

NET LEASED FREE STANDING DRIVE THRU PINON COFFEE



2781 57th St NW, Albuquerque, NM 87120



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FOR SALE / 2781 57th St NW, Albuquerque, NM 87120



SALE PRICE: **\$1,478,663**

CAP RATE 6.50%

NOI \$96,113 (average over term)

LEASE TYPE Absolute NNN

BUILDING SIZE 1,185 SF

LAND SIZE 0.65 Acres

FEATURES

- 12 Year Lease (11 Years Remain).
- Zero Landlord Responsibilities
- Free-Standing Drive Through
- Brand New Construction in 2024
- Strong Regional Coffee Brand
- Personal Guaranty



Absolute Investment Realty
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ALFREDO BARRENECHEA

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PINON COFFEE



DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of this very rare Absolute NNN Leased fast-food drive through opportunity. The property is located in Albuquerque, NM in the desirable Coors Blvd. corridor.

The newly constructed +/- 1,185 square foot free-standing drive through is located in the busy Coors Blvd. corridor on Albuquerque's west side. The property sits on a feeder street to the Coors & I40 on-ramp that

The Tenant, Pinon Coffee of New Mexico is an established regional coffee brand that has found huge success in the roasted coffee wholesaling and retailing and is expanding into boutique coffee shops offering hot and cold brewed coffee and food.



VIEW WEBSITE >



VIDEO>

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PROPERTY SUMMARY

PROPERTY ADDRESS	2781 57 th Street NW, Albuquerque, NM 87120
PROPERTY DESCRIPTION	Free-Drive Through Coffee Shop
PROPERTY SIZE	(+/-) 0.65Acres
TOTAL BUILDING SIZE	(+/-) 1,185 SF
YEAR BUILT	2024
ZONING	MX-M – Mixed Use – Medium Intensity
ACCESS	Full Turn Access to 57 th Street. Easy Access to Coors Blvd. & I40 Freeway.
VISIBILITY	Excellent
SIGNAGE	Pole and Building Signage
AREA Co-TENANTS	McDonalds, Sonic, Autozone, Home Depot, Wal-Mart, Golden Corral, many more...

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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INVESTMENT SUMMARY



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LEASE & FINANCIAL INFORMATION

TENANT	Pinon Coffee LLC
GUARANTY	Corporate & Personal
NOI	\$96,1113 (12-Year Average) \$87,000 (Beginning Year 3)
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
LEASE TERM	12 Years (11 Years Remain)
LEASE COMMENCEMENT	June 15, 2024
RENT COMMENCEMENT	September 16, 2024
LEASE EXPIRATION	September 30, 2036
RENTAL INCREASES	\$6,000 per year beginning years 2 & 3. 3.00% per year beginning year 4 for initial & all option terms.
OPTION TERMS	2x 5-year options
TENANCY	Single Tenant

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INVESTMENT SUMMARY - Continued

RENT SHEDULE

Term	Lease Year	Period	Base Rent	
			Per Month	Per Lease Year
Fixturing Period	1-Fixturing Period	June 15 - September 15, 2024	\$0.00	\$0.00
Initial	1	September 16, 2024 - September 30, 2025	\$6,250.00	\$75,000.00
	2	October 1, 2025 - September 30, 2026	\$6,750.00	\$81,000.00
	3	October 1, 2026 - September 30, 2027	\$7,250.00	\$87,000.00
	4	October 1, 2027 - September 30, 2028	\$7,467.50	\$89,610.00
	5	October 1, 2028 - September 30, 2029	\$7,691.53	\$92,298.30
	6	October 1, 2029 - September 30, 2030	\$7,922.27	\$95,067.25
	7	October 1, 2030 - September 30, 2031	\$8,159.94	\$97,919.27
	8	October 1, 2031 - September 30, 2032	\$8,404.74	\$100,856.84
	9	October 1, 2032 - September 30, 2033	\$8,656.88	\$103,882.55
	10	October 1, 2033 - September 30, 2034	\$8,916.59	\$106,999.03
	11	October 1, 2034 - September 30, 2035	\$9,184.08	\$110,209.00
	12	October 1, 2035 - September 30, 2036	\$9,459.61	\$113,515.27
1st Renewal Period	13	October 1, 2036 - September 30, 2037	\$9,743.39	\$116,920.73
	14	October 1, 2037 - September 30, 2038	\$10,035.70	\$120,428.35
	15	October 1, 2038 - September 30, 2039	\$10,336.77	\$124,041.20
	16	October 1, 2039 - September 30, 2040	\$10,646.87	\$127,762.43
	17	October 1, 2040 - September 30, 2041	\$10,966.28	\$131,595.31
2nd Renewal Period	18	October 1, 2041 - September 30, 2042	\$11,295.26	\$135,543.17
	19	October 1, 2042 - September 30, 2043	\$11,634.12	\$139,609.46
	20	October 1, 2043 - September 30, 2044	\$11,983.15	\$143,797.74
	21	October 1, 2044 - September 30, 2045	\$12,342.64	\$148,111.68
	22	October 1, 2045 - September 30, 2046	\$12,712.92	\$152,555.03



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ABOUT THE TENANT

New Mexico Pinon Coffee Company, established in 1994, is one of the largest coffee roasters in New Mexico. Primarily focused on wholesale and retail sales of beans and ground coffee, New Mexico offers a variety of locally inspired flavors crafted to capture the magical, enchanting essence of New Mexico. New Mexico Pinon Coffee's wholesale business extends to some of the largest retailers in the country including all major grocery brands and discount warehouses such as Costco. They have recently expanded into coffee shops under the Pinon Coffee House brand offering fresh brewed coffee beverages and food. They presently operate 5 coffee house locations throughout the Albuquerque, NM MSA.

Who We Are – New Mexico Piñon Coffee



TENANT INFORMATION

TENANT

New Mexico Pinon Coffee

CUISINE

Fresh Brewed Coffee & Coffee Based Beverages

ESTABLISHED

1994

RETAL LOCATIONS

5, located in the Albuquerque, NM MSA

PRIMARY BUSINESS OPERATIONS

Wholesale and Retailing of whole and ground roasted coffee

WEBSITE

<https://nmpinoncoffee.com>



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PROPERTY PHOTOS



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SITE CLOSE UP



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IMMEDIATE TRADE AREA



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COORS BLVD TRADE AREA



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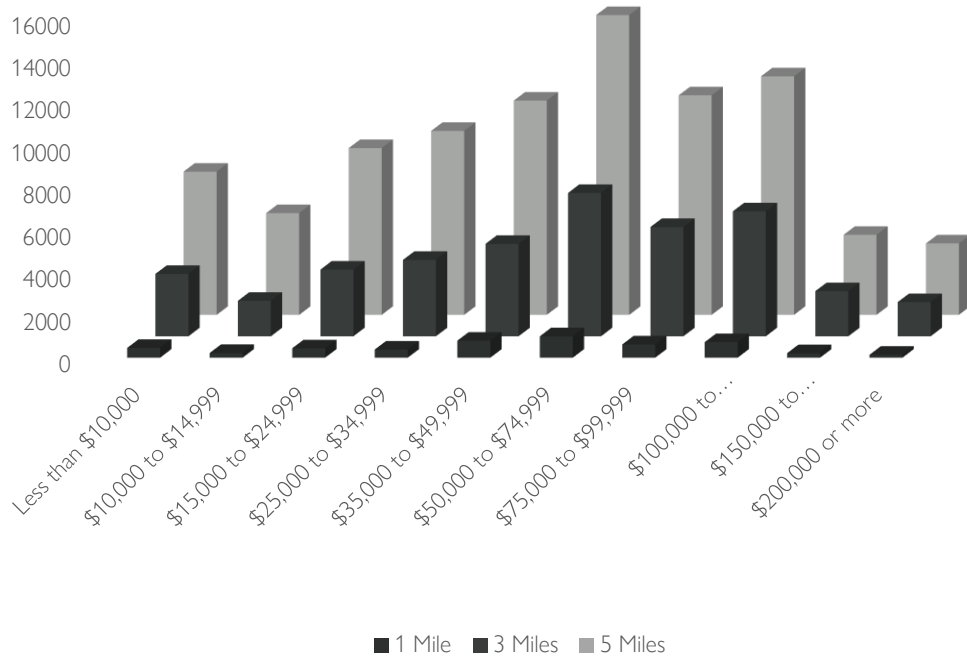
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DEMOGRAPHICS

*provided by the Missouri Census Data Center
Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	12,464	\$56,616	38.9
3 Mi	91,550	\$64,203	40.6
5 Mi	199,892	\$58,544	38.6

TRAFFIC COUNTS

57th St 10,557 VPD

Coors Blvd 48,184 VPD

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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKER



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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