



NNN Investment Opportunity

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



Conceptual photo – Actual building may vary

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Brett Hills

brett@sunvista.com | 505 998 1648

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	10,738	78,220	191,024	939,327
 Average HH Income	\$97,732	\$111,488	\$101,646	\$105,221
 Daytime Employment	3,941	19,708	95,062	380,600

2026 Forecasted by Esri



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

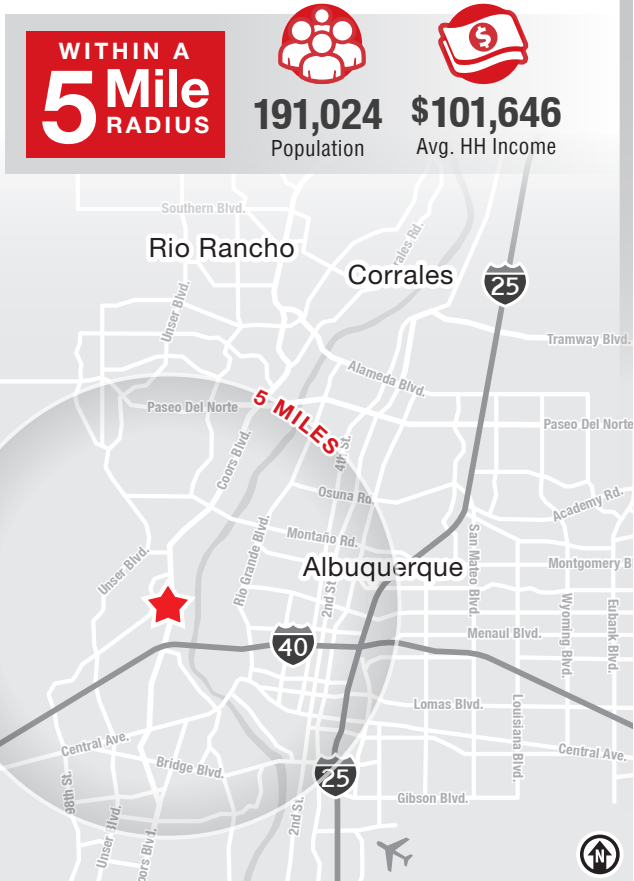
±49,900 cars per day on Coors Blvd.

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



Site Plan



Tenant Overview

Olive Garden is a full-service Italian restaurant brand with locations primarily in the eastern United States, offering a warm, welcoming atmosphere designed to evoke the feeling of an Italian villa. Established in 1982, Olive Garden has become a staple in casual dining, known for its wide variety of Italian-inspired dishes, including signature pastas, hand-tossed salads, freshly baked breadsticks, and a selection of wines. The brand emphasizes a family-friendly dining experience, with a focus on delivering high-quality, made-from-scratch meals in a relaxed and inviting environment.

Most dinner menu entrée prices range from \$11.50 to \$21.50, and most lunch menu entrée prices range from \$9.50 to \$11.50. The price of each entrée includes as much fresh salad or soup and breadsticks as a guest desires. During fiscal 2024, the average check per person was approximately \$23.00, with alcoholic beverages accounting for 5.0% of Olive Garden's sales. Olive Garden maintains different menus for dinner and lunch and different menus across its trade areas to reflect geographic differences in consumer preferences, prices and selections, as well as a smaller portioned, lower priced children's menu.

Darden Restaurants, Inc. is a full-service restaurant company, and as of May 2024, the company owned and operated 2,031 restaurants through subsidiaries in the United States and Canada under the Olive Garden, LongHorn Steakhouse, Cheddar's Scratch Kitchen, Yard House, Ruth's Chris, The Capital Grille, Seasons 52, Bahama Breeze, and Eddie V's Prime Seafood trademarks.



Corporate Overview

OWNERSHIP

Darden Restaurants, Inc.
NYSE: DRI

CREDIT RATING

S&P: BBB

YEAR FOUNDED

1938

HEADQUARTERS

Orlando, Florida

LOCATIONS

2,031 Restaurants

EMPLOYEES

191,000

Darden Restaurant Brands



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income

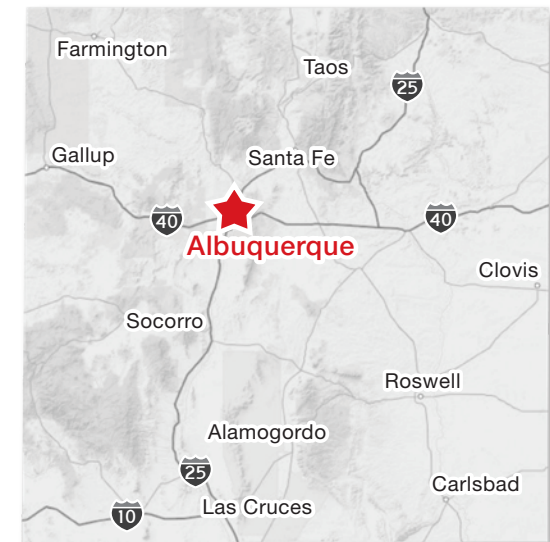

\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
Albuquerque Metro Population


The Largest
City in the State



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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.



OFFERED EXCLUSIVELY BY:

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All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.

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505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110