

NNN

Retail Investment Group

Celebrating
25
years
1999-2024



Actual Site



26137 US-70 | RUIDOSO DOWNS, NM 88346

ABSOLUTE NNN LEASE

LONG-TERM WITH JUST UNDER 8 YEARS REMAINING



EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **Denny's** in **Ruidoso Downs, New Mexico**.

This opportunity features an absolute NNN with just under **8 years remaining**.

Built in 1999, Denny's has been operating at this location for **approximately 26 years**. This **±3,910-square-foot** building sits on a large **±1.0-acre** lot.



\$1,274,357
PRICE

7.00%
CAP

\$89,205
NOI

±3,910 SF
BUILDING SIZE

±1.0 AC
LAND SIZE

1999
YEAR BUILT



RUIDOSO DOWNS, NM

EXECUTIVE SUMMARY

| | |
|------------------|---|
| ADDRESS | 26137 US-70 Ruidoso Downs, NM 88346 |
| LEASE TYPE | Absolute NNN |
| LEASE EXPIRATION | August 8, 2033 |
| LESSEE | Sunrise Restaurants Subsidiary of WKS Restaurant Group |
| OPTIONS | (2) 5 Year Options |
| INCREASES | 10% Every 5 Years |
| PARCEL # | 4-075-065-013-306 |
| ZONING | C |
| ROFR | No |

PROPERTY HIGHLIGHTS

- **Long-term absolute NNN** with just under 8 years remaining and ZERO landlord responsibilities
- **Largest Denny's franchisee in the country**
- **Large Operator** - WKS Restaurant Group is the parent company of the signing entity, Sunrise Restaurants (100+ Denny's locations)
- **Next 10% rent increase** will be August 8, 2028
- **Large ±1.0-acre lot** with a ±3,910-square-foot building
- **Located off of US-70**
- **Nearby tenants include** Hampton Inn, La Quinta Inn, Walmart, Big O Tires, O'Reilly, and Walgreens

HITTING A *Grand Slam*[®]
ONE RESTAURANT AT A TIME



RUIDOSO DOWNS, NM



Parcel Line is Approximate - Buyer to Verify



RUIDOSO DOWNS, NM

Parcel Line is Approximate - Buyer to Verify



±3,910 SF





RUIDOSO DOWNS, NM



Retail Investment Group

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RUIDOSO DOWNS, NM



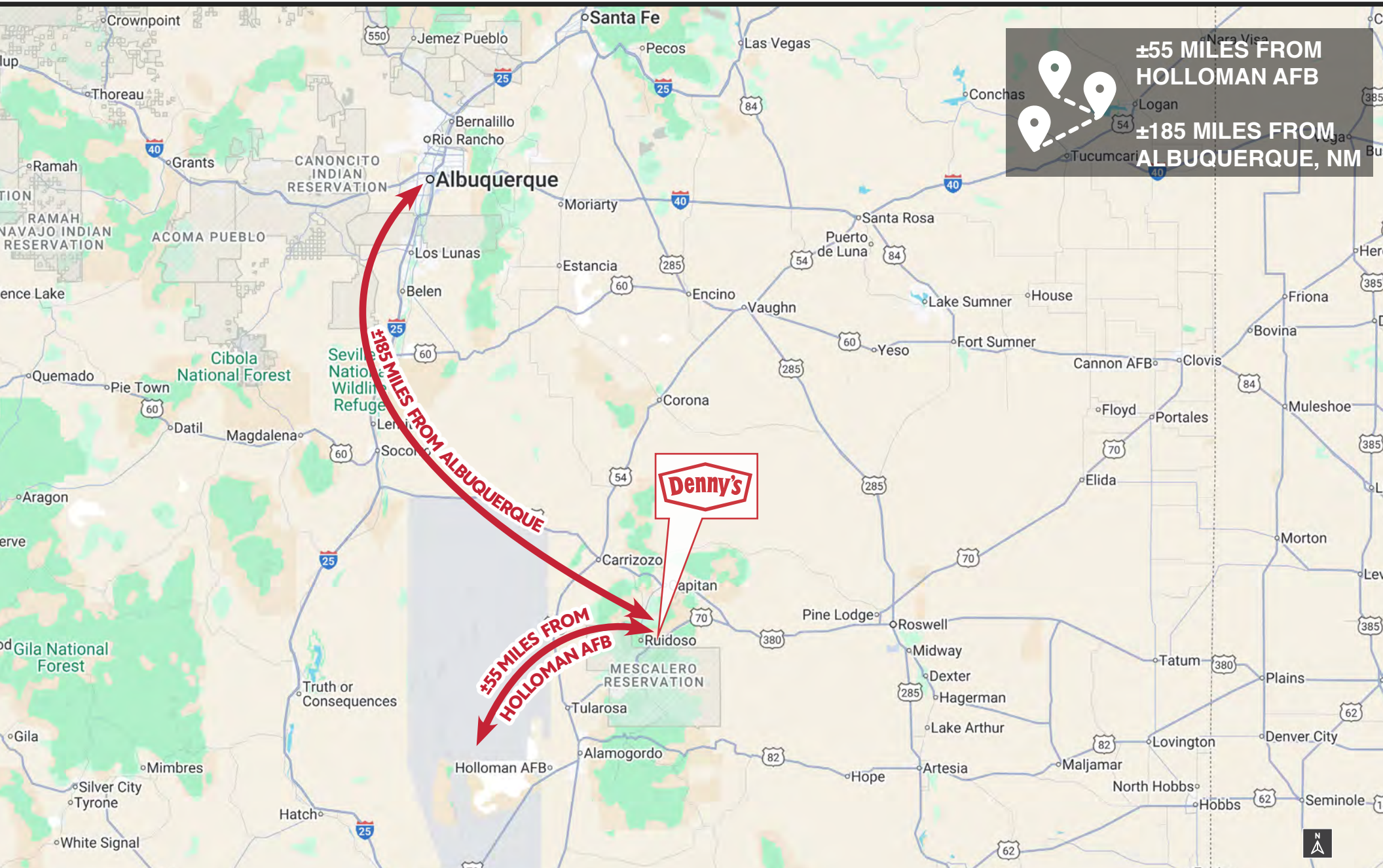
LESS THAN 1 MILE
FROM WALMART



ABOUT 1/2 MILE FROM
DOLLAR TREE, BURKES,
WALGREENS, AUTOZONE,
O'REILLY AUTO



ABOUT 1.5 MILES FROM
RUIDOSO DOWNS
RACE TRACK & CASINO





DENNYS.COM
WEBSITE

"DENN"
NASDAQ



RUIDOSO DOWNS, NM

TENANT PROFILE

For over 70 years, Denny's has been a welcoming place where people can connect over great food. Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch and dinner around the clock. **Denny's started franchising in 1963**, and **most Denny's restaurants are now franchisee-owned**.

Denny's Corporation is one of America's largest full-service restaurant chains based on number of restaurants. As of December 25, 2024, the Company consisted of **1,568 restaurants**, 1,493 of which were franchised and licensed restaurants and 75 of which were company operated.

Denny's Corporation consists of the Denny's brand and the Keke's brand. As of December 25, 2024, the Denny's brand consisted of 1,499 global restaurants, 1,438 of which were franchised and licensed restaurants and 61 of which were company operated. As of December 25, 2024, the Keke's brand consisted of 69 restaurants, 55 of which were franchised restaurants and 14 of which were company operated.



+1,500
LOCATIONS



1953
FOUNDED



±49
STATES & TERRITORIES



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QUICK FACTS

2024 POPULATION

±2,627

COUNTY

LINCOLN

ELEVATION

±6,441 FT

TOTAL AREA

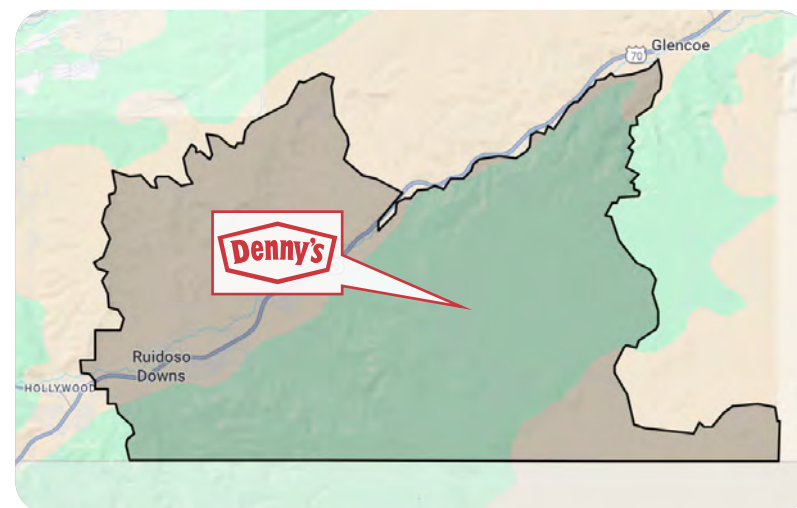
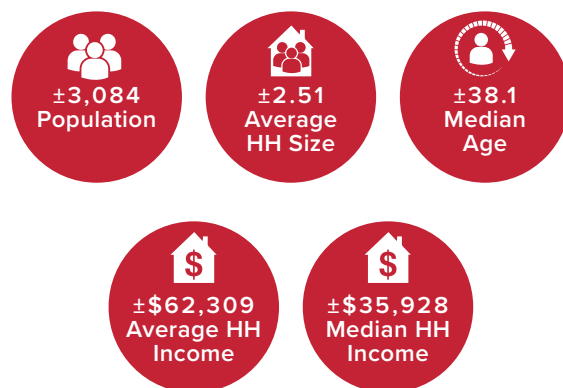
±3.79 SQ MI

ABOUT RUIDOSO DOWNS

Ruidoso Downs is a city in Lincoln County, New Mexico, United States, located within the Lincoln National Forest. Originally incorporated as a village, it became a city in May 2002. Known locally as “the Downs”, Ruidoso Downs is a suburb of adjacent Ruidoso and is a part of the Ruidoso Micropolitan Statistical Area. The city, located along U.S. Route 70, is named after the Ruidoso Downs Race Track, which is located in the city along with the Billy the Kid Casino and the Hubbard Museum of the American West.



2024 DEMOGRAPHICS WITHIN 88346 ZIP CODE



Source: Realtors Property Resource® LLC. Information is not guaranteed.



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This Offering Memorandum is intended to provide a summary, unverified financial and physical 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. Retail Investment Group 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

