New NNN Investment Opportunity

3937 Coors Blvd. NW | Albuquerque, NM 87120

For Sale



Actual building may vary.

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

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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.

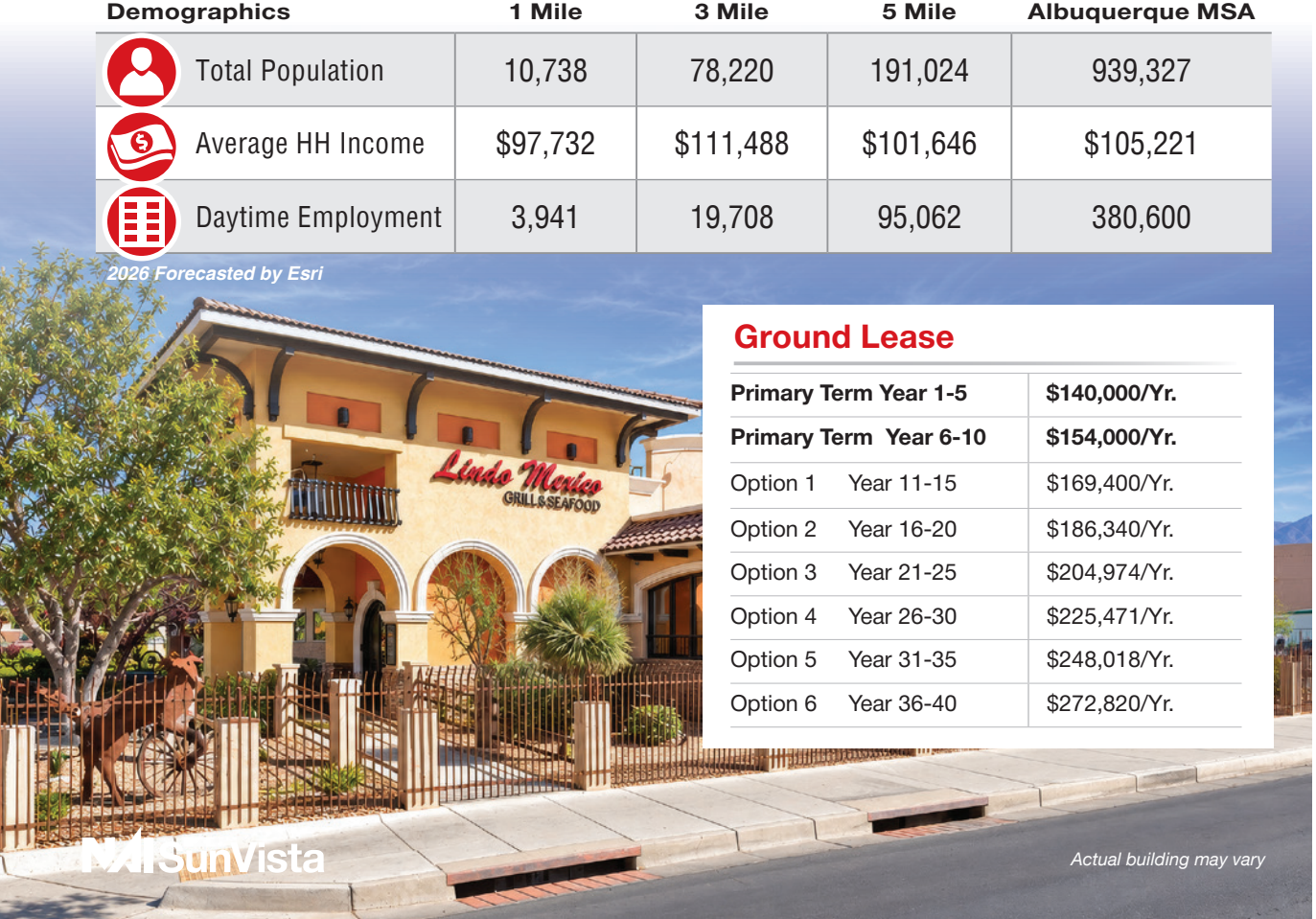
Lindo Mexico's proven track record and expanding presence in New Mexico highlight its commitment to quality, culture, and local growth. This offering represents a rare opportunity to invest in a high-performing restaurant property backed by a trusted local brand—delivering both stability and enduring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

Demographics	1 Mile	3 Mile	5 Mile	Albuquerque MSA
Total Population	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

Ground Lease

Primary Term Year 1-5		**$140,000/Yr.**
Primary Term Year 6-10		**$154,000/Yr.**
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.



Actual building may vary

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



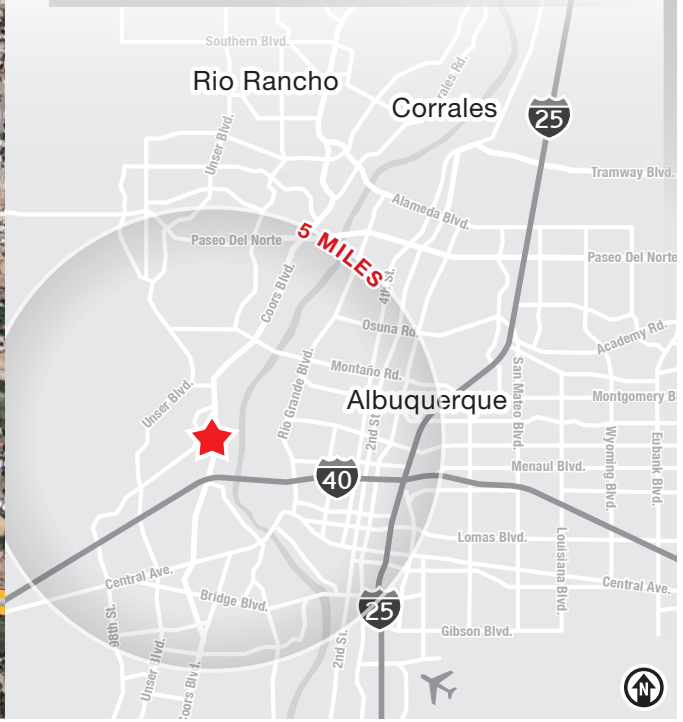
Investment Highlights

- 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

WITHIN A 5 Mile RADIUS

191,024 Population

$101,646 Avg. HH Income



Low-Altitude Aerial



Site Plan


(PENDING)
CPD 8,500
St. Josephs
LOT 9-A1
2.7815 Ac.
LOT 9-A
Existing Lot Line Eliminated by this plat.
PUBLIC DRAINAGE EASEMENT
LOT 10-A1
12.7680 Ac.
Regional Sports Complex
LOT 8
1.2863 Ac.± (GROSS)
LOT 7
1.2937 Ac.± (GROSS)
Lindo Mexico
LOT 5-A
LOT 4-A
NOT PART OF THIS PLAT
LOT 3
SEVEN 73 BREW
LOT 2
1.8478 Ac.± (GROSS)
Olive Garden
New-to-Market Burger Concept
ATRISCO DRIVE N.W.
Coors Blvd. NW
CPD 49,900
50' SOUTHERN UNION GAS EASEMENT (08/02/1966, DOC. No. 9300137-4)
N81°59'51"E
308.08'
158.78'
N11°44'33"W
191.67'
S83°26'07"W
220.87'
N90°00'00"W
341.44'

Conceptual Rendering



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



BACK ELEVATION

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	242,757	$101,287	$59,375	21,689	277,623
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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


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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