



# NNN Investment Opportunity

SWQ Coors Blvd. & St. Josephs Dr. NW | Albuquerque, NM 87120






*Conceptual photo – Actual building may vary*



# Executive Summary

NAI SunVista is pleased to offer the opportunity to acquire a brand-new construction, single-tenant Olive Garden in Albuquerque, NM. This ideal long-term investment features a ground lease with easily replaceable rent that appreciates over time, ensuring passive income with no landlord management. The Property is occupied by a corporate tenant, Darden Restaurant's most prominent brand, the nation's most dominant sit-down restaurant group, offering stable cash flow, attractive 10% rent increases every five years, and future-proofing through scheduled store renovations.

Demographics	1 Mile	3 Mile	5 Mile	Albuquerque MSA
 Total Population	11,463	81,838	191,735	926,835
 Average HH Income	\$87,103	\$98,850	\$91,914	\$96,141
 Daytime Employment	5,393	22,770	103,950	384,409

2024 Forecasted by Esri



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## Property Details

### ADDRESS

SWQ Coors Blvd. & St. Josephs Dr. NW  
Albuquerque, NM 87120

### TENANT

Olive Garden

- 6 Locations in New Mexico
- 934 Locations Nationwide
- Started in 1982

### SALE PRICE

\$3,882,350

### CAP RATE

4.25%

### RENT INCREASES

10% Increases Every 5 Years

### LEASE TERM

10-Year Primary Term

### RENEWAL OPTIONS

4 x 5-Year options

### BUILDING/LOT SIZE

±7,825 SF Building Under Construction  
on ±1.84 Acres

### TRAFFIC COUNTS

±49,900 cars per day on Coors Blvd.

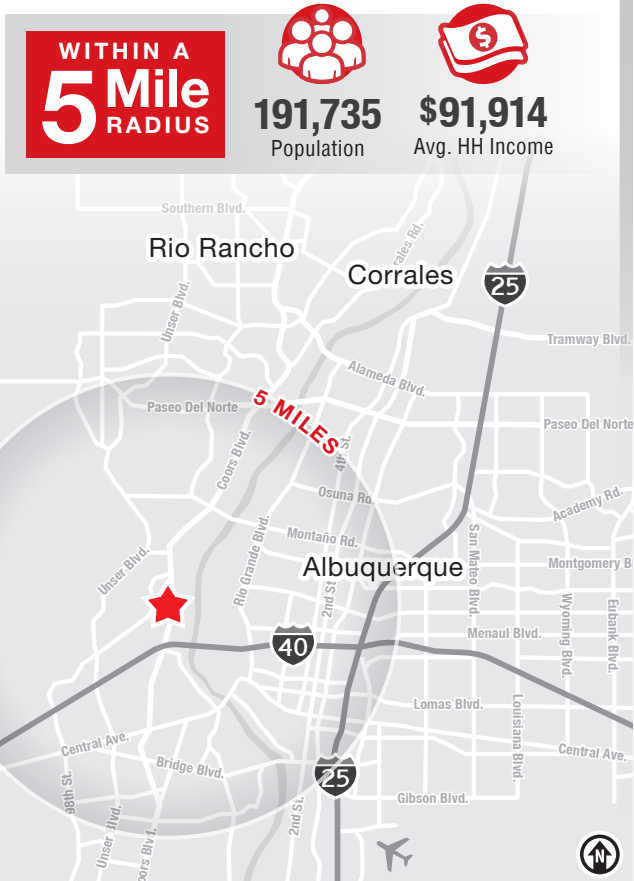


# Trade Area



## Investment Highlights

- A brand new lease, a newly constructed building, and rent appreciation combine for an ideal investment
- Long lease term with 10% increases every 5 years and continuing in option periods
- The ground lease structure provides for a passive investment
- The corporate Tenant ensures a stable cash flow from the nation's most dominant sit-down restaurant group





# Low-Altitude Aerial

