

**For  
Sale**



# New NNN Investment Opportunity

3937 Coors Boulevard NW. | Albuquerque, NM 87120



*Conceptual photo – Actual building may vary*

**NA SunVista** ] **Got Space**<sup>™</sup>

Opening the Door to Commercial Real Estate Excellence

**Brett Hills**

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# Executive Summary

NAI SunVista is proud to present the opportunity to acquire a brand-new, occupied single-tenant restaurant in Albuquerque, NM. This newly constructed property is leased to a beloved local dining establishment known for its authentic Mexican cuisine and strong community following. The long-term, absolute net lease offers investors truly passive income with no landlord responsibilities and scheduled rent increases throughout the term.

Lindo Mexico's proven track record and expanding presence in New Mexico highlight its commitment to quality, culture, and local growth. This offering represents a rare opportunity to invest in a high-performing restaurant property backed by a trusted local brand—delivering both stability and enduring appeal in one of Albuquerque's most dynamic markets.

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

## Ground Lease

<b>Primary Term Year 1-5</b>	<b>\$140,000/Yr.</b>
<b>Primary Term Year 6-10</b>	<b>\$154,000/Yr.</b>
Option 1 Year 11-15	\$169,400/Yr.
Option 2 Year 16-20	\$186,340/Yr.
Option 3 Year 21-25	\$204,974/Yr.
Option 4 Year 26-30	\$225,471/Yr.
Option 5 Year 31-35	\$248,018/Yr.
Option 6 Year 36-40	\$272,820/Yr.

## Property Details

### ADDRESS

3937 Coors Boulevard NW  
Albuquerque, NM 87120

### TENANT

Lindo Mexico Mexican Cuisine Restaurant

- 3 Locations in New Mexico,
- Started in 1995

### SALE PRICE

\$2,670,000

### CAP RATE

5.25%

### RENT INCREASES

10% Increases Every 5 Years

### LEASE TERM

10-Year Primary Term

### RENEWAL OPTIONS

6 x 5-Year options

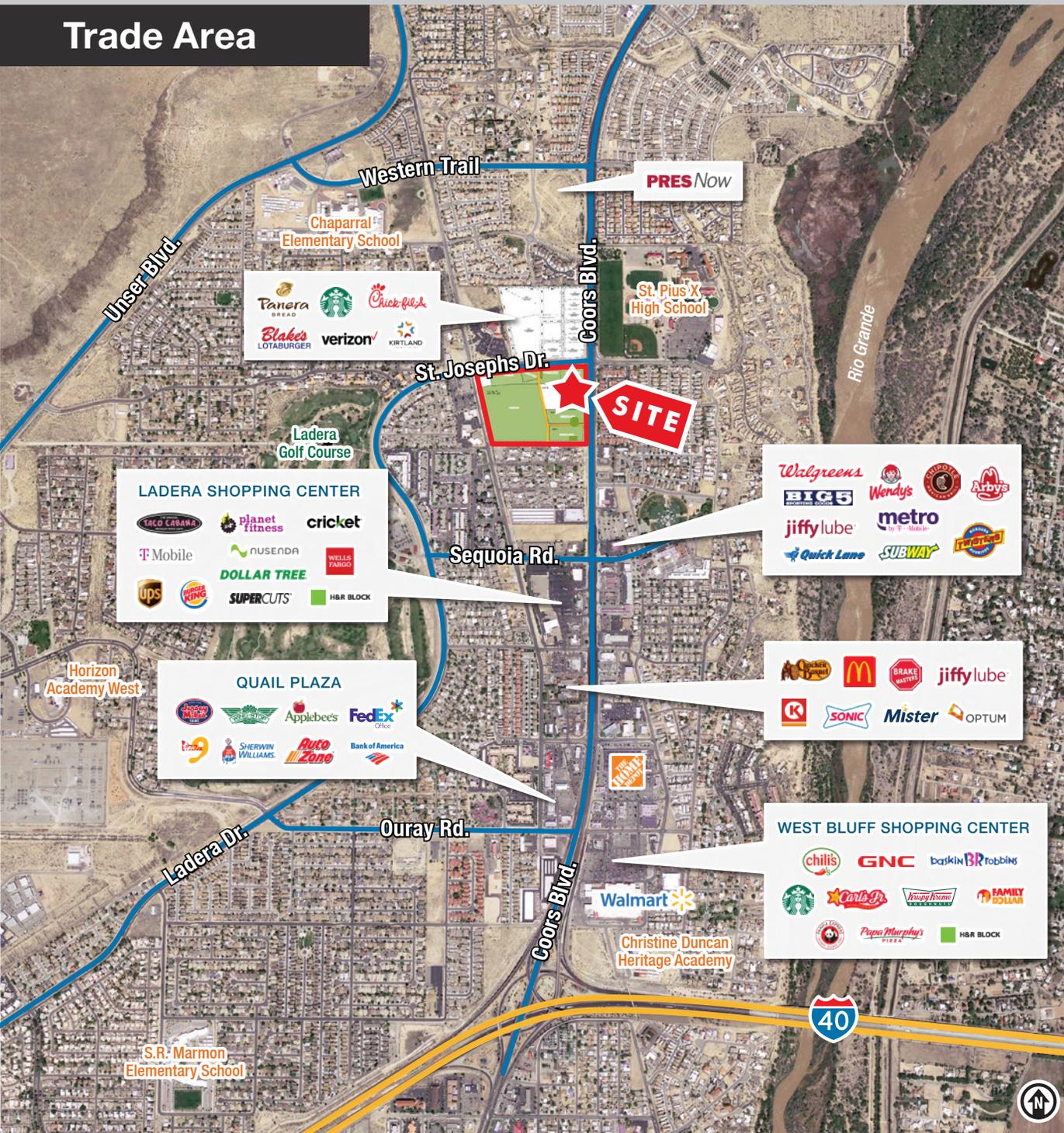
### BUILDING/LOT SIZE

±8,000 SF Building Under Construction  
on ±1.02 Acres

### TRAFFIC COUNTS

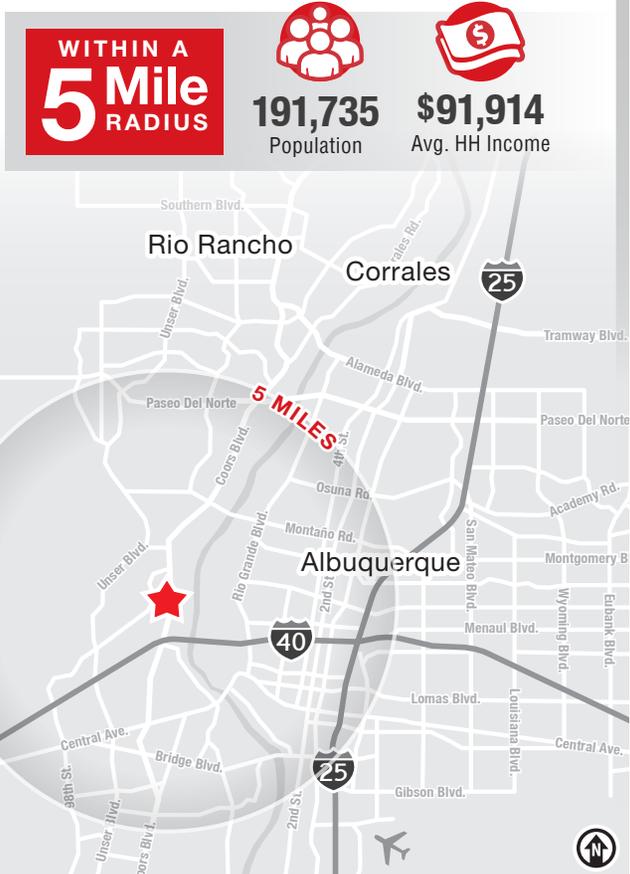
±49,900 cars per day on Coors Blvd.  
±8,300 cars per day on Saint Josephs Dr.

# 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
- Tenant ensures a stable cash flow from one of the regions most popular sit down Mexican restaurants



# Low-Altitude Aerial



#1 in Sales Volume in NM

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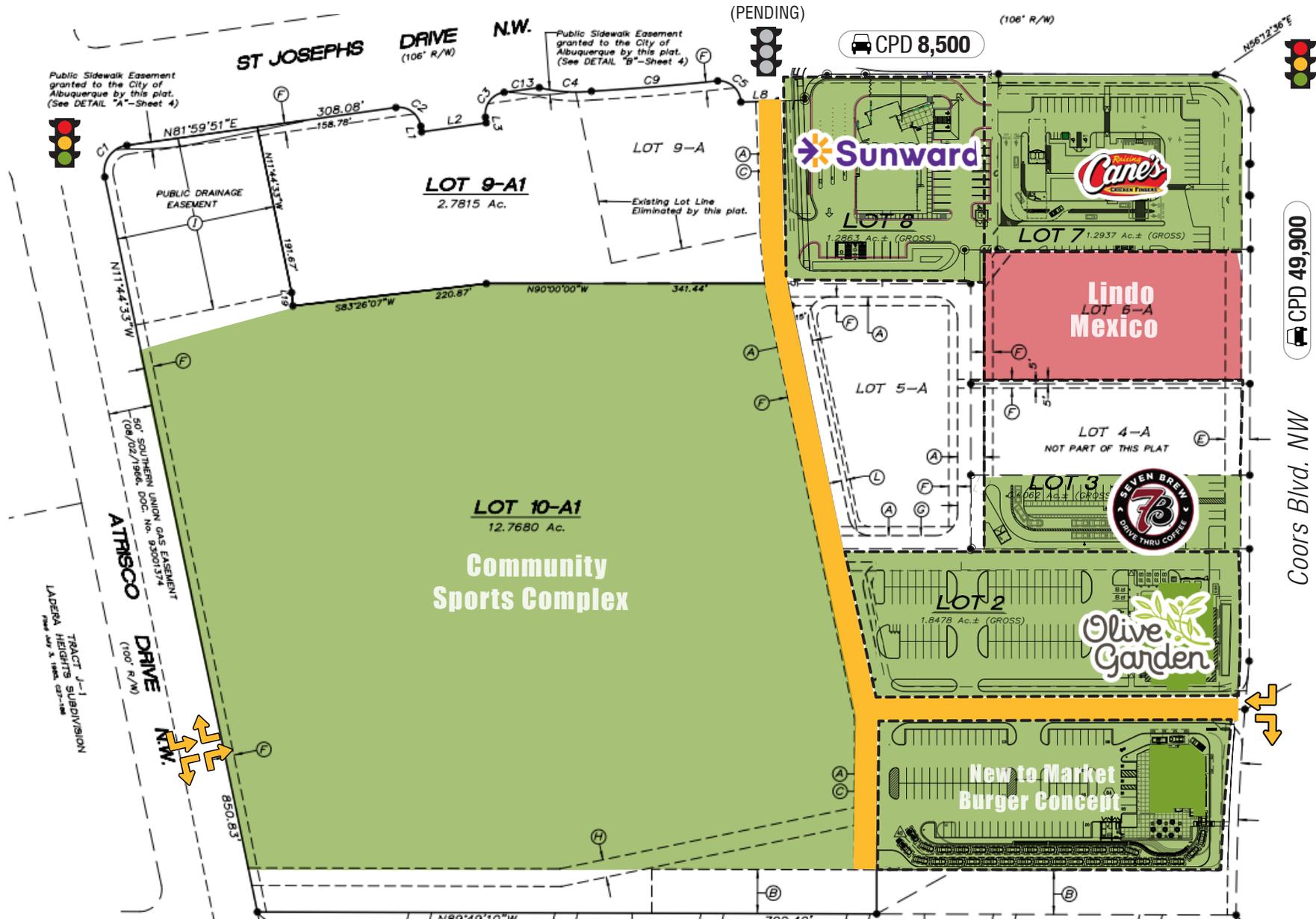
St. Josephs Pl.

CPD 8,500

CPD 49,900

**±8,000 SF on ±1.02 Ac.**

# Site Plan



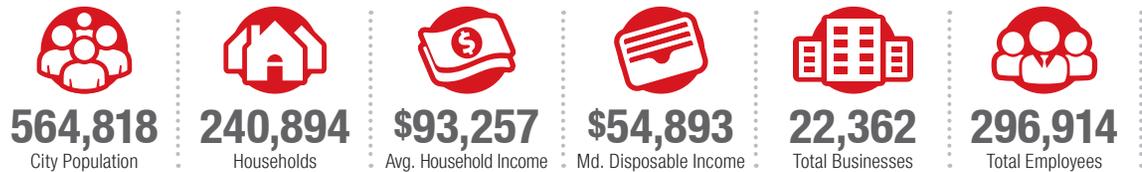
# Albuquerque

## 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)



  
**926,835**  
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



#### 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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