



1525 Coors Blvd NW
Albuquerque, NM 87121

Retail
Investment Opportunity
Offering Memorandum



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1325



Exclusively Listed By



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Investment Highlights

- **Absolute NNN Ground Lease With 16% Rent Increases**
The property is under an absolute triple-net ground lease, offering investors passive income with no landlord responsibilities. The lease features 16% rent increases every 5-years, providing for a great hedge against inflation and future value generation.
- **High-Traffic Coors Boulevard Location**
Positioned along Coors Blvd NW, the property benefits from traffic counts exceeding 43,800 vehicles per day and frontage along a major Albuquerque retail corridor.
- **Dense Albuquerque Trade Area**
Albuquerque is the largest city in New Mexico with more than 900,000 residents and average household income exceeding \$98,000, providing a broad consumer base for retail and restaurants.
- **Strong Retail Synergy from Nearby National Tenants**
Positioned among a concentration of national retailers such as Walmart Supercenter, Home Depot, Dutch Bro's, Jersey Mike's, and more. The surrounding trade area is also supported by multiple nearby hotels, further enhancing daily traffic and reinforcing the site's long-term retail viability.





 **Villa Hermosa**
±288 Units



Walmart
Supercenter



± 57,000 VPD



45



Garner
BY IHG

Iliff Rd NW
± 10,600 VPD

± 45,800 VPD





 **West Mesa High School**
±1,612 Students

 **Westwood Village Apartments**
±300 Units

 **Volcanes Commons**
±300 Units


Albuquerque International Support
±9 Miles SE

 **Susie Rayos Marmon Elementary**
±500 Students

 **CENTRAL TRANSPORT**

 **RUSH TRUCK CENTERS**

 **Hampton**
by Hilton

 **CIRCLE K**

 **McDonald's**

 **SALA**

 **Quality INN & SUITES**

 **TACO BELL**

 **ARBICOS ALTAVOS**

 **DEL TACO**
Subject Property

Garner
BY IHG

± 57,000 VPD



45

± 43,800 VPD

 **Chevron**

 **Travelodge**

Iliff Rd NW ± 10,600 VPD

 **VALER DENTAL BRACES**



1525 Coors Blvd NW
Albuquerque, NM 87121

±2,262 SF
GLA*

±0.80 AC
Lot Size*

±43,800 VPD
Coors Blvd

2002
Year Built

*GLA and Lot Size to be verified by Buyer with a new survey



Financial Overview

Del Taco

1525 Coors Blvd NW, Albuquerque, NM 87121



Financial Summary

\$1,529,300

List Price

5.75%

Cap Rate

Lease Details

Tenant Trade Name	Del Taco
Tenant	QK New Mex, Inc.
Type of Ownership	Ground Lease
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Expiration Date	10/31/31
Original Lease Term	20 Years
Term Remaining on Lease	±5.5 Years
Rent Increases	16% Every 5-Years
Renewal Options	Two, 5-Year Options

Annualized Operating Data

Current - 10/31/2026	\$6,321.00	\$75,852.00
11/1/2026 - 10/31/2031*	\$7,327.90	\$87,934.80
Option 1 (11/1/2031 - 10/31/2036)	\$8,500.36	\$102,004.32
Option 2 (11/1/2036 - 10/31/2041)	\$9,860.42	\$118,325.04

* Pricing assessed on rent commencing 11/1/2026.



Tenant Overview

Year Founded
1964

Headquarters
Lake Forest, California

Ownership Status
Yadav Enterprises

Employees
±8,000

Locations
600+

Annual Revenue
\$956.8 Million



Del Taco Restaurants, Inc. is a leading American quick-service restaurant (QSR) brand known for combining the best of Mexican and American favorites. Founded in 1964 in Yermo, California, Del Taco offers freshly prepared tacos, burritos, burgers, fries, and shakes—all made-to-order using quality ingredients. With a loyal customer base and value-oriented menu, the brand competes effectively in both the fast-food and fast-casual markets.

Why Invest in Del Taco?

- **Nationally Recognized Brand**
One of the most established and well-known QSR chains in the U.S. with a strong presence in the Southwest and expanding footprint nationwide.
- **Recession-Resistant Sector**
Affordable, value-driven menu offerings appeal to a broad demographic and perform well across market cycles.
- **Operational Resilience**
Proven ability to adapt to changing consumer preferences through drive-thru, delivery, and mobile app integration.
- **Steady Growth Strategy**
Focused expansion in high-traffic suburban and highway locations, with new prototypes emphasizing efficiency and smaller footprints.

Albuquerque, NM



Local Market Overview

Albuquerque, New Mexico serves as the anchor of the state’s largest metro region and offers a compelling blend of population size, geographic reach and affordability that appeals across a range of asset types. Situated along the Rio Grande and framed by the Sandia Mountains, the city enjoys strong connectivity via Interstate 25 and Interstate 40, positioning it at the crossroads of the Southwest’s logistics, aerospace and federal-funded research corridors. As a result, Albuquerque supports both lifestyle and employment-driven demand: residents benefit from a lower cost base relative to peer metros, and businesses benefit from proximity to major federal labs, an educated workforce and available land for expansion.

Over recent years, while population growth has moderated, income levels have shown upward movement and the city continues to invest in infrastructure and mixed-use development in key districts. The blend of moderate household income, a substantial home-ownership base and broad employment sectors underscores Albuquerque’s diversification opportunities for retail, office, industrial and mixed-use projects. Importantly, its affordability advantage suggests relative resilience in downturns and potential upside as the broader Southwest economy evolves.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	13,327	93,378	211,637
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	36,091	80,159	217,877
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$83,550	\$98,979	\$94,793
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Major Industries

- Aerospace & Defense
- Advanced Manufacturing
- Healthcare & Life Sciences
- Logistics & Distribution
- Technology & Research

Top Employers

- Kirtland Air Force Base
- Sandia National Laboratories
- University of New Mexico
- Presbyterian Healthcare Services
- Intel Corporation

Strategically positioned at the crossroads of Interstate 25 and Interstate 40, Albuquerque provides access throughout the Southwest and Mountain West regions.

- Albuquerque's economy is anchored by a mix of **federal research institutions, military operations, healthcare systems, higher education, advanced manufacturing, and distribution infrastructure.**
- **Kirtland Air Force Base** and **Sandia National Laboratories** generate significant economic output while supporting thousands of high-paying technical and engineering jobs.
- The city also benefits from Intel's **semiconductor manufacturing presence**, the **University of New Mexico's research initiatives**, and **growing logistics operations** leveraging Albuquerque's central Southwest location.
- These industries provide **long-term economic stability** and support **sustained population growth** throughout the metropolitan area.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1525 Coors Blvd NW, Albuquerque, NM, 87121** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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