TACO CABANA

BELOW MARKET RENT FOR A FREESTANDING QSR DRIVE-THRU BUILDING @ ONLY $29 PSF
TENANT HAS OPERATED AT THE LOCATION FOR 22+ YEARS & HAS EXTENDED THE LEASE EARLY, SHOWING A STRONG COMMITMENT TO THE SITE
RANKED AS THE #1 TACO CABANA SITE IN NEW MEXICO & #3 OF ALL TACO CABANA SITES NATIONWIDE PER PLACER.AI

3301 COORS BLVD NW, ALBUQUERQUE, NM 87120

OFFERING MEMORANDUM

Marcus & Millichap

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Executive Summary

3301 Coors Blvd NW, Albuquerque, NM 87120

FINANCIAL SUMMARY

Price	**$1,741,000**
Cap Rate	6.0%
Building Size	3,588 SF
Net Cash Flow	6.0% $104,485
Year Built / Remodeled	1986 / 2004
Lot Size	0.87 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Taco Cabana
Guarantor	Taco Cabana of El Paso, Inc. (6 Unit Franchisee encompassing all the sites in Albuquerque)
Lease Commencement Date	July 28, 2004
Lease Expiration Date	June 30, 2033
Lease Term Remaining	7 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 10 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/31/2029	$104,485.00	6.00%
1/1/2030 – 6/30/2033	$114,933.50	6.60%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (7/1/2033 – 6/30/2043)	$126,426.85	7.26%
Option 2 (7/1/2043 – 6/30/2053)	$139,069.54	7.99%

Base Rent	**$104,485**
Net Operating Income	**$104,485**
Total Return	**6.0% $104,485**


Walmart
McDonald's
jiffy lube
BRAKE MASTERS
Applebee's GRILL + BAR
golden corral
Jersey Mike's SUBS
vca animal hospitals
Firestone
BUFFALO WILD WINGS
Days Inn
Hampton by HILTON
DEL TACO
155,830 CPD
INTERSTATE 40
THE HOME DEPOT
SONIC
AutoZone
Speedway
BIG 5 SPORTING GOODS
Mister
Cracker Barrel OLD COUNTRY STORE
arc THRIFT STORES
planet fitness
dogtopia
La Petite ACADEMY
COORS PLAZA SHOPPING CENTER
NUSENDA CREDIT UNION
BURGER KING
STRIPES BURRITO CO. U.S.A
SEQUOIA SQUARE SHOPPING CENTER
52,830 CPD
COORS BLVD NW
TACO CABANA
Arby's
N

Olive Garden
Italian Kitchen
Seven Brew
Raising Cane's Chicken Fingers
Panera Bread
Blake's Lotaburger
Chick-fil-A
ST. PIUS X
HIGH SCHOOL
±880 Students
Global Storage
Chipotle Mexican Grill
enterprise
Walgreens
PLAZA LADERA
SHOPPING CENTER
WELLS FARGO
arc Thrift Stores
planet fitness
dogtopia
La Petite Academy
SEQUOIA SQUARE
SHOPPING CENTER
SUPERCUTS
The UPS Store
Arby's
TACO CABANA
STRIPES
BURRITO CO.
U.S.A
BURGER
KING
COORS PLAZA
SHOPPING CENTER
52,830 CPD
COORS BLVD NW
NUSENDA
CREDIT UNION
N

Property Description

INVESTMENT HIGHLIGHTS

- **±7 Years Remaining on Absolute NNN Lease with Taco Cabana Franchisee (6 Units in Albuquerque)**
- Tenant has Operated at the Site for 22 Years, Showing Commitment to the Site
- **10% Rental Increases Every 5 Years with Multiple Renewal Options - Next Increase Occurs on January 1, 2030**
- Ranked as the #1 Taco Cabana Site in New Mexico and #3 of All Taco Cabana Sites Nationwide per Placer.ai
- **Taco Cabana is an Established Texas Chain, Operating ±150 Locations**
- Densely-Populated Albuquerque Trade Area - ±193,239 Residents within a 5-Mile Radius
- **Located Along a Busy Retail Corridor, Anchored by The Home Depot, Planet Fitness, and Walmart Supercenter**
- Highly Visible Location Along Coors Blvd NW (±52,830 Cars per Day), Immediately Off Interstate 40 (±155,850 Cars per Day)
- **Down the Road from New Retail Development - Tenants Include Chick-fil-A, Starbucks, Panera Bread, and 7 Brew Coffee**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	11,304	89,032	194,974
2025 Estimate	11,158	87,802	193,239
Growth 2025 - 2030	1.31%	1.40%	0.90%
Households			
2030 Projections	5,211	38,684	82,421
2025 Estimate	5,128	37,949	81,158
Growth 2025 - 2030	1.62%	1.94%	1.56%
Income			
2025 Est. Average Household Income	$80,926	$91,125	$86,990
2025 Est. Median Household Income	$67,540	$75,011	$70,912

Tenant Overview

TACO CABANA

SAN ANTONIO, TX
Headquarters

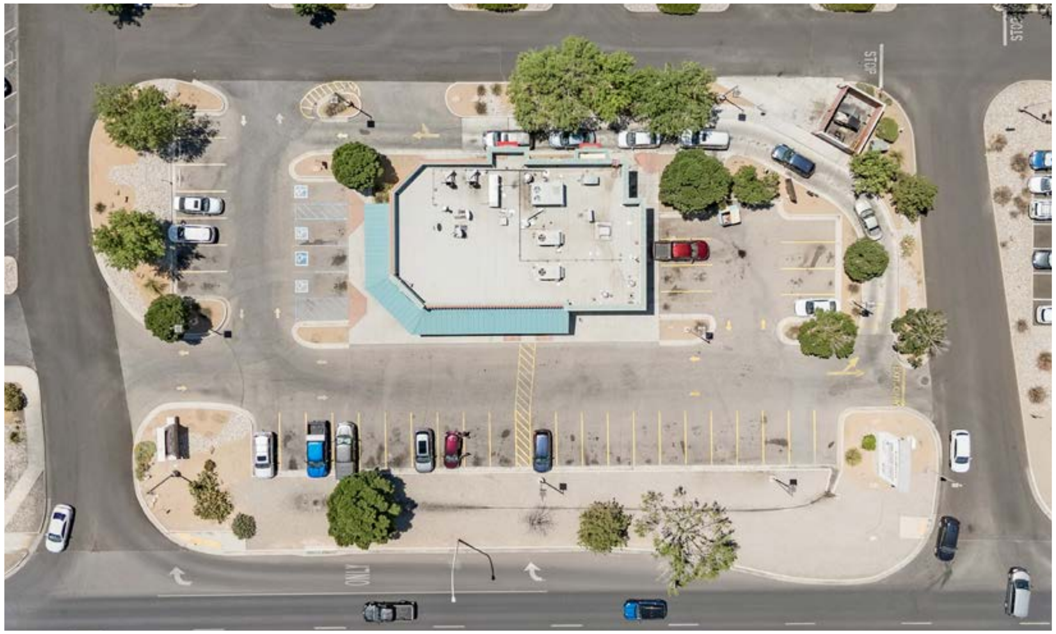
±150
Locations

TACOCABANA.COM
Website

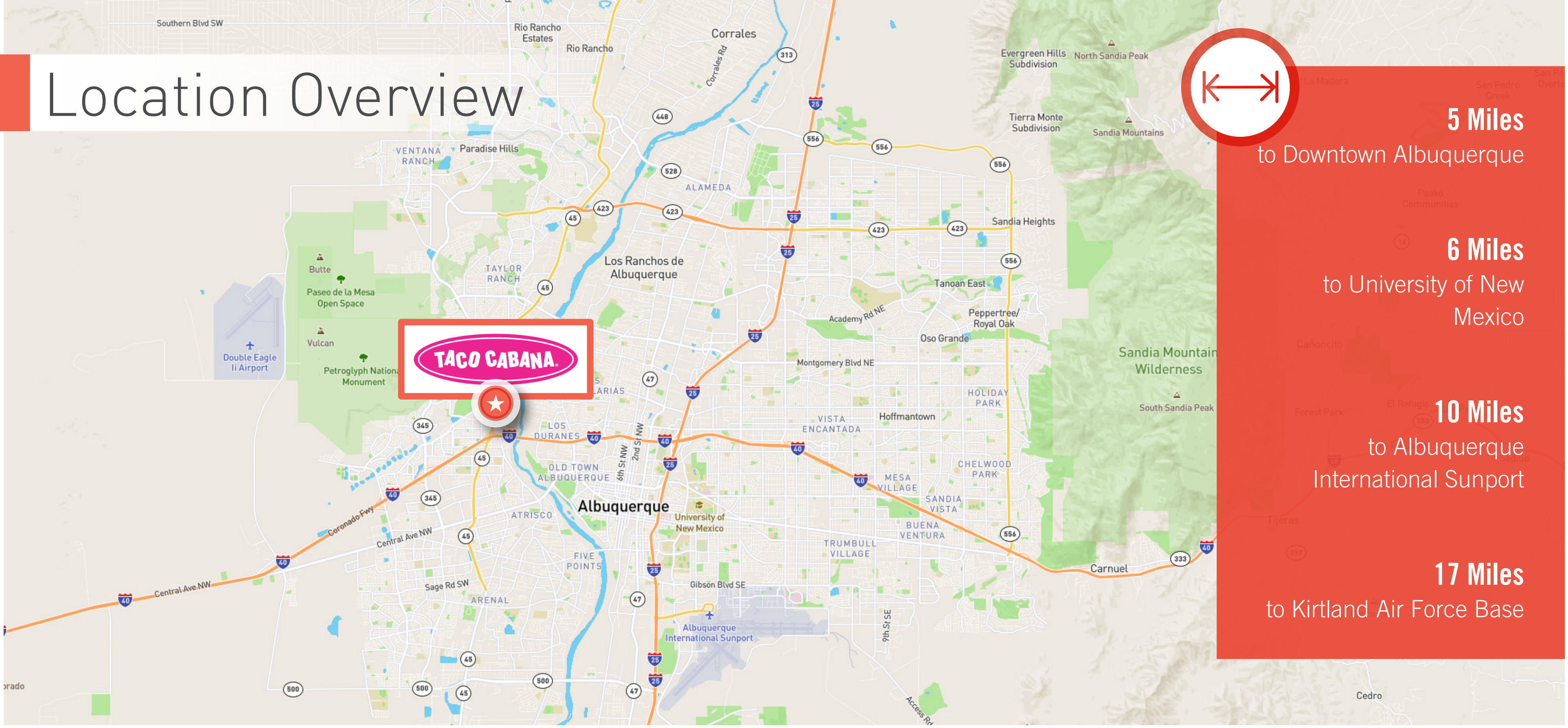
1978
Founded

Founded in 1978, Taco Cabana specializes in Mexican-inspired food, including breakfast, lunch and dinner tacos, dozen taco boxes, fajitas, quesadillas, burritos, freshly made flour tortillas, and a selection of made-from-scratch salsas and sauces. Restaurants feature open-display cooking, a selection of bottled beer and signature tequila margaritas, patio dining, drive-thru windows, curbside pickup, and delivery. Taco Cabana operates nearly 150 company-owned restaurants and is actively seeking multi-unit franchise partners who are passionate about introducing the successful legacy brand in Arizona, Arkansas, Colorado, Missouri, Oklahoma, and Tennessee markets.

Property Photos



Location Overview



5 Miles
to Downtown Albuquerque

6 Miles
to University of New Mexico

10 Miles
to Albuquerque International Sunport

17 Miles
to Kirtland Air Force Base

As the largest and most populous city in New Mexico and home to approximately one-fourth of the state's population, Albuquerque is a hub for the arts with an economy built on science, medicine, technology, commerce, education, culture outlets and entertainment. Albuquerque is located in the center of the New Mexico Technology Corridor, a cluster of high-tech institutions in the area which includes Intel's Fab 11X and a Facebook Data Center, in addition to being the founding location of MITS and Microsoft.

Albuquerque is home to many large institutions, such as the Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, as well as both main campuses of The University of New Mexico and Central New Mexico Community College, which are the largest employers in the city. In 2019, Netflix constructed its main $1 billion production hub at Albuquerque Studios, bringing in an additional 1,000 estimated jobs. The city has been voted the #1 Top Big City for Filmmakers and America's #4 Best Small City, as well as being consistently rated as a top arts destination for South-western and Native American art.

Situated in central New Mexico, with the Sandia-Manzano Mountains to the east, the Rio Grande flowing north and south through its center, and the West Mesa and the Petroglyph National Monument on its West side, Albuquerque is also a major tourist destination. Events such as the International Balloon Fiesta draw hundreds of thousands of visitors annually. There are numerous shopping centers and malls within the city, including ABQ Uptown, Coronado, Cottonwood, Nob Hill, and Winrock Town Center. Nearby attractions also include The Downs Casino and Racetrack and several other resorts.

[exclusively listed by]

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