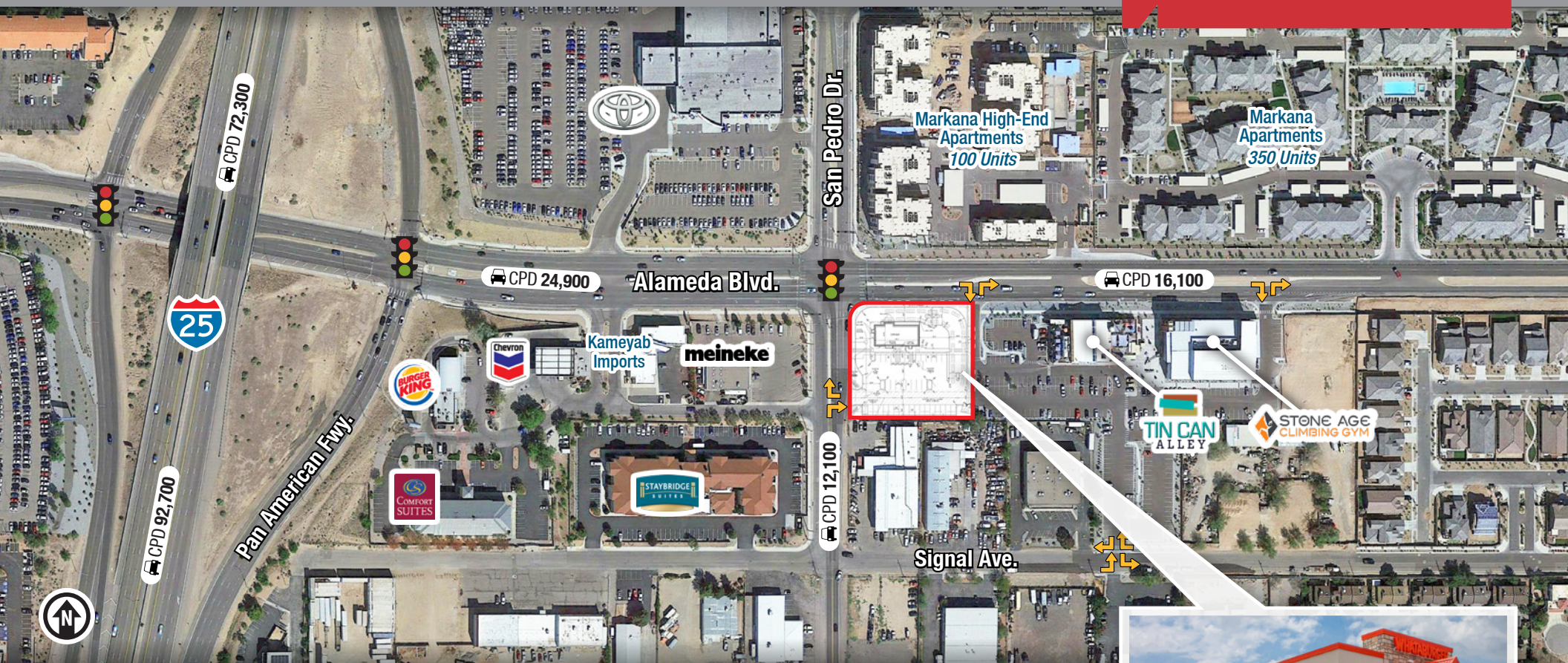


# NNN Investment – Whataburger Ground Lease

## 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 861 locations nationwide – Started in 1950

### INVESTMENT HIGHLIGHTS

- 4% cap rate
- Price: \$2,625,000
- 15-year primary term
- 3 x 5-year options
- 10% increases every five years



±2,974 SF Building on ±1.0 Ac.



# Offering Memorandum

# NNN Investment – Whataburger Ground Lease

4% CAP RATE | 15-YEAR PRIMARY TERM

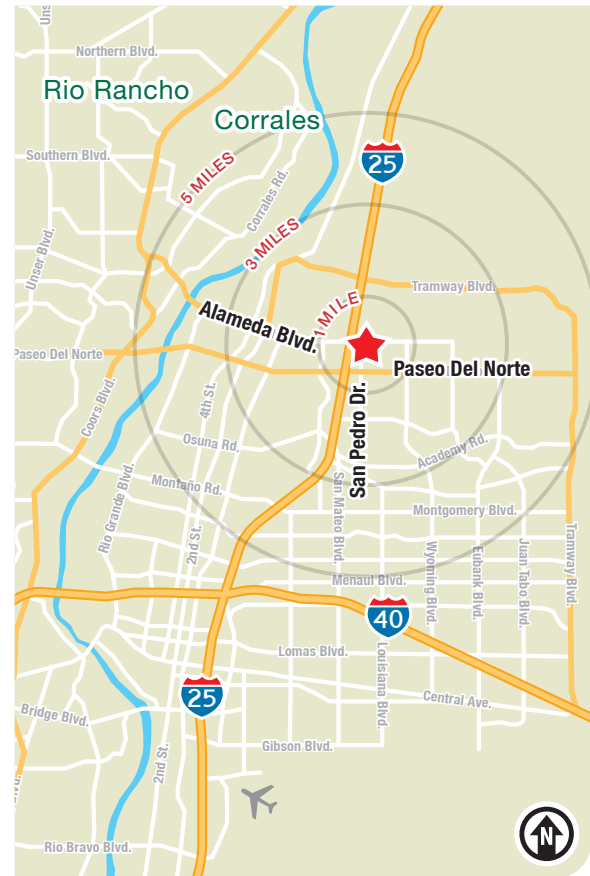
SEC Alameda Blvd. & San Pedro Dr. NE | Albuquerque, NM 87113

## LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	9,087	56,275	158,241
Average HH Income	\$109,898	\$101,690	\$95,239
Daytime Employment	10,900	54,584	110,609

2021 Forecasted by Esri





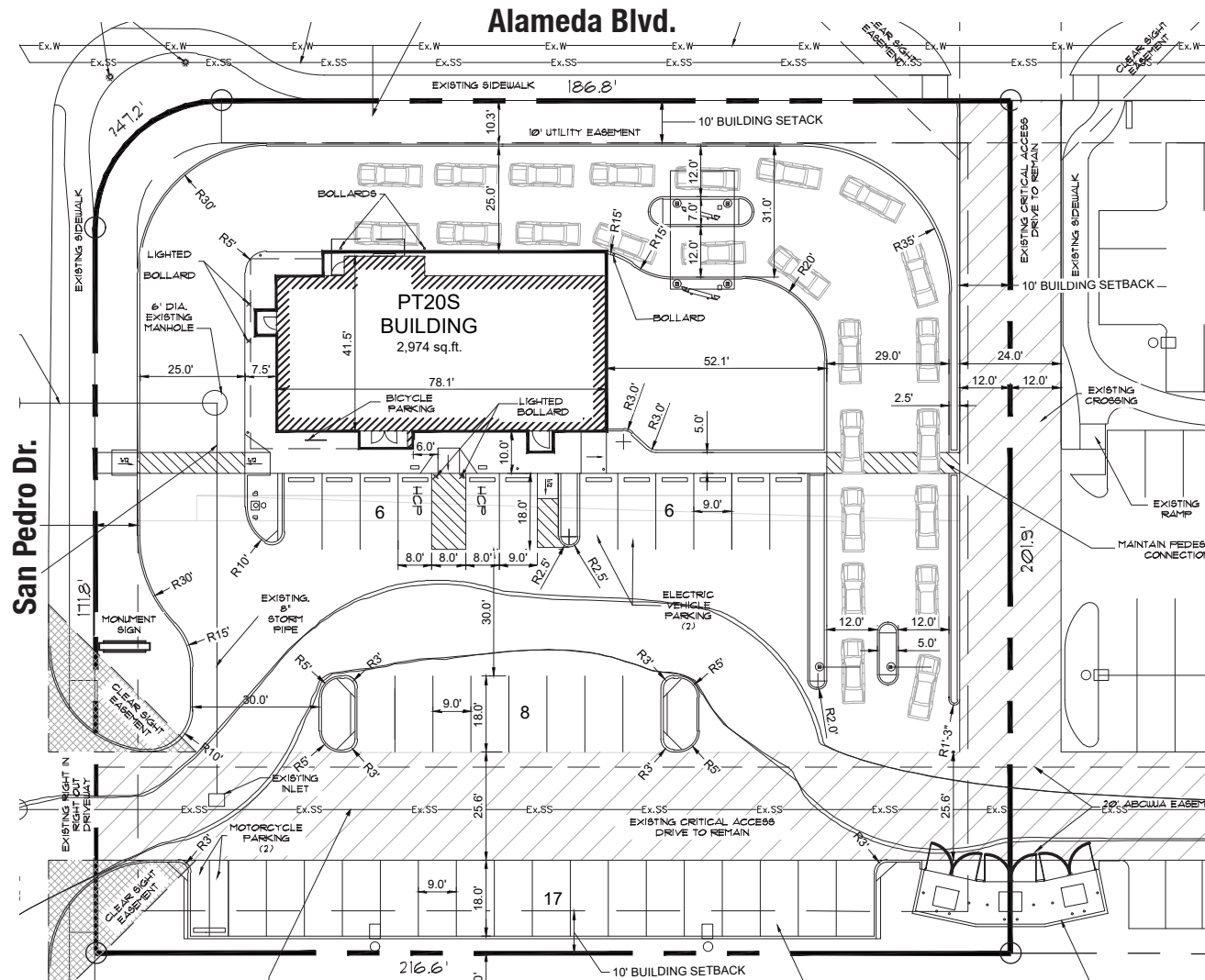
# Offering Memorandum

# NNN Investment – Whataburger Ground Lease

4% CAP RATE | 15-YEAR PRIMARY TERM

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

## 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.



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



**654,217**  
City Population



**264,145**  
Households



**\$77,810**  
Avg. Household Income



**\$45,730**  
Md. Disposable Income



**23,491**  
Total Businesses



**332,805**  
Total Employees

### 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



### 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.