



**RESTAURANT  
BREWHOUSE**



# TROPHY ASSET

HIGH PERFORMING BJ'S RESTAURANT  
IN REGIONAL TRADE AREA



2100 Louisiana Blvd NE Bldg 213, Albuquerque, NM 87110



## RESTAURANT BREWHOUSE

2100 LOUISIANA BLVD NE BLDG 213  
ALBUQUERQUE, NM 87110

**\$3,156,522.00** **5.75%**  
**PRICE** **CAP**

Net Operating Income (NOI)	<b>\$181,500.00</b>
CAP Rate	<b>5.75%</b>
Lease Structure	<b>Ground Lease</b>
Lease Expiration	<b>11/30/2032</b>
Options	<b>2-5 Year</b>
Building Size	<b>8,500 SF</b>
Patio Size	<b>700 SF</b>
Land Area	<b>0.65 Acres</b> <small>w/ Cross Access/Parking</small>
Property Zoning	<b>MX-H</b>
Rental Increases	<b>10% Every 5 Years</b>

*Encompassing New Mexico's most expansive retail trade zone, the Uptown area is a vibrant hub of nationally recognized stores, restaurants, and hotels. Its strategic central location and excellent accessibility have propelled it to become Albuquerque's premier destination for discerning shoppers.*

**WINROCK**  
TOWN CENTER

## INVESTMENT OVERVIEW

- ▲ One of the Most Desirable Restaurant Locations in New Mexico
- ▲ Ground Lease with Zero Landlord Responsibilities
- ▲ Strategically located on the outparcel to Winrock Town Center Mall
- ▲ Surrounded by High End National Retailers
- ▲ BJ's sees 440K annual visitors and is ranked 49/192 nationwide (Placer.ai)
- ▲ Prominently positioned near Louisiana with more than 30,800 VPD, and located near I-40, drawing in a substantial traffic of over 181,400 VPD



# AERIAL

## UPTOWN

NEW MEXICO'S ONLY LIFESTYLE CENTER  
51 LUXURY RETAILERS



TRADER JOE'S



CHUZE  
FITNESS



Red Robin  
GOURMET BURGERS & BREWS

Fidelity

30,800 VPD

Dillard's

PETSMART

ULTA

REGAL

TJ-maxx

rack

Marriott

LOUISIANA BLVD

181,400 VPD



## WINROCK TOWN CENTER

32 HIGH-QUALITY RETAILERS



ABOUT

# WINROCK TOWN CENTER



An Albuquerque's Uptown district, located along Interstate 40, received **5.8 MILLION VISITORS** in 2022. The 83-acre property offers approximately 780,000 SF of retail, medical, wellness, entertainment, and office space.

The site boasts seven separate entrances and a private on-ramp to I-40 westbound, providing quick access to I-40, I-25, downtown, the airport, and Albuquerque's west side.

## SPRING 2024

A magnificent **2 ½ ACRE COMMUNITY PARK** will emerge, capturing hearts with its prominent water feature and captivating amphitheater. This enchanting space is destined to become a hub for year-round public and private events, promising unforgettable experiences for all.



**READY TO LEARN MORE ABOUT  
THE WINROCK DEVELOPMENT?**

**CLICK NOW TO WATCH THE VIDEO AND EXPAND YOUR KNOWLEDGE**





Coming Spring 2024, a dynamic project that envisions a vibrant neighborhood transformation, encompassing a

## 150-ROOM MARRIOTT HOTEL & 28,000-SQUARE-FOOT, THREE-STORY MIXED-USE RETAIL AND OFFICE SPACE.

This visionary endeavor is being orchestrated by a devoted developer with a resolute commitment to transforming Winrock into a genuine and welcoming neighborhood. The design is tailored to embrace the increasing demand for pedestrian-centered lifestyles.

Upon completion, the project will unveil an urban oasis, thriving with vitality. The integrated living concept harmoniously blends with a **FOCUS ON HEALTH & WELLNESS**, showcased through a state-of-the-art health center. Nestled within will be

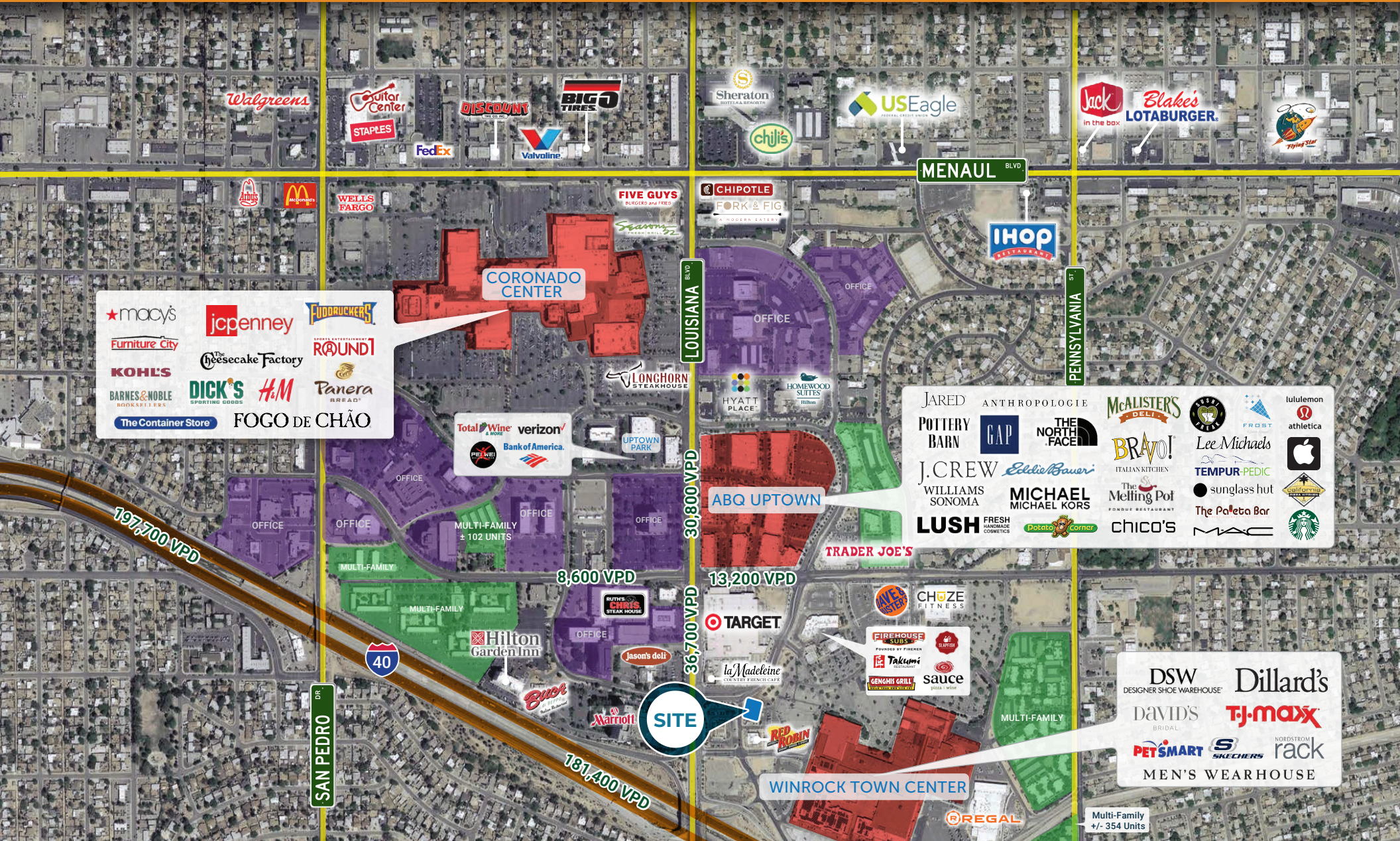
### PUBLIC GATHERING SPACES, INVITING PROMENADES AND AN ARRAY OF SHOPPING, DINING, AND ENTERTAINMENT OPTIONS,

forging a haven for the community to revel in. The result is set to be an alluring, walkable, and flourishing outdoor haven, seamlessly blending various facets of life into one cohesive and engaging urban tapestry.

K TOWN CENTER WINROCK TOWN CENTER

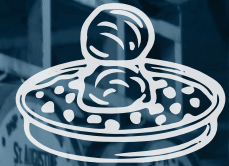


# RETAIL TRADE AREA





# TENANT OVERVIEW



**RESTAURANT  
BREWHOUSE**

BJ's Restaurant & Brewery is a well-established and popular American casual dining chain that offers a unique blend of delicious food, handcrafted beers, and a lively atmosphere. With a rich history dating back to its founding in 1978 in Orange County, California, BJ's has grown into a prominent player in the restaurant industry, known for its diverse menu, quality ingredients, and innovative approach.

At the heart of BJ's identity is its commitment to delivering a memorable dining experience. The menu showcases a wide array of options, ranging from deep-dish pizzas, burgers, and salads to pasta, steaks, and seafood. What sets BJ's apart is their ability to cater to diverse tastes while maintaining a focus on using fresh, high-quality ingredients. This culinary diversity ensures that guests of all preferences and dietary needs can find something to enjoy.

One of BJ's standout features is its in-house brewery, producing an impressive selection of handcrafted beers that complement the food offerings perfectly. The brewery showcases a rotating collection of seasonal and signature beers, catering to beer enthusiasts and casual drinkers alike. This emphasis on brewing excellence adds an extra layer of distinction to the dining experience, making BJ's a destination for those seeking quality food and beverages.

The atmosphere at BJ's is vibrant and welcoming, making it a favorite spot for families, friends, and colleagues to gather and enjoy a great meal together. The restaurant's spacious interiors, often adorned with classic Americana decor, contribute to a comfortable and convivial ambiance. Whether it's a casual lunch, a celebratory dinner, or a weekend gathering, BJ's provides an adaptable setting for various occasions.

Over the years, BJ's Restaurant & Brewery has expanded its reach across the United States, with multiple locations in different states. This expansion showcases the brand's ability to resonate with a wide audience and adapt to changing preferences while maintaining the core values that have defined it since its inception. Through its dedication to culinary excellence, innovative brewing, and a welcoming atmosphere, BJ's continues to leave a mark on the American dining landscape.



# MARKET OVERVIEW

REPORTED BY  Placer.ai  
 esri



AVERAGE HOUSEHOLD INCOME

# 76K

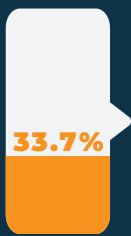
## 2023 ESTIMATED HOUSEHOLDS

**1 MILE RADIUS** 13,306

**3 MILE RADIUS** 143,208

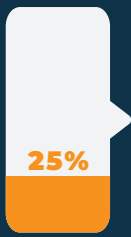
**5 MILE RADIUS** 305,741

## AGE



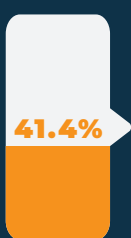
**18 - 37**

(MILLENNIALS)



**38 - 51**

(GEN X)



**52+**

(BABY BOOMERS)

## BUSINESS



**2023 ESTIMATED  
TOTAL BUSINESSES**

**1 MILE  
RADIUS** 2,003

**3 MILE  
RADIUS** 11,234

**5 MILE  
RADIUS** 23,171



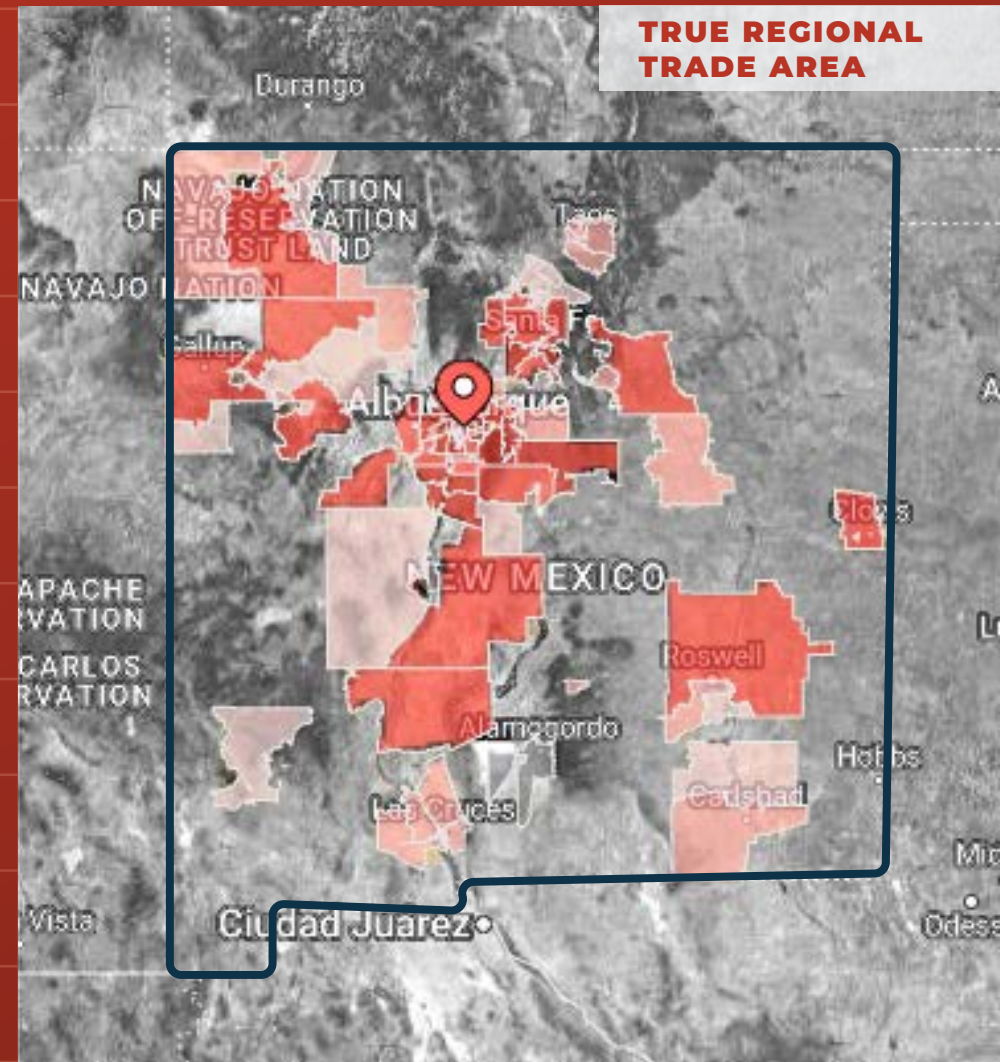
**2023 ESTIMATED  
TOTAL EMPLOYEES**

**1 MILE  
RADIUS** 19,746

**3 MILE  
RADIUS** 81,424

**5 MILE  
RADIUS** 204,577

## TRUE REGIONAL TRADE AREA

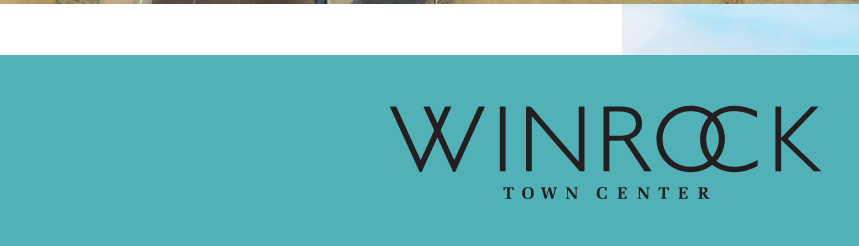






**BJ's**  
**RESTAURANT  
BREWHOUSE**









## **KING CAPITAL COMMERCIAL REAL ESTATE**

4811 A Hardware Dr NE Suite 1, Albuquerque, NM 87109

[kingcapitalcre.com](http://kingcapitalcre.com)

505-292-9607

### **CLAYTON KING**

Principal

✉ [clayton@kingcapitalcre.com](mailto:clayton@kingcapitalcre.com)

☎ 505-263-8531

### **LIA ARMSTRONG**

Senior Vice President

✉ [lia@kingcapitalcre.com](mailto:lia@kingcapitalcre.com)

☎ 505-401-8929





# 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 BJ's Restaurant and Brewhouse (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.

