

# **NNN QSR Investment Opportunity**

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



# **Executive Summary**

NAI SunVista is pleased to offer the opportunity to acquire a brand-new construction, singletenant Raising Cane's Chicken Fingers in Albuquerque, NM. This premier long-term investment features a ground lease with easily replaceable rent that appreciates over time, providing truly passive income with zero landlord responsibilities. The property is occupied by Raising Cane's, a rapidly expanding and nationally recognized quick-service brand with strong corporate backing. The lease includes attractive 10% rent increases every five years and long-term stability supported by the brand's proven performance, customer loyalty, and continued nationwide growth. This is a rare opportunity to invest in a top-tier QSR tenant with built-in rent escalations and future-proof appeal.

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



## **Property Details**

#### **ADDRESS**

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

#### **TENANT**

Raising Cane's

- 5 Locations in New Mexico
- 849 Locations Nationwide
- Started in 1996

#### SALE PRICE

\$4,117,647

#### **CAP RATE**

4.25%

#### **RENT INCREASES**

10% Increases Every 5 Years

#### **LEASE TERM**

15-Year Primary Term

#### **RENEWAL OPTIONS**

5 x 5-Year options

#### **BUILDING/LOT SIZE**

±2,980 SF Building Under Construction on +1.29 Acres

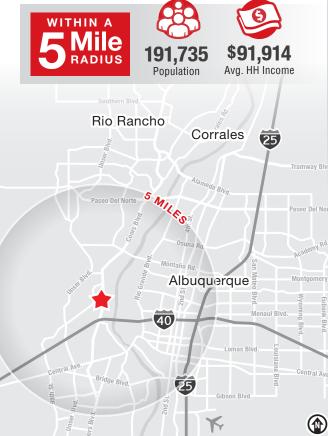
#### TRAFFIC COUNTS

±49,900 cars per day on Coors Blvd.



# **Investment Highlights**

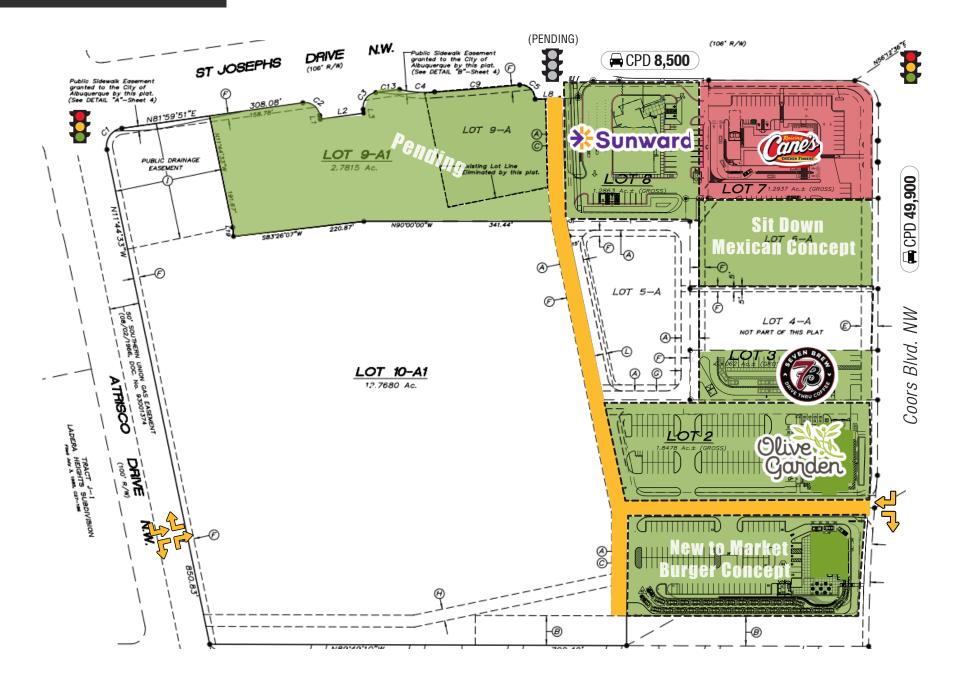
- A brand new lease, a newly constructed building, and rent appreciation combine for an ideal investment
- Long lease term with 10% increases every 5 years and continuing in option periods
- The ground lease structure provides for a passive investment
- The corporate Tenant ensures a stable cash flow from one of the nations fastest growing QSR franchises







# Site Plan







# **Tenant Overview**

Raising Cane's Chicken Fingers is a fast-casual restaurant brand with locations across the United States, best known for its simple menu focused on high-quality chicken finger meals. Founded in 1996 in Baton Rouge, Louisiana, Raising Cane's has grown rapidly by emphasizing quality, speed, and a craveable product. The brand offers a straightforward menu featuring fresh, never frozen chicken fingers, crinkle-cut fries, coleslaw, Texas toast, Cane's Sauce, and fountaindrinks, all served in a friendly, energetic atmosphere.

Most combo meals range from approximately \$7.50 to \$13.00, depending on the number of chicken fingers and sides included. The brand does not offer a breakfast or late-night menu and keeps its focus on lunch and dinner service. In fiscal year 2024, the average check per guest was around \$11.50, with a strong emphasis on drive-thru and takeout sales. Raising Cane's maintains a consistent menu across all its locations, prioritizing operational simplicity and product consistency over regional variation.

Raising Cane's is a privately held company with ambitious growth plans and a strong brand identity built around community involvement, a fun-loving culture, and a commitment to serving "One Love" - their signature chicken fingers.



## **Corporate Overview**

#### **OWNERSHIP**

Raising Cane's Restaurants, LLC

#### YEAR FOUNDED

1996

#### **HEADQUARTERS**

Baton Rouge, Louisiana

#### LOCATIONS

849 Restaurants

#### **EMPLOYEES**

65,000

# 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.



926,83 Albuquerque Metro Population



#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818



240,894



\$93,257



\$54,893



22,362



296,914 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

# IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE



Low Crime Rates

Excellent Public Education System

Diverse Housing Options

Growing List of Quality-of-Life
Amenities





#### **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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