



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	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

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

TENANT

- Raising Cane's
- 5 Locations in New Mexico
 - 990 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

Target (LOT 8, 7.225 ACRES)

St. Joseph Catholic Church

Precious Moments Child Care

Atrisco Office Plaza

Regional Sports Complex (LOT 10-A1, 12.7680 AC)

Atrisco Dr

St. Josephs Dr

Coors Blvd. NW

CPD 50,200

CPD 8,500

CPD 49,900

St. Pius X High School

St. Josephs Pl.

Blakes Lotaburger

Verizon

Starbucks

Panera Bread

Chick-fil-A

Sunward

Cane's (±2,980 SF on ±1.29 Ac.)

Lindo Mexico

Seven 7s Brew

Olive Garden

New-to-Market Burger Concept

St. Josephs Catholic Church

PRECIOUS MOMENTS CHILD CARE

ATRISCO OFFICE PLAZA

REGIONAL SPORTS COMPLEX

ATRISCO DR

ST. JOSEPHS DR

COORS BLVD. NW

ST. PIUS X HIGH SCHOOL

ST. JOSEPHS PL.

BLAKES LOTABURGER

VERIZON

STARBUCKS

PANERA BREAD

CHICK-FIL-A

SUNWARD

CANE'S

LINDO MEXICO

SEVEN 7S BREW

OLIVE GARDEN

NEW-TO-MARKET BURGER CONCEPT

CPD 50,200

CPD 8,500

CPD 49,900

±2,980 SF on ±1.29 Ac.

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

990 Restaurants in the U.S.

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 2026 Demographics)

568,556
City Population

242,757
Households

\$101,287
Avg. Household Income

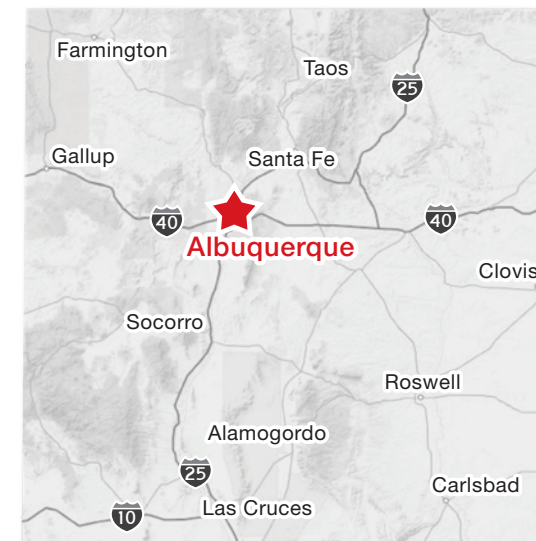
\$59,375
Md. Disposable Income

21,689
Total Businesses

277,623
Total Employees

939,327
Albuquerque Metro Population

1
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



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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