



EL JIMADOR RESTAURANT

4300 COORS BLVD. SW | ALBUQUERQUE, NM 87105



INTERACTIVE OFFERING MEMORANDUM

EL JIMADOR RESTAURANT

4300 Coors Blvd. SW | Albuquerque, NM 87105

EXCLUSIVELY LISTED BY



POINT OF CONTACT

JOSHUA JENKINS

ASSOCIATE
DIRECT (602) 932-5916
MOBILE (602) 708-2852
joshua.jenkins@matthews.com
License No. BR687098000 (AZ)



ALEX DESOTO

FVP & DIRECTOR
DIRECT (602) 898-8499
MOBILE (714) 614-5861
alex.desoto@matthews.com
License No. SA705467000 (AZ)

BROKER OF RECORD

BRIAN BROCKMAN
License No. 9568 (NM)

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±1,910 SF

GLA



1979

Year Built



±27,600

Vehicles Per Day



NNN

Lease Type

PROPERTY OVERVIEW

- **Dense Population:** ±57,000 residents within a 3-mile radius and ±118,000 residents within a 5-mile radius.
- **High Traffic Counts:** Located right on Coors Blvd SW this property benefits from ±27,600 cars per day providing high exposure.
- **Brand New Lease:** El Jimador is on a brand-new 5-year absolute triple-net lease (NNN). There is also one 5-yr option. Rent to commence September 2025.
- **Above Market Rent Increases:** 4% annual rent increases act as a hedge against inflation while also increasing your cash flow.
- **Recent Improvements:** Property has had the following improvements done: New 3.5 Ton HVAC unit installed at the end of 2022, Roof repairs (2022), Parking Lot restripe, cracks sealed, and asphalt seal coating (2022).
- **Proximity to Demand Generators:** El Jimador is nearby major demand generators such as Las Estancias; an 80-acre mixed-use / community center and Rio Bravo Square, both homes to major retailers and are transforming the local trade area.
- **Drive-Thru Accessibility:** Strategically positioned along Coors Blvd SW with ±27,600 vehicles per day, the El Jimador Restaurant features a highly desirable drive-thru that enhances tenant visibility and accessibility. This key amenity supports strong to-go and delivery sales potential, aligning with current consumer dining trends and driving long-term tenant performance.



FINANCIAL SUMMARY



\$595,000

LIST PRICE



8.07%

CAP RATE



\$48,000

NOI

LEASE SUMMARY

Tenant	El Jimador Restaurant
Lease Guarantor	Personal Guarantee
Lease Commencement Date	5/21/2025
Lease Expiration Date	8/21/2030
Original Lease Term	5 Years
Lease Term Remaining	5 Years
Annual Rent	\$48,000.00
Rental Increases	4% Annual Increases
Option Period	One, 5-Year Option
Lease Type	Absolute NNN
Parking Lot / CAM	Tenant Responsibility
Property Tax	Tenant Responsibility
Insurance	Tenant Responsibility
Roof/Structure	Tenant Responsibility

ANNUALIZED OPERATING DATA

YEARS	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE	RSF
1	\$4,000.00	\$48,000.00	-	8.07%	\$25.13
2	\$4,160.00	\$49,920.00	4.00%	8.40%	\$26.14
3	\$4,326.40	\$51,916.80	4.00%	8.73%	\$27.18
4	\$4,499.46	\$53,993.47	4.00%	9.07%	\$28.27
5	\$4,679.43	\$56,153.21	4.00%	9.44%	\$29.40
Option Period	-	-	-	-	-
1	\$4,886.61	\$58,639.32	4.00%	9.85%	\$30.70
2	\$5,061.27	\$60,735.24	4.00%	10.20%	\$31.80
3	\$5,263.72	\$63,164.64	4.00%	10.62%	\$33.07
4	\$5,474.27	\$65,691.24	4.00%	11.04%	\$34.39
5	\$5,693.24	\$68,318.88	4.00%	11.50%	\$35.77



 COUNTRYSIDE MOBILE HOME PARK
152 SITES



 LAS ESTANCIAS
NURSING HOME



**SUBJECT
PROPERTY**



COORS BLVD SW ± 27,600 VPD



MARKET OVERVIEW

Albuquerque, New Mexico, sits at the crossroads of culture, nature, and history in the heart of the Southwest. This dynamic city is framed by the Sandia Mountains to the east and the Rio Grande flowing through its center, creating a striking backdrop for its rich heritage. A blend of Native American, Hispanic, and Western influences is evident in Albuquerque's art, architecture, and traditions. Visitors can explore the charm of Old Town with its adobe buildings, vibrant shops, and galleries or dive into world-class museums like the Indian Pueblo Cultural Center.

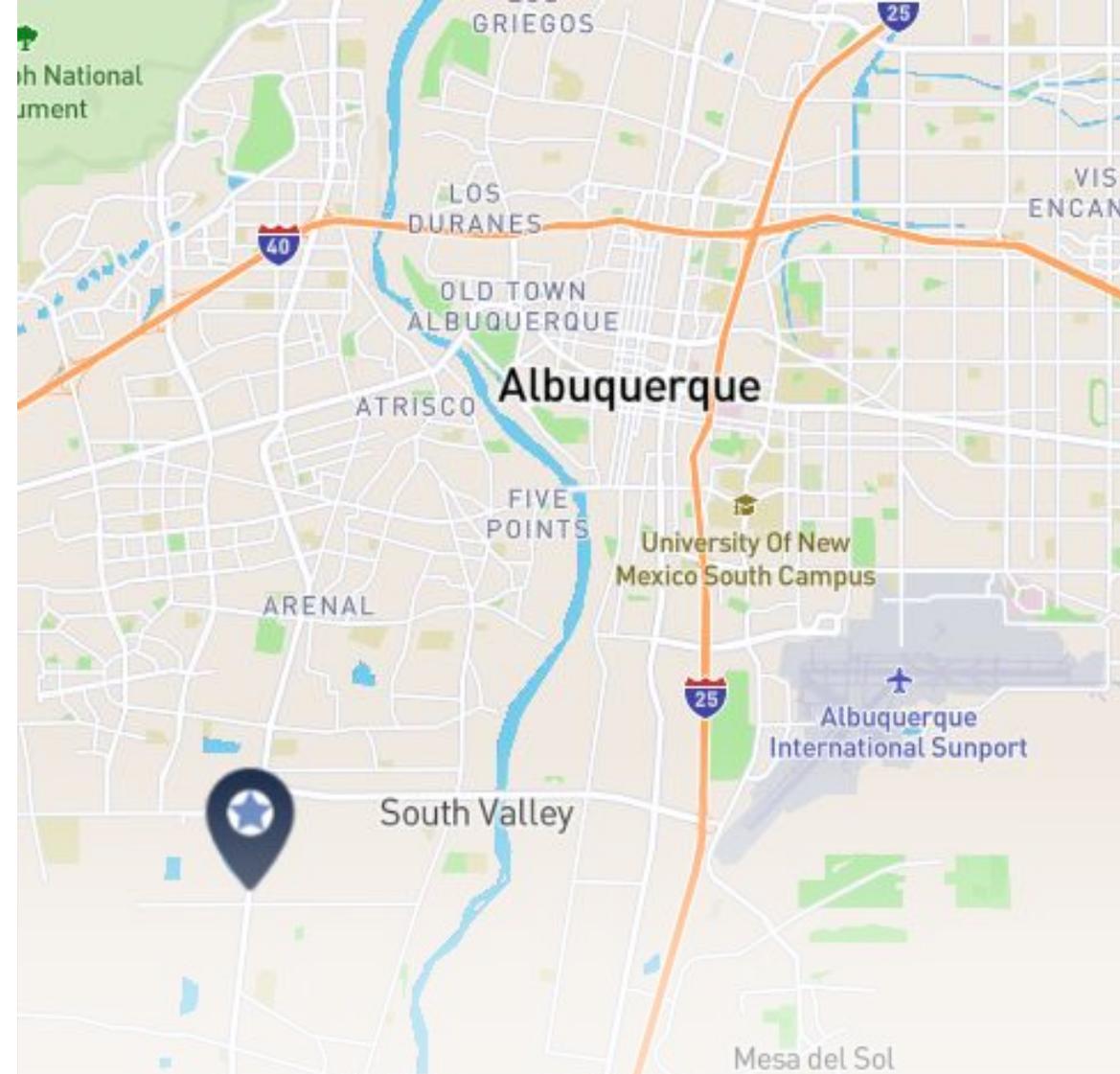
For those who love the outdoors, Albuquerque offers year-round opportunities for exploration under its sunny skies. The Sandia Peak Aerial Tramway gives panoramic views of the city and surrounding desert, while the Rio Grande Bosque trails are perfect for walking, cycling, and connecting with nature. Albuquerque is perhaps best known for the International Balloon Fiesta, an awe-inspiring event held each October that fills the skies with colorful hot air balloons, captivating locals and visitors alike.



6.2+ MILLION
NUMBER OF ANNUAL VISITORS



\$2 BILLION
ANNUAL REVENUE



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	57,124	118,225	315,561
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	18,773	40,029	129,572
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$76,673	\$74,098	\$82,031

ECONOMY

Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande. Larger institutions whose employees contribute to the population are numerous and include Sandia National Laboratories, Kirtland Air Force Base, and the attendant contracting companies which bring highly educated workers to a somewhat isolated region. Intel operates a large semiconductor factory or “fab” in suburban Rio Rancho, in neighboring Sandoval County, with its attendant large capital investment.

ECONOMIC DEVELOPMENT

Northrop Grumman is located along I-25 in northeast Albuquerque, and Tempur-Pedic is located on the West Mesa next to I-40. The solar energy and architectural-design innovator Steve Baer located his company, Zomeworks, to the region in the late 1960s; and Los Alamos National Laboratory, Sandia, and Lawrence Livermore National Laboratory cooperate here in an enterprise that began with the Manhattan Project. In January 2007, Tempur-Pedic opened an 800,000-square-foot mattress factory in northwest Albuquerque.



#10 IN BEST PLACES TO LIVE
(U.S. NEWS & WORLD REPORT)



#32 LARGEST CITY IN U.S.
(U.S. NEWS & WORLD REPORT)

EMPLOYERS	EMPLOYEES
Presbyterian Hospital	14,000
Albuquerque Public Schools	12,523
City of Albuquerque	6,366
University of New Mexico	5,284
UNM Hospital	4,282
Kirtland Air Force Base (Civilian)	3,700
State of New Mexico	3,684
Kirtland Air Force Base (Military)	3,100
Veterans Hospital	3,088

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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