

# SINGLE TENANT NET LEASED INVESTMENT

3550 Isleta Blvd SW, Albuquerque, NM 87105



DO NOT DISTURB TENANT



# SINGLE TENANT NET LEASED INVESTMENT

FOR SALE / INVESTMENT / 3550 Isleta Blvd SW, Albuquerque, NM 87105



**SALE PRICE:** \$1,193,000.00

**CAP RATE** 8.07% (Average over Term)  
7.25% (Beginning Apr 1, 2026)

**NOI** \$96,296 (Average over Term)  
\$86,520 (Beginning Apr 1, 2026)

**LEASE TYPE** NNN

**BUILDING SIZE** +/- 2,464 SF

**LAND SIZE** +/- 0.7738

## FEATURES

- 3.00% Annual Rent Escalations
- Multi-Unit Regional Tenant
- Personal Guaranty
- Recent 10-year NNN Lease
- Free-Standing Drive Through
- Oversize Parcel



Absolute Investment Realty  
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# DESCRIPTION



Absolute Investment Realty is pleased to present this rare opportunity to purchase an this NNN leased free-standing drive-thru restaurant located in the heart of Albuquerque, New Mexico's dynamic South Valley neighborhood. The property was recently leased to the rapidly-growing Los Victors Mexican Food, which serves popular California-Style Mexican Food.

Key Features Include:

- Recent 10-year NNN Lease. 9 Years Remaining.
- 3.00% Annual Rent Escalations
- Corporate and Personal Guaranty
- Ideal Trade Area for Tenant's Primary Demographic
- Free-Standing Drive Through Restaurant.
- Large Parcel with Excellent Access, Visibility, Signage and Traffic Counts.



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[VIDEO >](#)

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## PROPERTY SUMMARY

<b>PROPERTY ADDRESS</b>	3550 Isleta Blvd SW, Albuquerque, NM 87105
<b>PROPERTY DESCRIPTION</b>	Free-Standing Fast-Food Drive Thru
<b>PROPERTY SIZE</b>	+/- 0.7738
<b>TOTAL BUILDING SIZE</b>	+/- 2,464 SF
<b>ZONING</b>	SD-IVC (County, Sector Development Plan – Isleta Boulevard and Village Centers). Allows most commercial uses.
<b>ACCESS</b>	Multi-Point, Full Turn Access on 2 Streets (Isleta Blvd) and Tobacco Rd.
<b>VISIBILITY</b>	Excellent Visibility from Isleta Blvd.
<b>SIGNAGE</b>	Building and Free-Standing Pole Signage.

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# INVESTMENT SUMMARY



Los Victors Mexican Food, located at 3550 Isleta Blvd, in Albuquerque, NM is a prime NNN investment opportunity with landlord only responsible for roof and building structure.

The Lease commenced January 1, 2025 and Expires March 31, 2035. The Tenant has one 5 year option to renew the lease, which, if exercised, would take the lease expiration to March 31, 2040. The lease has annual rent escalations of 3.00% every year for the initial term and through the Option term.

Net leased investment real estate is scarce in in Albuquerque, making this the ideal opportunity for a savvy investor to acquire real estate in a highly desirable location.

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## LEASE & FINANCIAL INFORMATION

TENANT	Los Victors Mexican Food LLC
GUARANTY	Corporate and Personally guaranteed by owner of Los Victors Mexican Food LLC
NOI	\$96,296 (Average Over 10 Year Term) \$86,520 (Beginning March 1, 2026)
LEASE TYPE	NNN Lease – Tenant Reimburses for Taxes & Insurance
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	10 years, 3 Months
LEASE COMMENCEMENT	January 1, 2025
RENT COMMENCEMENT	April 1, 2025
LEASE EXPIRATION	March 31, 2035
RENTAL INCREASES	3% Annual Rent Escalations for the Duration of the Lease
OPTION TERMS	1, 5-year Option
TENANCY	Single

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# INVESTMENT SUMMARY - Continued

## RENT SCHEDULE

Term	Lease Year	Period Start	Period End	Base Rent Per Month
Initial	Fixturing Period	1/2/2025	3/31/2025	\$0.00
	1	4/1/2025	3/31/2026	\$7,000.00
	2	4/1/2026	3/31/2027	\$7,210.00
	3	4/1/2027	3/31/2028	\$7,426.30
	4	4/1/2028	3/31/2029	\$7,649.09
	5	4/1/2029	3/31/2030	\$7,878.56
	6	4/1/2030	3/31/2031	\$8,114.92
	7	4/1/2031	3/31/2032	\$8,358.37
	8	4/1/2032	3/31/2033	\$8,609.12
	9	4/1/2033	3/31/2034	\$8,867.39
	10	4/1/2034	3/31/2035	\$9,133.41
Renewal	11	4/1/2034	3/31/2035	\$9,407.41
(If exercised)	12	4/1/2034	3/31/2035	\$9,689.64
	13	4/1/2034	3/31/2035	\$9,980.33
	14	4/1/2034	3/31/2035	\$10,279.74
	15	4/1/2034	3/31/2035	\$10,588.13



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# ABOUT THE TENANT

Los Victor's Mexican Food has been serving fresh, authentic Mexican cuisine for over 20 years. With multiple high-traffic locations across 3 states, Los Victor's has built a reputation for quality, affordability, and consistency, attracting a loyal customer base.

## Locations:

Oklahoma

- 1000 S Elm Pl, Broken Arrow, OK 74012

New Mexico

- 900 E 10<sup>th</sup> St. Alamogordo, NM 88310
- 901 N Hudson St., Silver City NM 88061
- 1400 Main St., Lordsberg NM 88045
- 1414 E Pine St., Deming, NM 88030
- 601 Silkey Way, Espanola, NM 87532
- 26135 US-70, Ruidoso, NM 88346
- 1141 S Main St., Roswell, NM 88203
- 811 W Main St., Artea, NM 88210
- 3550 Isleta Blvd SW, Albuquerque, NM 87105
- 2300 Central Ave SE #B, Albuquerque, NM 87106
- 2521 N Prince St., Clovis, NM 88101

Wisconsin

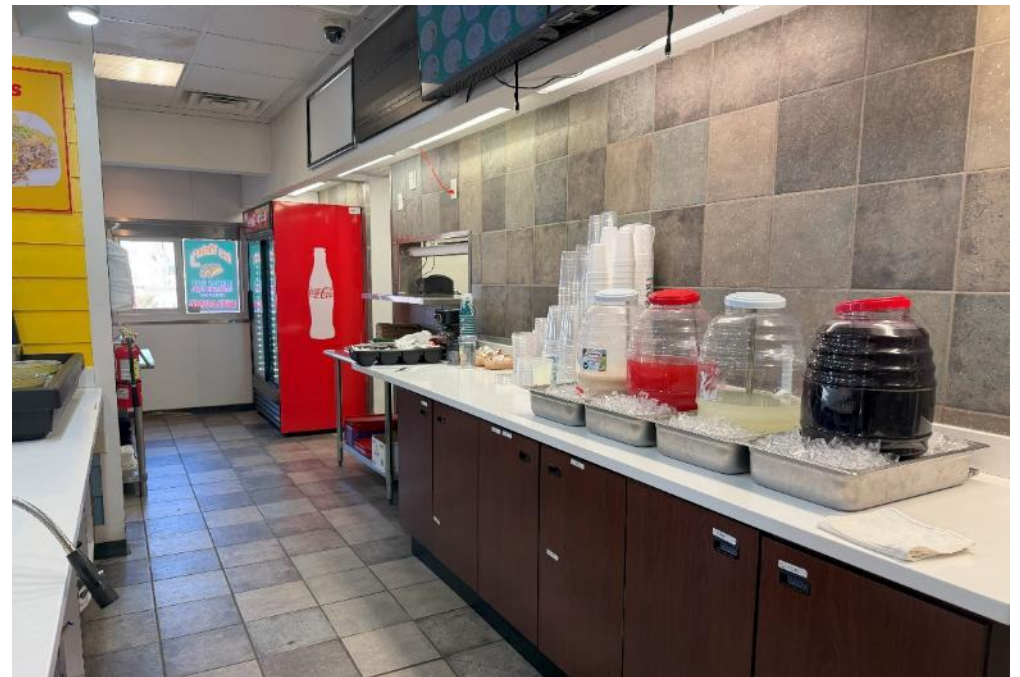
- 301 Division St., Stevens Point, WI 54481

<https://losvictorsmexicanfood.com>



# TENANT INFORMATION

<b>TENANT</b>	Los Victors Mexican Food LLC
<b>CUISINE</b>	California Style Mexican Food
<b>ESTABLISHED</b>	2006
<b>LOCATIONS</b>	8
<b>STATES</b>	2
<b>WEBSITE</b>	<a href="https://losvictorsmexicanfood.com">https://losvictorsmexicanfood.com</a>



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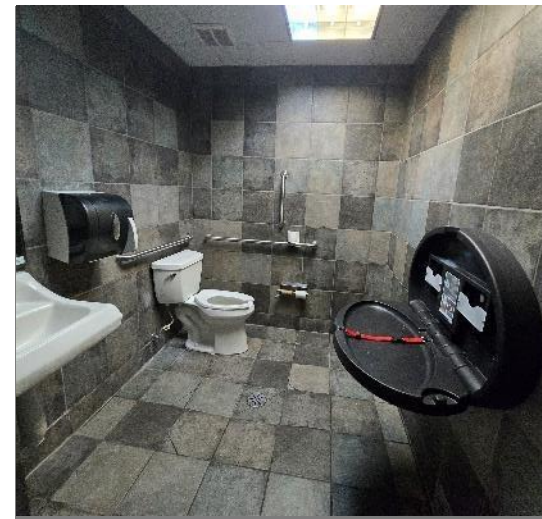
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# PROPERTY PHOTOS



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# IMMEDIATE TRADE AREA



## SINGLE TENANT NET LEASED INVESTMENT

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# SITE CLOSE UP



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# TRADE AREA



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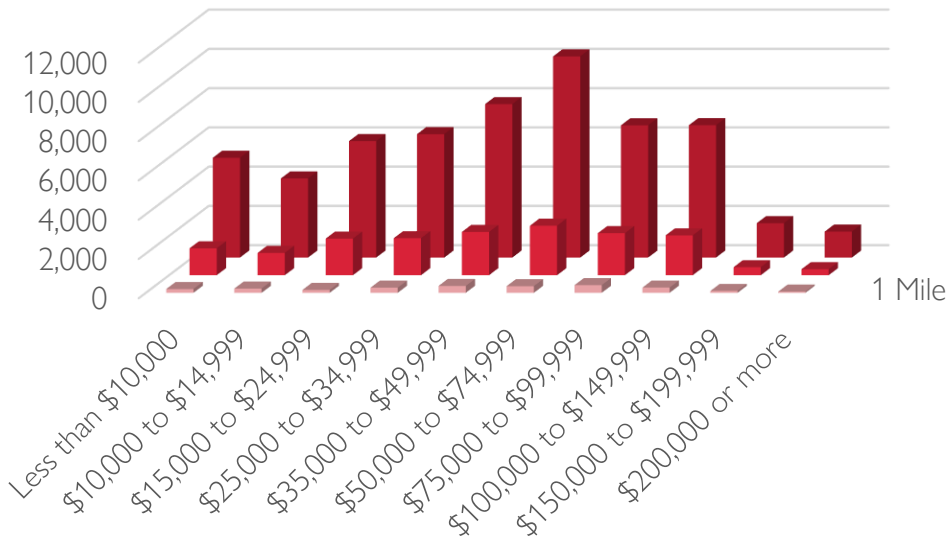


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

Radius	Population	Median HH Income	Median Age
1 Mi	6,601	\$49,785	37.1
3 Mi	47,276	\$48,921	36.3
5 Mi	150,437	\$51,360	35.0

## TRAFFIC COUNTS

RIO BRAVO BLVD. 31,500 VPD

ISLETA BLVD. 18,300 VPD

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# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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# BROKER



## **ALFREDO BARRENECHEA** Qualifying Broker

**(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)**

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

# SINGLE TENANT NET LEASED RESTAURANT

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