

# Single Tenant Absolute Net

135 US-550 | Bernalillo, NM 87004



## Offering Memorandum



**Clayton King**

Principal  
clayton@kingcapitalcre.com

**David Fite**

Senior Vice President  
fite@kingcapitalcre.com

**505-292-9607**

**kingcapitalcre.com**



# Investment Overview

Sale Price **\$1,650,000**

CAP Rate **6.20%**

NOI **\$102,300**

Guaranty **Applebee's Restaurants LLC**

Lease Structure **Absolute NNN**

Term **20 Year**

Options **4 - 5 Year**

Lease Expiration **12/31/2036**

Rent Increase **10% every 5 years**

Lot Size **1.3772 ac**

Building Size **± 5,500 sf**

Zoning **C-1**

Early Termination Right **Year 10 (2027)** if scales don't exceed \$2.2 Million



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.



# Investment Overview



## Distance From

Albuquerque → 10 Miles

Santa Fe ← 45 Miles



According to Placer.ai, this shopping center has **1.1 Million Annual Visits**



According to Placer.ai, this McDonald's is the **#1 store** in the Albuquerque area with **822.1K Annual Visits**



125 RV-BOAT  
SELF STORAGE

Sandoval County Fire



60,600 VPD



FirstFinancial  
CREDIT UNION



550

39,800 VPD

Walgreens



Camino Del Pueblo

11,600 VPD



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



# Franchisee Overview



The Flynn Group is the largest Applebee's franchisee in the world, owning and operating over 450 Applebee's restaurants across 23 states. Founded by Greg Flynn in 1999, the Flynn Group began its journey with the acquisition of eight Applebee's locations. Over the years, the company has grown significantly through the acquisition of other franchise operators and the establishment of new stores.

Recently, Flynn Group completed the acquisition of 26 Applebee's restaurants in Florida and Georgia from Doherty Enterprises, further solidifying its leadership position in the Applebee's franchise network. This acquisition is part of Flynn Group's broader strategy to expand its footprint in the casual dining sector. The company has also signed an agreement to open 25 new Applebee's restaurants across the United States over the next seven years, demonstrating its commitment to growth and operational excellence.

Flynn Group's portfolio extends beyond Applebee's, including brands like Arby's, Taco Bell, Panera, Pizza Hut, Wendy's, and Planet Fitness, spanning 44 states, Australia, and New Zealand. The group generates over \$4.6 billion in sales annually and employs more than 75,000 people.



applebees.com



applebees



applebees



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.





**Adjacent to the newly built  
First Financial Credit Union**



**Close to Dunkin' Donuts /  
Baskin Robbins**



**Close to KFC**



**Adjacent to a busy stoplight**



**Adjacent to Walgreens**



**In a close proximity to  
the #1 McDonald's in the  
Albuquerque area**



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.





# Investment Benefits

- **Prime Location:** Situated in the bustling town of Bernalillo, NM, this Applebee's enjoys high visibility and easy access from major thoroughfares, ensuring a steady stream of customers.
- **Strong Tenant:** Applebee's, a well-known and established brand in the casual dining industry, provides a reliable and recognizable tenant, enhancing the property's investment stability.
- **Long-Term Lease:** The property is secured by a long-term lease with built-in rental escalations, providing a predictable and growing income stream for investors.
- **High Traffic Area:** Located near popular retail centers, entertainment venues, and residential neighborhoods, the restaurant benefits from substantial foot and vehicle traffic.
- **Modern Building:** The property features a well-maintained, modern building with updated interiors and exteriors, minimizing immediate capital expenditure requirements for new owners.
- **Economic Growth:** Bernalillo is experiencing economic growth and development, contributing to increasing property values and potential appreciation for investors in the area.



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



# Market Aerial



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

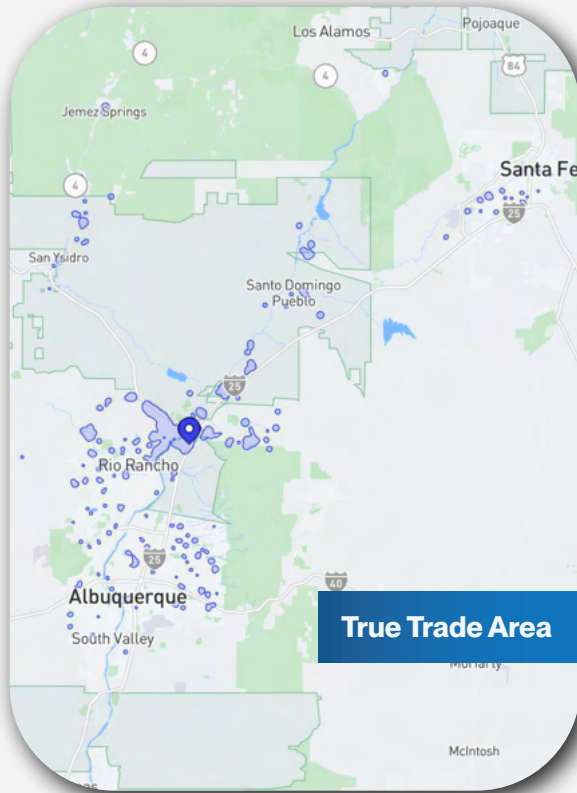
Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.



# Market Overview



Average Household Income

**114K**

**2023  
Estimated  
Households**

5 Mile Radius

**13,975**

3 Mile Radius

**7,890**

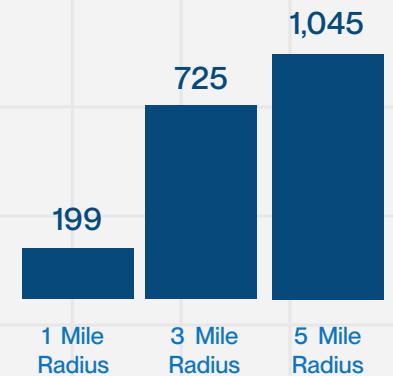
1 Mile Radius

**1,409**

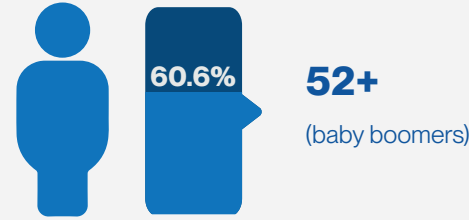
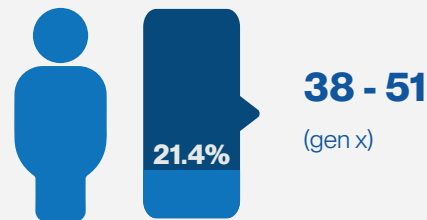
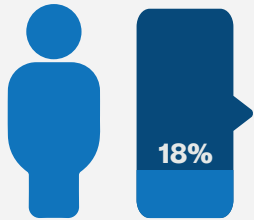
**2024 Estimated  
Total Employees**



**2024 Estimated  
Total Businesses**



**Age**



**Clayton King**  
Principal  
clayton@kingcapitalcre.com

**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

Offering Memorandum  
135 US-550 | Bernalillo, NM 87004



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.





4811A Hardware Dr NE Suite 1  
Albuquerque, NM 87109

505-292-9607  
kingcapitalcre.com



**Clayton King**  
Principal  
clayton@kingcapitalcre.com



**David Fite**  
Senior Vice President  
fite@kingcapitalcre.com

## Disclaimer

This confidential Offering Memorandum, has been prepared by King Capital Commercial Real Estate for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. King Capital Commercial Real Estate recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Applebee's Grill + Bar (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by King Capital Commercial Real Estate or its brokers.

King Capital Commercial Real Estate makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. King Capital Commercial Real Estate has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the King Capital Commercial Real Estate and the Owner of the Property. King Capital Commercial Real Estate makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the

future performance of the Property. Although the information contained herein is believed to be accurate, King Capital Commercial Real Estate and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, King Capital Commercial Real Estate and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. King Capital Commercial Real Estate shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of King Capital Commercial Real Estate. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to King Capital Commercial Real Estate at your earliest convenience.