of July 1, 2023.

As an affluent, family-friendly community within the Albuquerque MSA, Rio Rancho is home to many young families & new residential developments. As a new city in a state saturated with tradition and history, Rio Rancho uniquely combines the convenience of modern master-planning and pro-business government with the cultural values intrinsic to its geographic location. With the creation of a central business district, recruitment of a motion picture studio, plans for a major university, and a rapidly growing population, the City of Rio Rancho is solidly fulfilling the moniker and self-imposed mandate as "The City of Vision."

Rio Rancho features several essential aspects of a modern model community. Firstly, the city has a solid economic base anchored in Intel, and is quickly becoming a hub for the film industry as well. Furthermore, Rio Rancho recruits clean companies and is environmentally responsible. Moreover, the school system ranks second in the state and has been featured in Time magazine. Finally, the city offers housing diversity, maintaining its reputation for affordable housing while making inroads towards high-end real estate.

With respect to transportation, the Santa Fe railroad has a major rail line through Albuquerque. The Rail Runner rail provides commuter service between the nearby communities of Bernalillo, Albuquerque, Los Lunas, and Santa Fe. There are two general aviation facilities, including the Albuquerque International Sunport, that provide service to the metropolitan area.





## ALBUQUERQUE, NEW MEXICO

Albuquerque is the largest city in New Mexico and the seat of Bernalillo County. It is situated in west-central New Mexico on the upper Rio Grande. The city is noted as a center for health and medical services in the region, and government agencies, nuclear research, banking, and tourism are important to the economy. There is a growing high-tech center in Albuquerque, and Intel Corp.'s largest manufacturing facility is located there. The City of Albuquerque is the largest city in New Mexico with a population of 571,471 as of July 1, 2018. Albuquerque ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in New Mexico.

Albuquerque is the major commercial, trade, service and financial center of the state. It is located in the central part of the state, at the intersection of two major interstate highways, and served by both rail and air. The Albuquerque Metropolitan Statistical Area (MSA) includes Bernalillo, Sandoval, Torrance and Valencia Counties.

The largest city in New Mexico, Albuquerque is also its economic center; it accounts for nearly half of the state's economic activity. Part of its success can be attributed to a diverse economic base consisting of government, services, trade, agriculture, tourism, manufacturing, and research and development.

The University of New Mexico is a public school with several campuses throughout the state, including the main campus near downtown Albuquerque. This school has the widest variety of programs in the area with about 225 total options. This campus is made up of 12 different colleges and offers programs that can lead to associates, bachelors, masters, and doctoral degrees, as well as undergraduate and graduate certificates.



## AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimated Population	12,488	80,867	152,679
2028 Projected Population	12,702	84,754	163,232
2010 Census Population	11,252	69,606	131,791
Projected Annual Growth 2023 to 2028	0.34%	0.94%	1.35%
Historical Annual Growth 2010 to 2020	1.05%	1.44%	1.39%
<b>Households &amp; Growth</b>			
2023 Estimated Households	4,435	30,754	58,658
2028 Projected Households	4,657	32,872	63,861
2010 Census Households	3,827	25,706	49,342
Projected Annual Growth 2023 to 2028	0.98%	1.34%	1.71%
Historical Annual Growth 2010 to 2020	1.30%	1.60%	1.52%
<b>Race &amp; Ethnicity</b>			
2023 Estimated White	75.16%	76.32%	76.11%
2023 Estimated Black or African American	3.22%	3.25%	3.25%
2023 Estimated Asian or Pacific Islander	3.41%	2.53%	2.58%
2023 Estimated American Indian or Native Alaskan	4.62%	4.91%	4.95%
2023 Estimated Other Races	10.90%	11.05%	10.81%
2023 Estimated Hispanic	42.91%	42.90%	43.35%
<b>Income</b>			
2023 Estimated Average Household Income	\$100,608	\$101,006	\$105,521
2023 Estimated Median Household Income	\$77,904	\$76,582	\$80,084
2023 Estimated Per Capita Income	\$35,252	\$38,563	\$40,479
<b>Businesses &amp; Employees</b>			
2023 Estimated Total Businesses	396	1,770	3,395
2023 Estimated Total Employees	3,445	19,858	38,106





## RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease Term	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Raising Cane's Restaurants, LLC	3,181	TBD	15 Years	Current	-	\$12,250	\$3.85	\$147,000	\$46.21	Absolute NNN	5 (5-Year)
(Corporate Signed)				Year 6	10%	\$13,475	\$4.24	\$161,700	\$50.83	(Ground Lease)	10% Increases at Beg. of Each Option
				Year 11	10%	\$14,823	\$4.66	\$177,870	\$55.92		

1. Tenant has a 5-day Right of First Offer (ROFO).

## FINANCIAL INFORMATION

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### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at [debtequity-npb@srsre.com](mailto:debtequity-npb@srsre.com)



## BRAND PROFILE



## RAISING CANE'S

[raisingcanes.com](https://raisingcanes.com)

**Company Type:** Private

**Locations:** 740+

Raising Cane's is one of the fastest growing restaurant chains, with over 740 Restaurants in 36 states, the Middle East, and Guam, and plans to open 100 Restaurants across several new markets in 2023. The company is known for its ONE LOVE® – craveable Chicken Finger meals – which includes the iconic “Cane’s Sauce” – named the #1 most craveable sauce in the restaurant industry and most craveable chicken.

Source: [prnewswire.com/](https://prnewswire.com/)





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CAPITAL  
MARKETS

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TRANSACTION  
VALUE

in 2023

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