



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# BURGER KING LAS VEGAS, NEW MEXICO

1335 N GRAND AVE,  
LAS VEGAS, NEW MEXICO 87701

**BRENDAN LEE**  
blee@mntwest.com  
direct 801.456.8812  
[View Profile](#)

**DREW HELM**  
dhelm@mntwest.com  
direct 801.692.6838  
[View Profile](#)

Listed in conjunction with  
New Mexico real estate broker  
**DAVID B ZACHARIA**  
LICENSE 19209

# TABLE OF CONTENTS

- 4 INVESTMENT SUMMARY
- 5 PROPERTY FEATURES
- 7 TT MAP
- 8 TENANT PROFILE
- 9 DEMOGRAPHICS



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## CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 1335 N Grand Avenue, Las Vegas, New Mexico 87701. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

# INVESTMENT SUMMARY & HIGHLIGHTS

## PRICING

PURCHASE PRICE	\$1,335,722
NET OPERATING INCOME	\$86,822
CAP RATE	6.50%

## LEASE INFORMATION

TENANT TRADE NAME	Burger King
LEASE GUARANTOR	Redrock Foods, Ltd. Co.
LEASE TYPE	Absolute NNN
COMMENCEMENT	9/19/2005
EXPIRATION	6/10/2036
LEASE TERM REMAINING	12 Years
RENTAL INCREASES	5%, Every 5-Years + Percentage Rent
EXTENSION OPTIONS	Four, 5-Year
TENANT'S FIRST RIGHT OF REFUSAL	No
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITES	Tenant Responsible
MAINTENANCE	Tenant Responsible

## PROPERTY INFORMATION

PROPERTY ADDRESS	1335 N Grand Avenue Las Vegas, NM, 87701
GROSS LEASABLE AREA (SF)	3,600
LAND SIZE (AC)	0.62
YEAR BUILT	Renovated 2016

## INVESTMENT HIGHLIGHTS:

- Opportunity for significant amount of additional income through percentage rent.
- Well located property featuring a 3,600 square foot building on a 0.62-acre lot.
- 12-years remaining on absolute NNN lease with a successful Burger King franchisee.
- Highly visible location, offering convenience and accessibility for customers.

## OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF	% INCREASE
CURRENT TERM	6/11/2021	6/10/2026	\$7,235.16	\$86,821.92	\$24.12	
CURRENT TERM	6/11/2026	6/10/2031	\$7,596.92	\$91,163.02	\$25.32	5.00%
CURRENT TERM	6/11/2031	6/10/2036	\$7,976.76	\$95,721.17	\$26.59	5.00%
OPTION 1	6/11/2036	6/10/2041	\$8,375.60	\$100,507.23	\$27.92	5.00%
OPTION 2	6/11/2041	6/10/2046	\$8,794.38	\$105,532.59	\$29.31	5.00%
OPTION 3	6/11/2046	6/10/2051	\$9,234.10	\$110,809.22	\$30.78	5.00%
OPTION 4	6/11/2051	6/10/2056	\$9,695.81	\$116,349.68	\$32.32	5.00%

# EXECUTIVE SUMMARY & LAND OVERVIEW

This Burger King property is located in the thriving city of Las Vegas, New Mexico. This property presents an attractive investment opportunity with a nationally recognized tenant - Burger King, a leading quick-service restaurant chain. Situated on 0.62-acre lot, this property boasts a well-maintained building spanning 3,600 square feet, strategically positioned in a high-visibility location. There are currently 13 years remaining on the absolute NNN Lease.

Las Vegas, New Mexico, offers a rich historical heritage with well-preserved Victorian-era architecture and charming downtown streetscapes. The city is a cultural center, hosting diverse artistic and cultural events thanks to New Mexico Highlands University. Outdoor enthusiasts can explore the beautiful Sangre de Cristo Mountains for hiking, camping, fishing, and skiing. Las Vegas has also served as a film location, attracting filmmakers with its picturesque landscapes. The city's culinary scene offers a range of flavors, blending traditional New Mexican dishes, American cuisine, and international flavors. Throughout the year, Las Vegas hosts annual events such as the Rough Rider Motorcycle Rally and the Las Vegas Fiestas, fostering a vibrant community spirit. Visitors can explore historical landmarks like the Plaza Hotel and the Castañeda Hotel, which showcase the city's rich history and architectural beauty.





# TENANT PROFILE



## ABOUT BURGER KING

Burger King is a globally recognized fast food chain specializing in flame-grilled burgers. Established in 1954, it has become one of the largest and most successful fast food franchises worldwide. Known for its unique charbroiled flavor, Burger King offers a diverse menu of burgers, chicken sandwiches, salads, and more. With a focus on quality, taste, and value, Burger King maintains its popularity through innovative menu offerings and memorable marketing campaigns. As a franchise-based business, Burger King has a global presence, serving customers in numerous countries while upholding consistent quality and customer satisfaction.

Redrock Foods LTD. CO operates approximately 17 Burger King locations in Southern Colorado and New Mexico. They also operate an additional 11 Burger Kings in New Mexico and 7 Burger Kings in Southern California under a separate entity. The company has been operating for nearly 30 years.

# DEMOGRAPHICS

## POPULATION



**1 MILE**  
**4,479**  
 2023 EST.  
 POPULATION

**3 MILES**  
**15,307**  
 2023 EST.  
 POPULATION

**5 MILES**  
**16,669**  
 2023 EST.  
 POPULATION



**1 MILE**  
**4,182**  
 2028 EST.  
 POPULATION

**3 MILES**  
**14,468**  
 2028 EST.  
 POPULATION

**5 MILES**  
**15,785**  
 2028 EST.  
 POPULATION

## HOUSEHOLDS & AVERAGE INCOME



**1 MILE**  
**1,996**  
 2023 EST.  
 HOUSEHOLDS

**3 MILES**  
**6,514**  
 2023 EST.  
 HOUSEHOLDS

**5 MILES**  
**7,060**  
 2023 EST.  
 HOUSEHOLDS

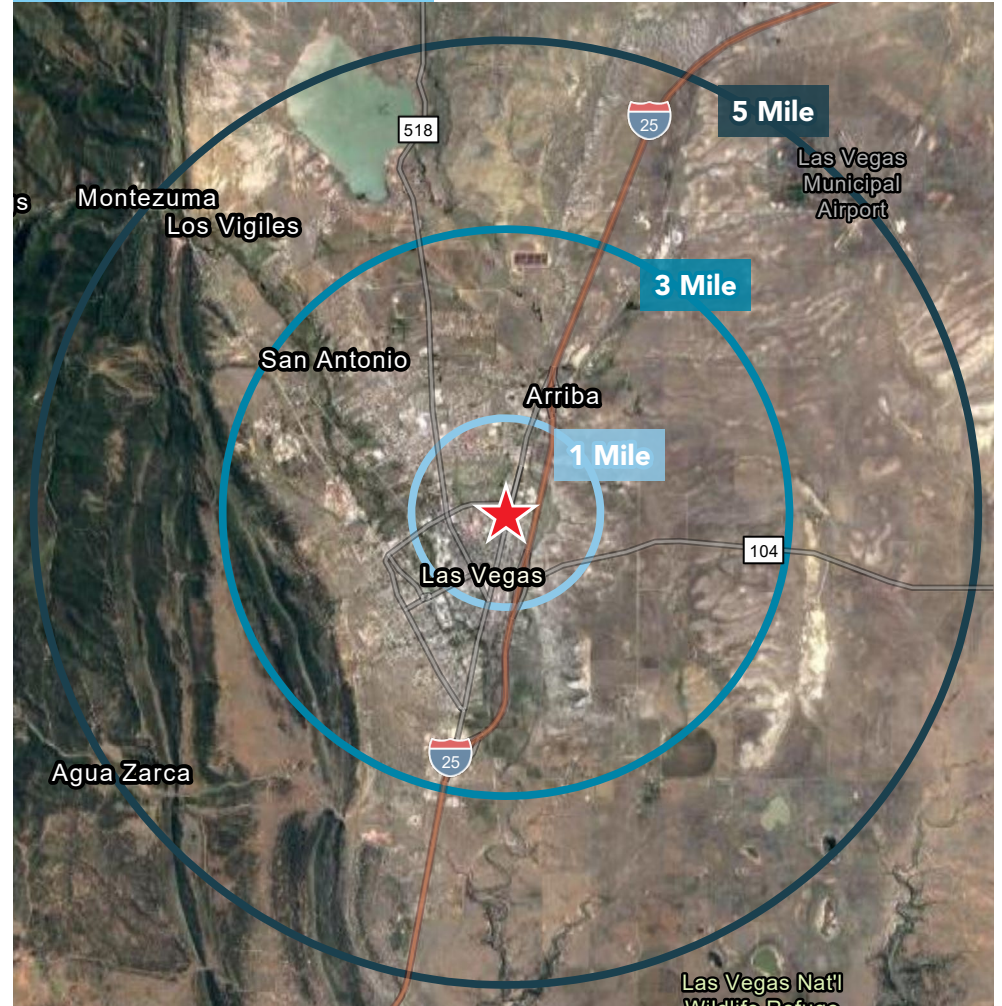


**1 MILE**  
**\$52,883**  
 2023 EST.  
 INCOME

**3 MILES**  
**\$65,936**  
 2023 EST.  
 INCOME

**5 MILES**  
**\$65,636**  
 2023 EST.  
 INCOME

## BUFFERS - 1, 3, 5 MILES





# DISCLOSURE

## NEW MEXICO BROKERAGE RELATIONSHIP OPTIONS DISCLOSURE

Per New Mexico Administrative Code ("NMAC") 16.61.19.8. Broker duties; disclosure (B) 6. New Mexico licensee must inform buyers, sellers, tenants, and landlords in writing of the, "brokerage relationship options available in New Mexico."

Per NMAC 16.61.19.9. Brokerage relationships

Brokerages working with consumers either as customers or clients may do so through a variety of brokerage relationships. These relationships include but are not limited to a transaction broker relationship, an exclusive agency relationship or a dual agency relationship. For all regulated real estate transactions, a customer or client may enter into an express written agreement to become a client of a brokerage without creating an agency relationship, and no agency duties will be imposed.

- A. Transaction broker: a qualifying broker, associate broker or brokerage that provides real estate services without entering into an agency relationship. The transaction broker relationship is a non-fiduciary relationship.
- B. Exclusive agency: an express written agreement between a person and a brokerage where in the brokerage agrees to exclusively represent as an agent the interests of the person in a real estate transaction. Such agreements include buyer agency, seller agency, designated agency, and sub-agency agreements.
- C. Dual agency: an express written agreement that modifies existing exclusive agency agreements to provide that the brokerage agrees to act as a facilitator in a real estate transaction rather than as an exclusive agent for either party to the transaction.

New Mexico broker David B Zacharia

Foreign broker: \_\_\_\_\_

Buyers, sellers, tenants and landlords please sign and date below acknowledging acceptance of this New Mexico Brokerage Relationship Options Disclosure and please circle the brokerage relationship described above as A, B, and C that is appropriate for this transaction. Please provide a signed copy to Foreign broker or New Mexico broker.

Seller or Landlord

By \_\_\_\_\_

Date \_\_\_\_\_

Buyer or Tenant

By \_\_\_\_\_

Date \_\_\_\_\_

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312 East South Temple, Salt Lake City, UT 84111  
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