



# NNN QSR Investment Opportunity




SWC 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 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

2024 Forecasted by Esri



Conceptual photo – Actual building may vary

## 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

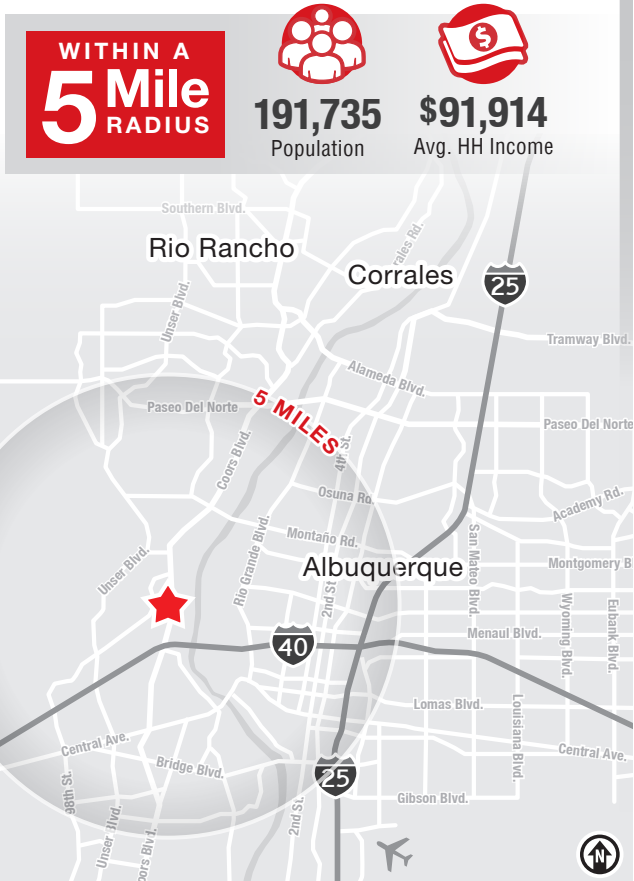
±49,900 cars per day on Coors Blvd.

# Trade Area



## Investment Highlights

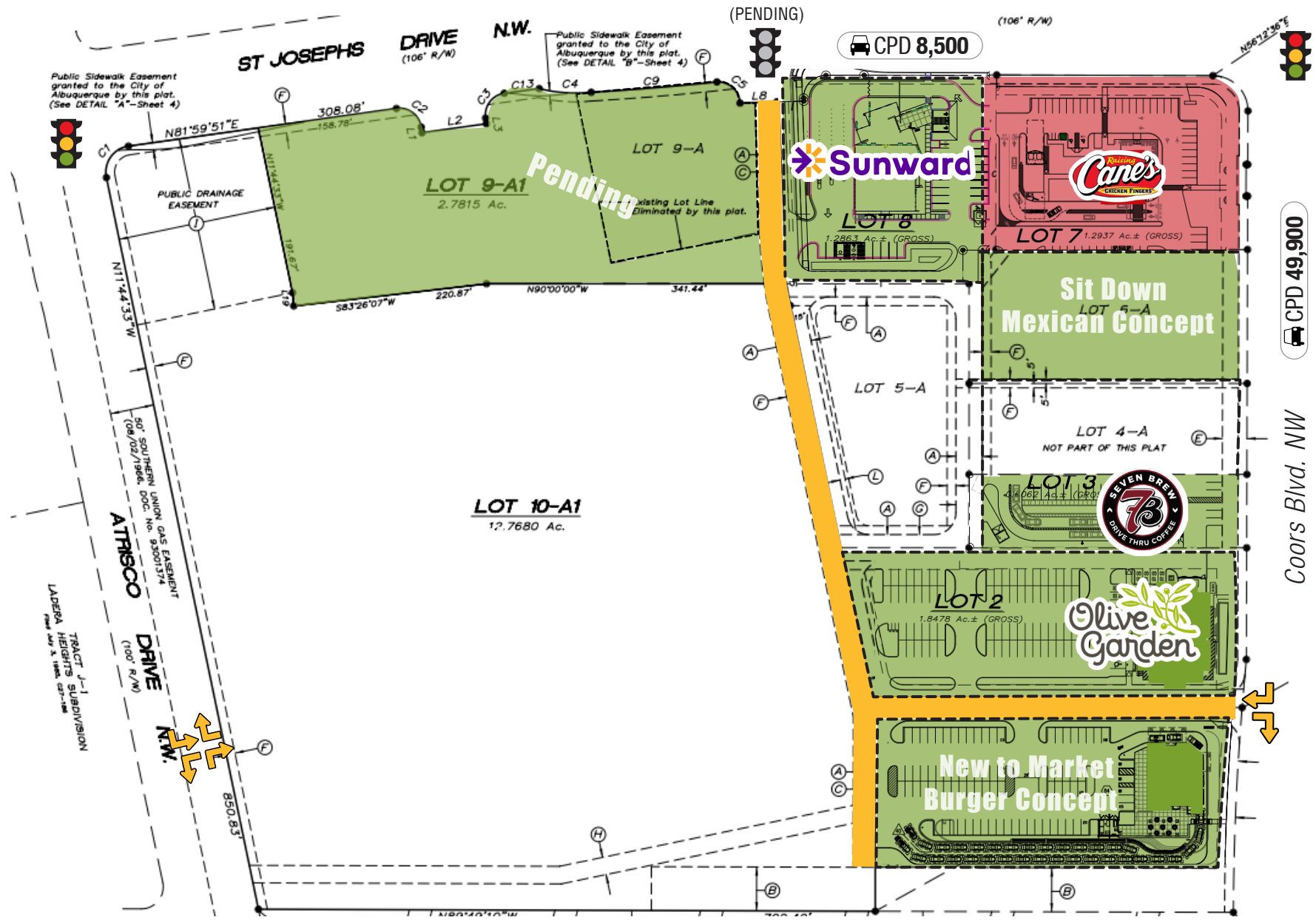
- A brand new lease, a newly constructed building, and rent appreciation combine for an ideal investment
- Long lease term with 10% increases every 5 years and continuing in option periods
- The ground lease structure provides for a passive investment
- The corporate Tenant ensures a stable cash flow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



# Low-Altitude Aerial



# 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 fountain drinks, 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



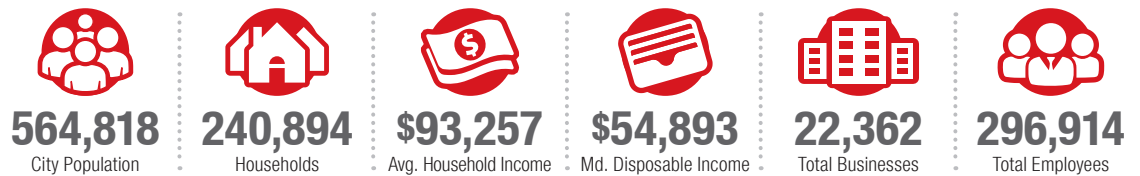
# Albuquerque

## 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.

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



#### 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*








**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



#### 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



#### 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.



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