

AUTO GLASS NOW | LOW PRICE POINT | FEE SIMPLE (LAND+BUILDING)

Proven Site with Long Operating History | 3% Annual Increases

8201 Menaul Blvd NE, Albuquerque, NM 87110



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Offering Summary



PURCHASE PRICE

\$1,062,000

NET OPERATING INCOME*

\$79,631.15

CAP RATE

7.50%

LEASE TYPE

NNN

BUILDING SIZE

±4,170 Sq. Ft.

LAND SIZE

±0.38 Acres

*Based on rent increase as of 11/1/2026

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Investment Highlights

Flanagan Investment Real Estate is pleased to offer for sale a single-tenant, Auto Glass Now in Albuquerque, NM. The property is located in the Northeast Heights with high barriers to entry near the intersection of Wyoming Blvd and Menaul Blvd. This is a dense, in-fill trade area with nearby retailers including Walmart, Chick-fil-A, Raising Cane's, O'Reilly, and Jiffy Lube among many others.

There are about four years of term remaining. This site has a long operating history as glass shop and Auto Glass Now recently exercised a renewal option showing their commitment to this location. Based on Placer visits, this location is in the top 80% nationally.

Auto Glass Now is operating in an approximately +/-4,170 sq. ft. building situated on about +/-0.38 acres. This is a fee simple deal which includes both land and building.

The Tenant is operating under a NNN lease. Auto Glass Now is the second largest automotive glass provider in the United States and has over 200 locations across the country.

This investment benefits from the long tenure, passive lease structure, and its location. The site is located on Menaul Blvd surrounded by numerous retailers and dense residential. The passive nature of the lease combined with the strong real estate fundamentals make this property an opportunity on which an investor can capitalize for the foreseeable future.

Single-Tenant Auto Glass Now - Albuquerque, NM



Fee Simple (Land + Building)

- Low rent and price point



About four years of term remaining



3% annual rental increases



Proven site with a long operating history

- Tenant recently exercised an option showing their commitment to this location
- Was previously an automotive glass shop prior to Auto Glass Now
- Placer ranks this location in the top 80% nationally and number 1 out of 3 in New Mexico based on visits



Strong performing trade area



Located near the intersection of Menaul Blvd and Wyoming Blvd

- Strong performing trade area
- Nearby retailers include Walmart, Chick-fil-A, Raising Cane's, Starbucks, O'Reilly, and Jiffy Lube among many others
- Traffic counts exceed 60,700 VPD at this intersection



Strong, national brand

- Second largest auto glass provider in the United States
- Acquired by Driven Brands in 2021
- Over 200 physical stores



High visibility location with large pylon sign

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Lease Summary

Location	8201 Menaul Blvd NE, Albuquerque, NM 87110
Tenant	AGN Glass LLC
Trade Name	Auto Glass Now
Building Size	±4,170 Sq. Ft.
Land Size	±0.38 Acres
Annual Rent (Current)	\$77,311.80
Rent (as of 11/1/2026)	\$79,631.15
Increases	3% Annual
Commencement Date	October 12, 2022
Expiration Date	October 31, 2030
Renewal Options	(1) 5-year

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Tenant Profile

Tenant	AGN Glass LLC
Trade Name	Auto Glass Now
Headquarters	Charlotte, NC
Locations	200+
Year Founded	1987
Website	www.autoglassnow.com



Auto Glass Now is the second largest automotive glass repair and replacement company in the United States, operating more than 200 brick-and-mortar shops alongside a fleet of over 700 mobile units. The company repairs, replaces and recalibrates windshields and vehicle glass for retail, commercial and insurance customers.

Headquartered in Charlotte, North Carolina, Auto Glass Now has served drivers for more than 30 years. The business was acquired by Driven Brands Holdings Inc. (NASDAQ: DRVN), one of the largest automotive services platforms in North America, and now operates nationally under the AGN brand.



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Low Aerial



Wyoming Blvd NE (33,900 VPD)

Menaul Blvd NE (26,800 VPD)

Flying Star
CAFE

O'Reilly
AUTO PARTS

SITE

jiffy lube



SUBWAY
metro
by T Mobile

SLICE & DICE
BOARD GAME PIZZERIA
ALBUQUERQUE, NEW MEXICO



BLACK ANGUS
STEAKHOUSE

Village Inn

Walmart

Chick-fil-A

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High Aerial



Coronado Mall



Sandia High School

Candelaria Rd NE (15,700 VPD)

**SUBJECT
PROPERTY**



Eubank Blvd NE (32,200 VPD)

Menaul Blvd NE (26,800 VPD)



Indian School Rd NE (15,500 VPD)

CHASE

Kaseman Emergency Medicine
PRESBYTERIAN

Janet Kahn School of Integrated Arts

Winrock Mall



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Demographics

2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	13,852	118,240	276,415
Households	6,428	53,612	121,890
Families	3,120	27,450	62,310
Average Household Size	2.13	2.17	2.21
Owner Occupied Housing Units	2,895	27,880	64,102
Renter Occupied Housing Units	3,533	25,732	57,788
Median Age	41.6	39.4	39.9
Median Household Income	\$51,840	\$58,210	\$61,750

KEY FACTS

276,415

Population



2.21

Average Household Size

39.9

Median Age

\$61,750

Median Household Income



12,480

Total Businesses



164,100

Total Employees



\$61,750

Median Household Income



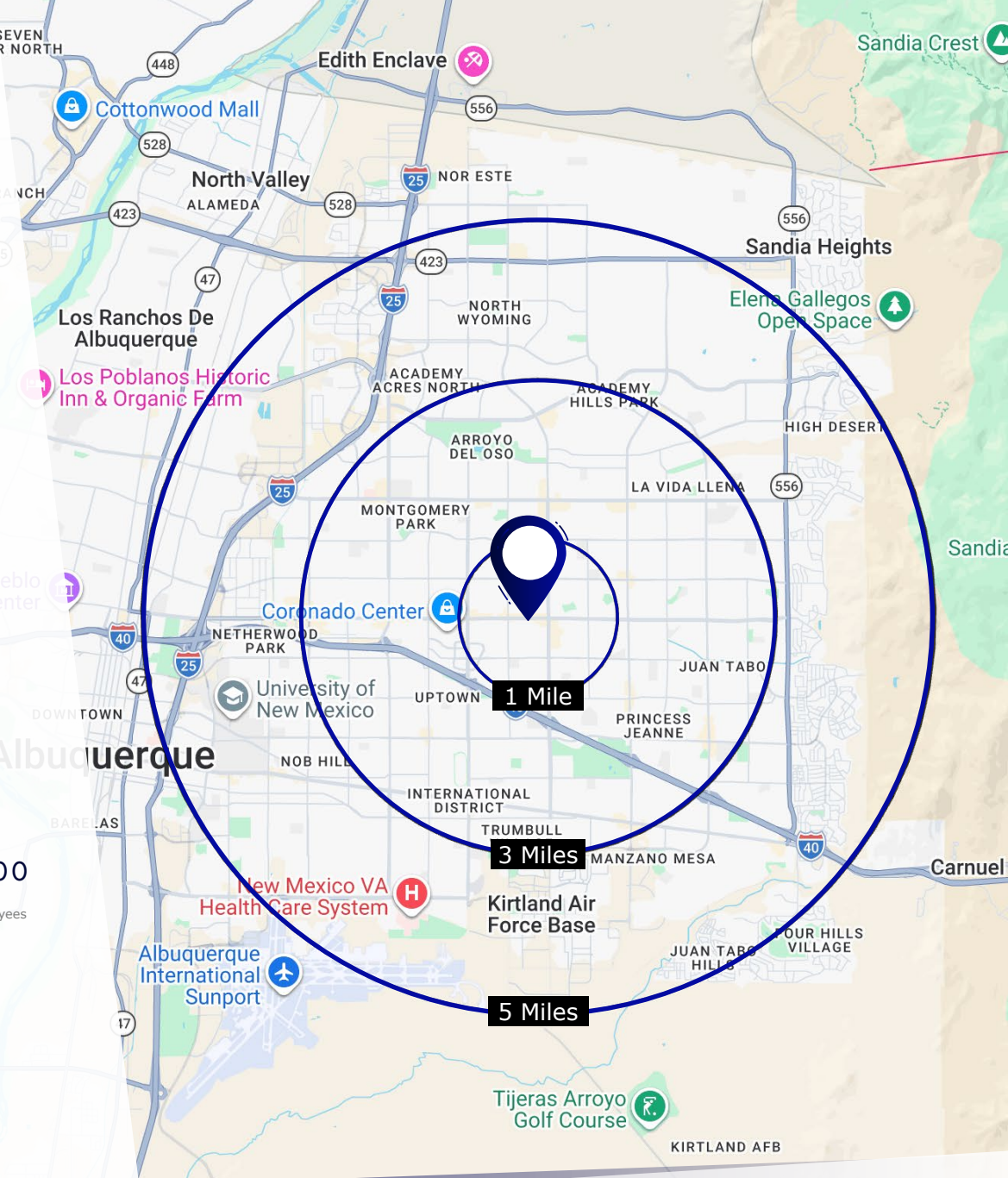
\$38,420

Per Capita Income



\$145,200

Median Net Worth



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