

CARL'S JR | ABSOLUTE NNN LEASE LOW PRICE POINT | FEE SIMPLE (LAND+BUILDING)

PROVEN SITE AND TRADE AREA | HIGH TRAFFIC LOCATION | SURROUNDED BY NATIONAL RETAILERS

829 S White Sands Blvd, Alamogordo, NM 88310



JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com



**FLANAGAN
INVESTMENT
REAL ESTATE**

Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from Flanagan Investment Real Estate and should not be made available to any other person or entity without the written consent of Flanagan Investment Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Flanagan Investment Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Flanagan Investment Real Estate has not verified, and will not verify, any of the information contained herein, nor has Flanagan Investment Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT A FLANAGAN INVESTMENT REAL ESTATE ADVISOR FOR MORE DETAILS.

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

COLE FLANAGAN, CPA(FI), MBA

☎ (505) 235-7585

✉ cole@firecre.com



Offering Summary



PURCHASE PRICE

\$1,289,700

NET OPERATING INCOME

\$90,279.36

CAP RATE

7.00%

LEASE TYPE

Absolute NNN

BUILDING SIZE

±2,450 Sq. Ft.

LAND SIZE

±0.45 Acres

JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com



**FLANAGAN
INVESTMENT
REAL ESTATE**

Investment Highlights

Flanagan Investment Real Estate are pleased to offer for sale a single-tenant, absolute NNN lease Carl's Jr in Alamogordo, NM. Alamogordo is located in Southern New Mexico and is home to Holloman Air Force Base and White Sands National Monument. The asset is on White Sands Blvd which is the main thoroughfare in Alamogordo with traffic counts exceeding 23,000 vehicles per day.

This is a proven trade area with synergy from neighboring tenants including Walmart, McDonald's, Buffalo Wild Wings, and Wendy's among many others. Carl's Jr is operating in an approximately +/-2,450 sq. ft. building situated on about +/-0.45 acres.

The Tenant is operating under an absolute NNN lease with zero landlord responsibilities. This is a fee simple deal which includes both land and building. The franchisee of this location is a multi-unit operator with 14 locations located across southern New Mexico and El Paso.

This investment benefits from the long-term lease, passive lease structure, and its exceptional location. The site is located on the main thoroughfare in Alamogordo surrounded by numerous retailers and employers. 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.

Carl's Jr



Single-Tenant Carl's Jr - Absolute NNN Lease



Fee Simple (Land + Building)



Multi-unit franchisee with 14 locations



Original 20-year lease with about 7 years remaining

- Scheduled rental increases (next increase 2/1/2028)
- (4) 5-year options to extend



Low Price Point

- Replaceable and low rent
- NOI: \$90,279.36



Absolute NNN Lease

- Zero landlord responsibilities



Building Size: +/-2,450 Sq. Ft.
Land Size: +/- 0.45 Acres



Excellent real estate fundamentals

- Fronts on White Sands Blvd with over 23,000 VPD
- Located near the intersection of Hwy 70 and Hwy 54
- Nearby retailers include Walmart, KFC, Buffalo Wild Wings, Del Taco, Denny's, Starbucks, and Wendy's



High visibility location with large pylon sign



Alamogordo is home to Holloman Air Force Base and White Sands National Monument

JAKE MECHENBIER

📞 (505) 917-5514

✉️ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

📞 (505) 235-7585

✉️ cole@firecre.com



Lease Summary

Location	829 S White Sands Blvd, Alamogordo, NM 88310
Tenant	Horizon AHM, LLC
Trade Name	Carl's Jr.
Building Size	±2,450 Sq. Ft.
Land Size	±0.45 Acres
Net Operating Income (Current)	\$90,279.36
Net Operating Income (2/1/2028)	\$97,501.71
Lease Type	Absolute NNN
Rent Commencement Date	February 1, 2013
Initial Term Expiration Date	January 31, 2033
Renewal Options	(4) 5-year options (not less than 85% or greater than 115% of the previous 5 year lease rate)



JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com



Tenant Profile



Tenant (Franchisee)	Horizon AHM, LLC
Trade Name	Carl's Jr
Headquarters	Fraklin, TN
Locations	1,000 +
Year Founded	1941
Website	www.carlsjr.com

Carl's Jr is an American fast food chain operated by CKE Restaurant Holdings, Inc. The company was founded in 1941 and has been a favorite for over 80 years. Carl's Jr is known for their iconic charbroiled burgers. Today, Carl's Jr has more than 1,000 locations across the United States and serves 28 countries worldwide.

Carl's Jr was founded by Carl and Margaret Karcher after the couple purchased a hot dog cart and the brand has grown exponentially from its humble beginnings. CKE Restaurant Holdings, Inc. also operates Hardee's. Hardee's is operated on the eastern side of the United States while Carl's Jr is operated on the western side. CKE Carl's Jr has continued to push boundaries and grow including being the first quick service restaurant to have a plant based burger at all restaurants.



JAKE MECHENBIER

📞 (505) 917-5514

✉️ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

📞 (505) 235-7585

✉️ cole@firecre.com



Low Aerial

54

Charlie Lee Memorial Relief Route (6,000 VPD)



SUBJECT



JAKE MECHENBIER
☎ (505) 917-5514
✉ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA
☎ (505) 235-7585
✉ cole@firecre.com



FLANAGAN
INVESTMENT
REAL ESTATE

High Aerial



JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

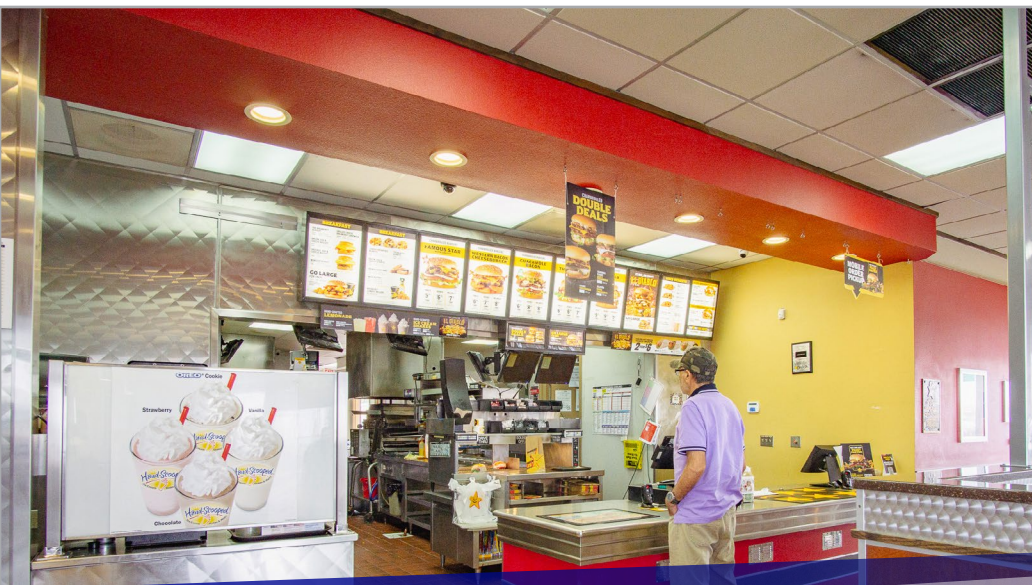
COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com



Photos



JAKE MECHENBIER

☎ (505) 917-5514

✉ jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

☎ (505) 235-7585

✉ cole@firecre.com

 **FLANAGAN
INVESTMENT
REAL ESTATE**

Demographics

2024 SUMMARY	1 MILE	2 MILES	3 MILES
Population	4,291	15,756	29,364
Households	1,797	7,036	12,923
Families	1,083	4,057	7,834
Average Household Size	2.32	2.19	2.24
Owner Occupied Housing Units	937	3,610	7,859
Renter Occupied Housing Units	860	3,426	5,064
Median Age	39.0	38.8	39.9
Median Household Income	\$55,835	\$51,206	\$52,040
Average Household Income	\$77,863	\$72,642	\$72,325

KEY FACTS

29,188

Population



2.2

Average Household Size

39.6

Median Age

\$51,707

Median Household Income



953

Total Businesses



9,276

Total Employees



\$51,612

Median Household Income



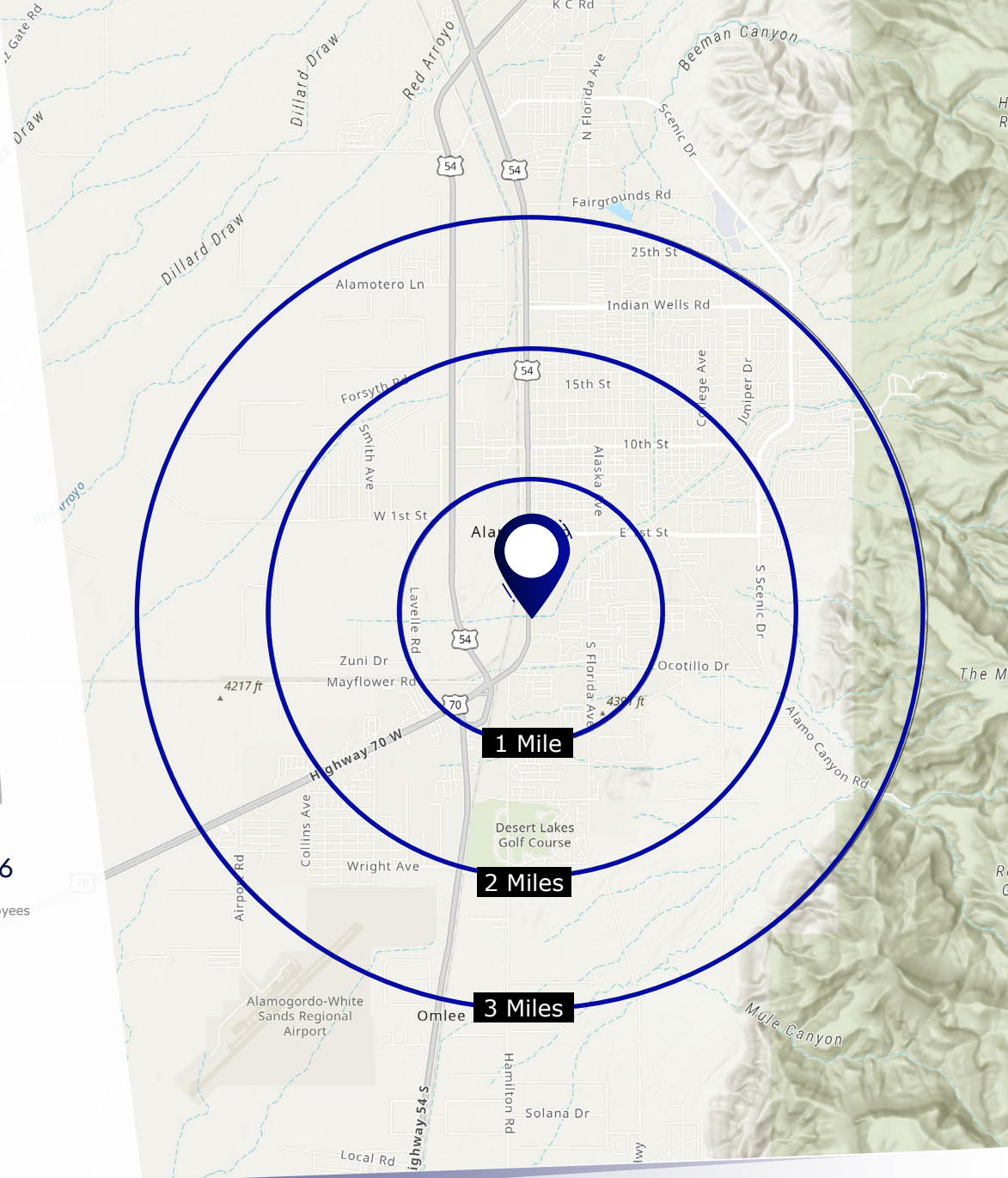
\$31,382

Per Capita Income



\$90,858

Median Net Worth



JAKE MECHENBIER

(505) 917-5514

jake@firecre.com

COLE FLANAGAN, CPA(FL), MBA

(505) 235-7585

cole@firecre.com



FLANAGAN
INVESTMENT
REAL ESTATE

CARL'S JR | ABSOLUTE NNN LEASE LOW PRICE POINT | FEE SIMPLE (LAND+BUILDING)

PROVEN SITE AND TRADE AREA | HIGH TRAFFIC LOCATION | SURROUNDED BY NATIONAL RETAILERS

829 S White Sands Blvd, Alamogordo, NM 88310



FLANAGAN
INVESTMENT
REAL ESTATE

COLE FLANAGAN, CPA(FL), MBA

(505) 235-7585

cole@firecre.com

JAKE MECHENBIER

(505) 917-5514

jake@firecre.com