

Investment For Sale

Single-Tenant Net Lease Investment Asset

WELL-LOCATED TOP-PERFORMING UNIT



±1,910 SF on ±0.28 Ac.
Available

616 S. White Sands Blvd. | Alamogordo, NM 88310

Alex Pulliam SIOR

alex@sunvista.com | 505 350 5729

Jim Wible CCIM

jimw@sunvista.com | 505 400 6857

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Building: ±1,910 SF
Land: ±0.28 Acres

SALE PRICE \$1,585,000

CAP RATE 5.90%

NOI \$93,500

HIGHLIGHTS

- Multi-unit, multi-brand operator who operates over 800 units across 8 brands – including 475 Little Caesars
- This location ranks in the top 5% nationally in the chain in terms of customer traffic
- 15 years remaining on the 20-year term of the lease with four options, each being 5 years
- 10% increases every 5 years
- ±1,910 SF building on ±0.28 acre site with drive thru
- Located along a main retail corridor with other top performing QSR's
- Alamogordo is the home of White Sands National Park, Holloman AFB and White Sands Missile Range

ZONING C-3



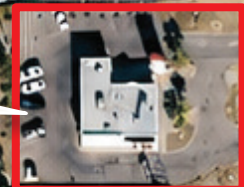
317.4K Visits
Annually



41.2K Visits
Annually



SITE
Little Caesars
Top 5% in Nation
#6/33 in NM
139.5K Visits Annually



141.6K Visits
Annually



S White Sands Blvd.

CPD 19,290

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About the Operator

Sizzling Platter, LLC is a restaurant franchisee/operator for well-known brands. Their mission is to provide unparalleled experiences for their team members, guests, and brands, while driving strong financial performance and becoming the world's premier franchise growth platform. It's one of the largest franchise platforms in North America, with more than 800 locations and over 13,000 employees.

The company's roots go back to 1963, when it began with a Sizzler location and grew from one store to hundreds. They added Red Robin in 1993, Little Caesars in 2007, Dunkin' in 2010, Wingstop in 2015, Jersey Mike's in 2021, and Cinnabon/Jamba in 2022.



Corporate Overview

OWNERSHIP

Sizzling Platter, LLC

MARKET

United States and Mexico

YEAR FOUNDED

1963

HEADQUARTERS

Murray, Utah

LOCATIONS

800 Restaurants

EMPLOYEES

13,000

Sizzling Platter Brands

Little Caesars

Jamba

Red Robin

DUNKIN'

WING STOP

Jersey Mike's

CINNABON

Sizzler

Investment For Sale

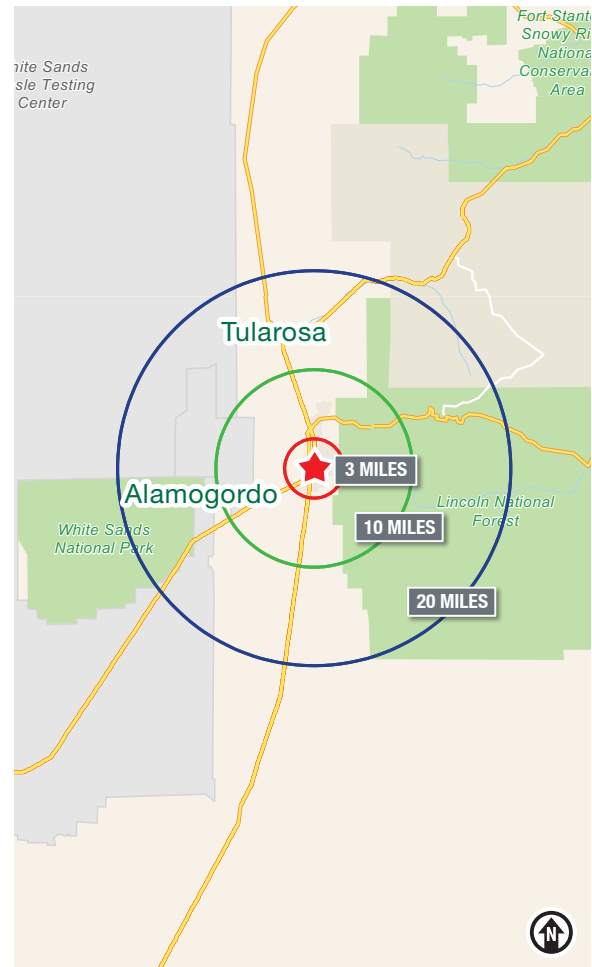
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LOCATION

Demographics	3 mile	10 mile	20 mile
Total Population	30,456	44,823	52,911
Average HH Income	\$70,101	\$72,210	\$74,498
Daytime Employment	10,250	14,069	15,668

2025 Forecasted by Esri



Alamogordo

TRADE AREA ANALYSIS

ALAMOGORDO | NEW MEXICO

Located in the high desert at the base of the Sacramento Mountains, Alamogordo is the perfect location. Just 15 minutes to the southwest is one of the world's great natural wonders, White Sands National Park. The glistening white sands and wave like dunes of white gypsum cover 275 square miles of the desert and are an incredible sight to see. Just past Holloman Air Force Base, on highway 70 west, start your White Sands tour at the Spanish Pueblo adobe architecture visitors center, constructed on site between 1936 and 1939. Not far from the world's largest gypsum dune field is the world's largest pistachio! The Tularosa Basin has the perfect climate for growing pistachios, pecans and grapes. There are numerous wineries and nut farms where you can enjoy delicious wine and nut tastings and beautiful views.



69,654
CBSA
Population



ALAMOGORDO BY THE NUMBERS (ESRI 2025 Demographics)



31,780
City Population



13,866
Households



\$73,058
Avg. Household Income



\$45,285
Md. Disposable Income



1,141
Total Businesses



12,288
Total Employees

New Mexico State University has operated a branch campus in Alamogordo since 1958.

Tourist Destination

Tourism is a multi-million dollar industry in Otero County. The flagships of the region's tourism destinations are the Lodge in Cloudcroft and the Inn of the Mountain Gods Resort and Casino. These two facilities employ over 1,000 hospitality workers.

In addition, Otero County is home to the newest national park, White Sands National Park, which attracts hundreds of thousands of visitors each year.



White Sands

White Sands Missile Range is the largest military installation in the Western Hemisphere covering more than 2.2 million acres and is used by the Navy, Air Force and NASA.

AREA TOP EMPLOYERS

- Holloman Air Force Base
- Christus Health
- Alamogordo Public Schools



Holloman AFB

Holloman is the area's largest employer and the cornerstone of its economy. The base is home to the 49th wing, which provides combat-ready Airmen and trains F-16 and MQ-9 pilots and sensor operators. Holloman is the location of the 46th Test Group, which tests many of the Department of Defense's latest technologies like radar and weapons systems. The high-speed test track used by the 46th Test Group holds the land speed record of over Mach 9.