# BURGER KING - HIGH PERFORMING LOCATION WITH A 3.7% RENT TO SALES RATIO

***RANKED IN THE TOP 7% OF BURGER KING SITES NATIONWIDE PER PLACER.AI***
***BELOW MARKET RENT FOR A FREESTANDING QSR DRIVE-THRU BUILDING @ ONLY $27 PSF***

*3221 COORS BLVD NW, ALBUQUERQUE, NM 87120*


OFFERING MEMORANDUM

Marcus & Millichap


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# Executive Summary

3221 Coors Blvd NW, Albuquerque, NM 87120

## FINANCIAL SUMMARY

| | |
|---|---|
| **Price** | **$1,141,000** |
| Cap Rate | 5.25% |
| Building Size | 2,210 SF |
| Net Cash Flow | 5.25% $59,895 |
| Year Built / Remodeled | 2009 / 2023 |
| Lot Size | 0.63 Acres |

## LEASE SUMMARY

| | |
|---|---|
| Lease Type | Absolute Triple-Net (NNN) Lease |
| Tenant | Burger King |
| Guarantor | Franchisee – TKJ Inc (±20 Units) |
| Lease Commencement Date | December 17, 2009 |
| Lease Expiration Date | December 31, 2029 |
| Lease Term Remaining | 3.5 Years |
| Rental Increases | 10% Every 5 Years |
| Renewal Options | 4, 5 Year Options |
| Right of First Refusal | None |

## ANNUALIZED OPERATING DATA

| Lease Years | Annual Rent | Cap Rate |
|---|---|---|
| Current – 12/31/2029 | $59,895.00 | 5.25% |
| **Renewal Options** | **Annual Rent** | **Cap Rate** |
| Option 1 (1/1/2030 – 12/31/2034) | $65,884.50 | 5.77% |
| Option 2 (1/1/2035 – 12/31/2039) | $72,472.95 | 6.35% |
| Option 3 (1/1/2040 – 12/31/2044) | $79,720.25 | 6.99% |
| Option 4 (1/1/2045 – 12/31/2049) | $87,692.27 | 7.69% |

| | |
|---|---|
| **Base Rent** | **$59,895** |
| **Net Operating Income** | **$59,895** |
| **Total Return** | **5.25% $59,895** |


155,830 CPD
INTERSTATE 40
52,830 CPD
COORS BLVD NW
BURGER KING
COORS PLAZA SHOPPING CENTER
SEQUOIA SQUARE SHOPPING CENTER
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
THE HOME DEPOT
Speedway
BIG 5 SPORTING GOODS
SONIC
AutoZone
Mister
Cracker Barrel OLD COUNTRY STORE
arc THRIFT STORES
planet fitness
dogtopia
La Petite ACADEMY
NUSENDA CREDIT UNION
STRIPES BURRITO CO. U.S.A
Arby's
TACO CABANA
N


Olive Garden
Starbucks
Seven Brew
Raising Cane's
Panera Bread
Blake's Lotaburger
Chick-fil-A
ST. PIUS X HIGH SCHOOL
±880 Students
GLOBAL STORAGE
CHIPOTLE MEXICAN GRILL
enterprise
PLAZA LADERA SHOPPING CENTER
WELLS FARGO
Walgreens
arc THRIFT STORES
planet fitness
dogtopia
La Petite ACADEMY
SEQUOIA SQUARE SHOPPING CENTER
SUPERCUTS
The UPS Store
TACO CABANA
Arby's
BURGER KING
STRIPES BURRITO CO. U.S.A
COORS PLAZA SHOPPING CENTER
52,830 CPD
COORS BLVD NW
NUSENDA CREDIT UNION
N

# Property Description


## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease with Multi-Unit Burger King Franchisee (±20 Locations)**
- Tenant has Operated at the Site for 17 Years - Recently Remodeled in 2023
- **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- Densely-Populated Albuquerque Trade Area - ±193,239 Residents within a 5-Mile Radius
- **Subject Property is Ranked in the Top 7% of Burger Kings Nationwide, per Placer.ai**
- 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


## BURGER KING

**MIAMI, FL**
Headquarters

**1954**
Founded

**BK.COM**
Website

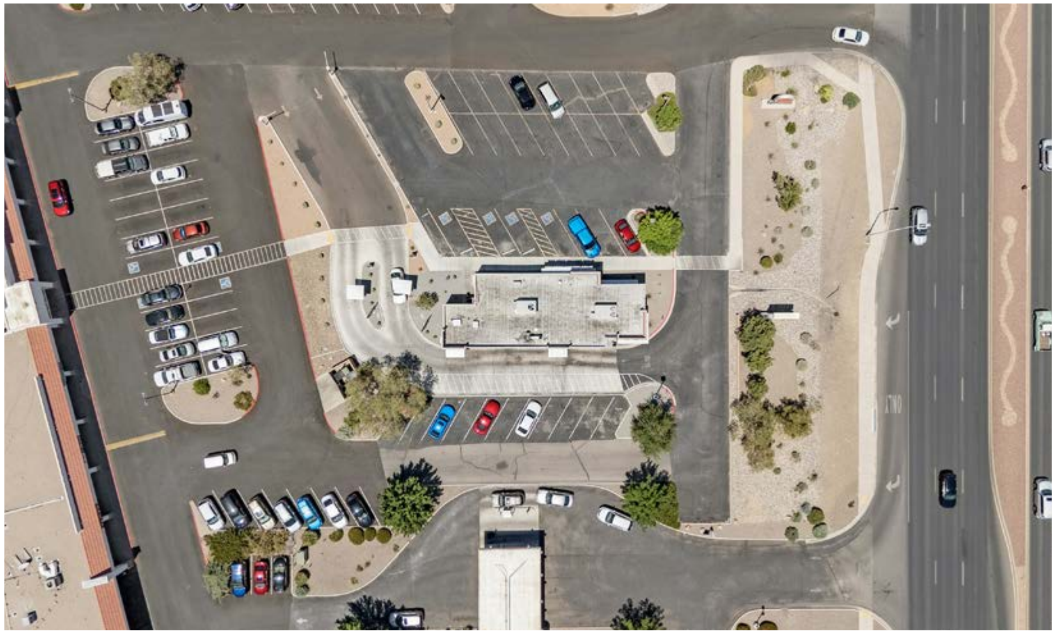
**±18,700**
Locations

Every day, more than 11 million guests visit Burger King restaurants around the world. Founded in 1954, the Burger King brand is the second-largest fast food hamburger chain in the world. The original Home of the Whopper, the Burger King system operates more than 19,700 locations in more than 120 markets. Almost 100 percent of Burger King restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades.

Burger King is a subsidiary of Restaurant Brands International Inc. (“RBI”), one of the world’s largest quick service restaurant companies with nearly $45 billion in annual system-wide sales and over 32,000 restaurants in more than 120 countries and territories. RBI owns four of the world’s most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, POPEYES®, and FIREHOUSE SUBS®. These independently operated brands have been serving their respective guests, franchisees and communities for decades.

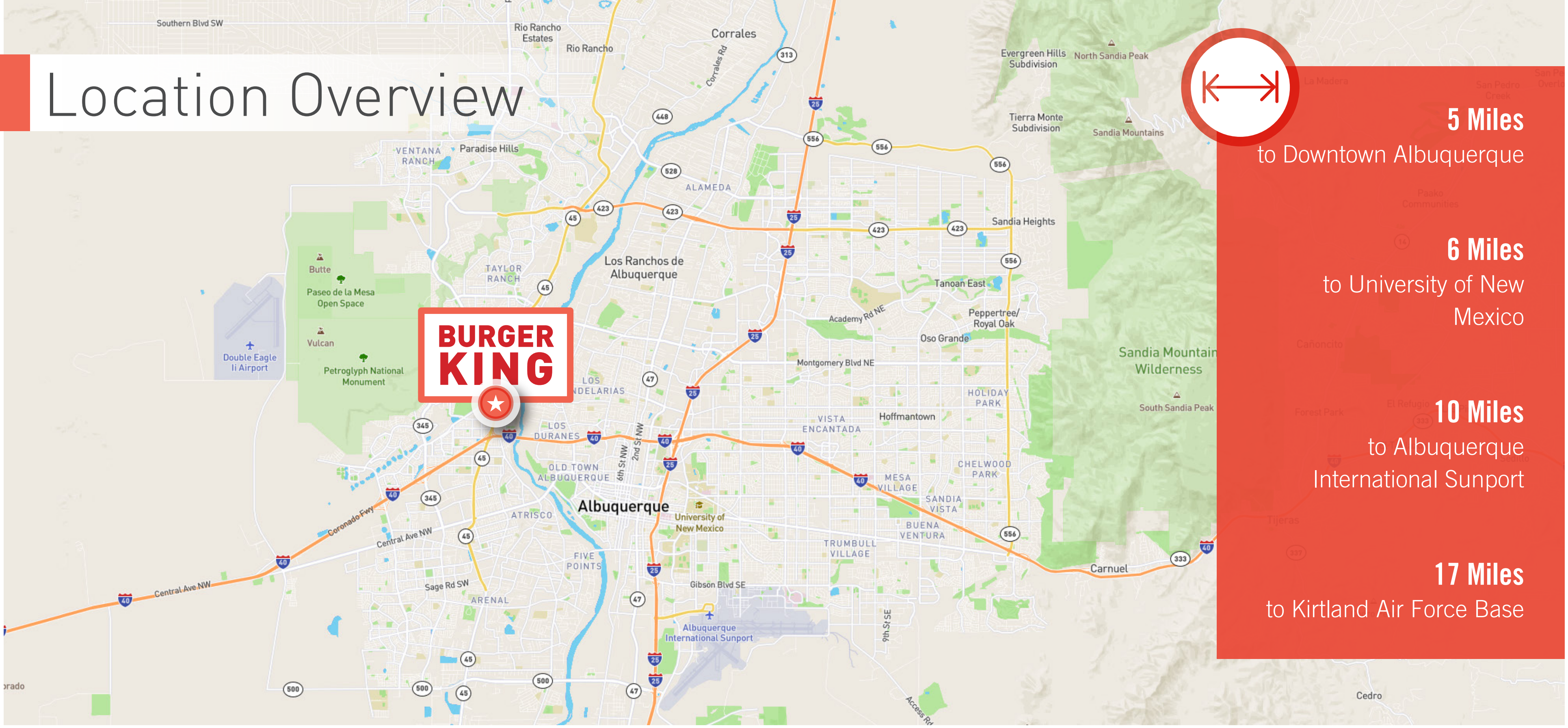
**FRANCHISEE OVERVIEW:** TKJ Inc. is a Burger King franchisee with approximately 20 locations.

# 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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