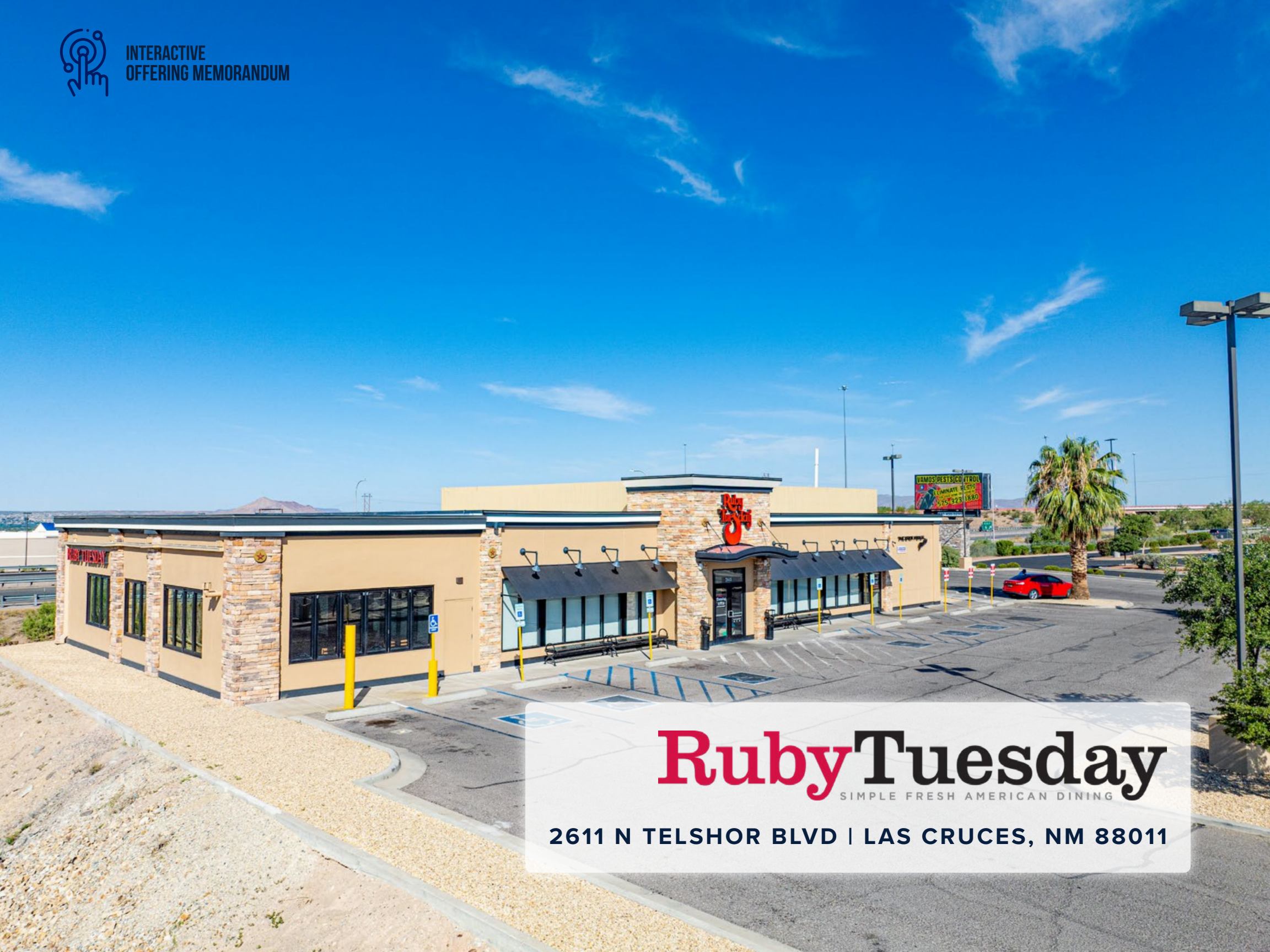




INTERACTIVE
OFFERING MEMORANDUM



Ruby Tuesday

SIMPLE FRESH AMERICAN DINING

2611 N TELSHOR BLVD | LAS CRUCES, NM 88011



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INVESTMENT HIGHLIGHTS



TENANT HIGHLIGHTS

- LONG-TERM INVESTMENT OPPORTUNITY
- BRAND NEW 15-YEAR LEASE TO BE SIGNED AT CLOSE OF ESCROW
- ABSOLUTE NNN INVESTMENT - ZERO landlord responsibilities
- ATTRACTIVE 5% RENT INCREASES EVERY 5 YEARS
- SIGNIFICANT CAPITAL IMPROVEMENTS – A total of \$740,000 has been invested in enhancements, including a new indoor/outdoor patio, an updated exterior building finish, new flooring, extensive bar construction, a new salad bar, and updated furniture and fixtures within the last 24 months.
- 2023 STORE SALES - \$3,019,132 - 7.63% rent to sales ratio
- Experienced operating/management team has been in place at the location since October 2006
- The venue features a substantial seating capacity of approximately 270, providing ample space to comfortably host large events and gatherings
- Strong investment opportunity with an experienced management team that also owns the building and business. The ownership group built and has successfully operated at this location since 2006.

LOCATION HIGHLIGHTS

- THE OFFERING IS LOCATED JUST 5 MILES FROM NEW MEXICO STATE UNIVERSITY – ±18,497 undergraduate and graduate students
- Ruby Tuesday sits as an outparcel to the only Sam's Club serving the area and has great visibility along U.S. Highway 25
- Surrounding national retailers in the immediate area include Sam's Club, Walmart, Target, Home Depot, Lowe's, Walgreens, CVS, and Kohl's.
- The patio offers exceptional versatility, making it an ideal venue for special events such as birthdays, graduations, and corporate meetings. Guests can reserve the entire patio for exclusive use any day of the year, a feature that has proven to be especially popular in Las Cruces.











DOLLAR TREE *Walgreens*
Walmart *MURPHY USA* **DUTCH BROS**
verizon
Arby's **TACO BELL** **TAKE 5** *Wendy's*

THE VUE APARTMENTS
24 UNITS

Highway 70
SELF STORAGE

HWY 70 E ± 37,721 VPD

Domino's

UNITED STATES POSTAL SERVICE

peter piper pizza

PTS

vitalant

SPECTRUM TECHNOLOGIES

MDC RESEARCH

STAYBRIDGE SUITES

IHOP

CIRCLE K

COLD STONE SUBWAY

SOUTHWEST CENTER FINANCIAL

PATINO REAL ESTATE

FARMERS INSURANCE
AT&T

Starbucks

Los Compas Mexican Restaurant
TACOS & SHELL-AHS

TOWNEPLACE SUITES BY MARRIOTT

FIRST SAVINGS BANK

PROGRESSIVE

Allen THEATRE

Ruby Tuesday
SIMPLE FRESH AMERICAN DINING

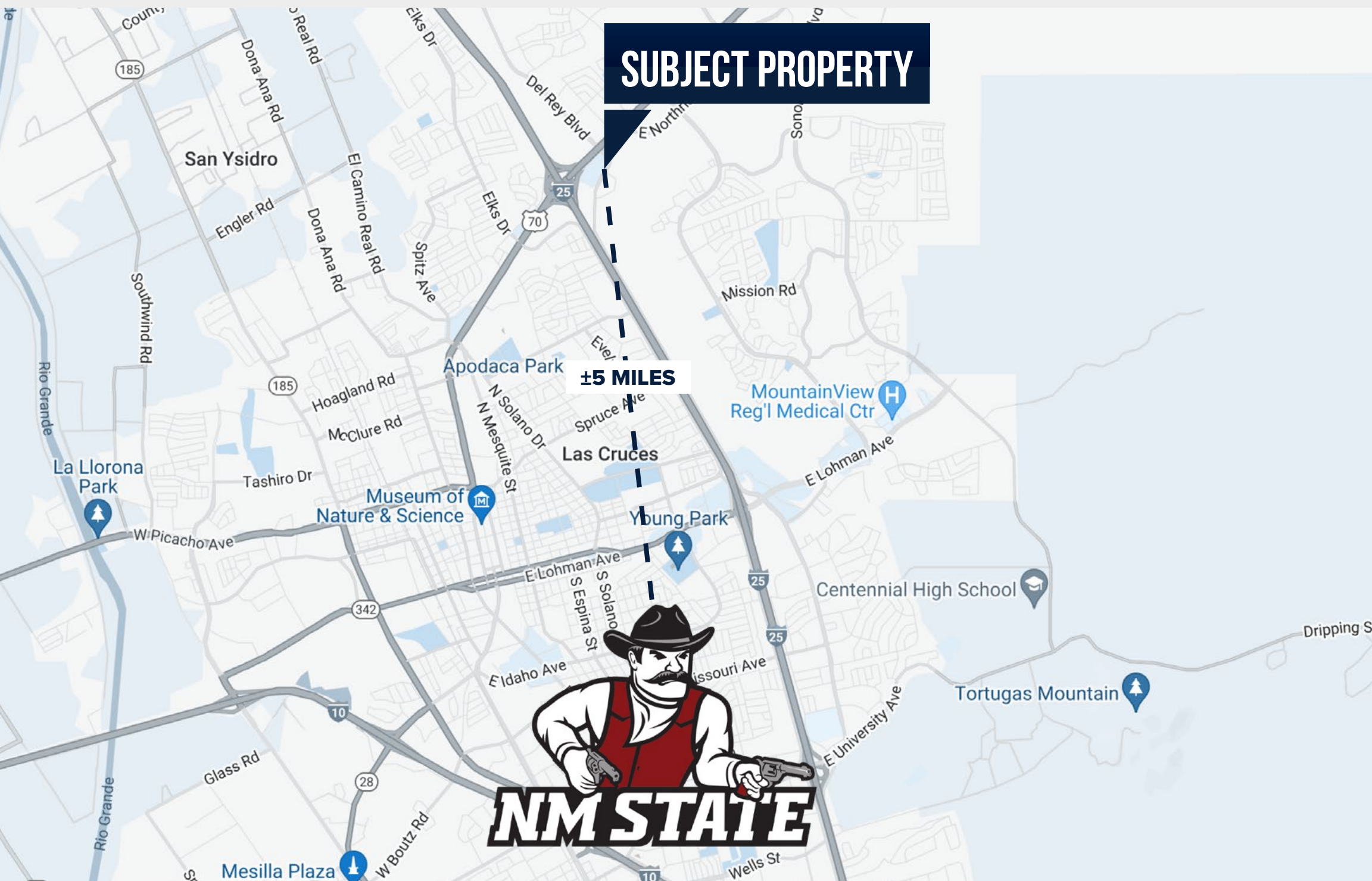
sam's club

I-25 ± 41,421 VPD





SUBJECT PROPERTY



±5 MILES





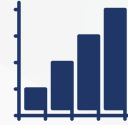
\$3,295,000

LIST PRICE



\$230,650

NOI



7.00%

CAP RATE

PROPERTY SUMMARY

Address	2611 N Telshor Blvd Las Cruces NM
Gross Leasable Area	±6,321 SF
Lot Size	±1.14 Acres
Year Built	2006

TENANT SUMMARY

Tenant	Ruby Tuesday
Lease Guarantor	Franchisee
Rent Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from COE
Rent Increases	5% Every 5 Years
Option Periods	Three, 5-Year Options
Lease Type	Absolute NNN

ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	RENT INCREASES
Year 1-5	\$230,560	7.00%
Year 6-10	\$242,088	7.34%
Year 11-15	\$254,192	7.71%
Option 1	\$266,901	8.10%
Option 2	\$280,246	8.50%
Option 3	\$294,258	8.93%

STORE SALES HISTORY

2021	\$2,282,985
2022	\$2,749,063
2023	\$3,019,132

FINANCING INQUIRIES

For financing options reach out to:

Curtis Kaufman
 +1 (916) 798-9048
 curtis.kaufman@matthews.com

TENANT PROFILE



HEADQUARTERS

Maryville, Tennessee

YEAR FOUNDED

1972

WEBSITE

rubytuesday.com

LOCATIONS

200+

Ruby Tuesday is a well-established American casual dining restaurant chain, known for its classic American cuisine, including a variety of burgers, steaks, seafood, and a signature salad bar. Founded in 1972, the brand has grown to become a household name with locations across the United States and internationally. Ruby Tuesday is recognized for its commitment to quality, offering a welcoming atmosphere and a diverse menu that caters to a wide range of tastes. The brand's strong market presence and loyal customer base make it a desirable tenant in commercial properties.



AREA OVERVIEW

LAS CRUCES, NM

Las Cruces, New Mexico, has a population of approximately 113,000 residents and is known for its diverse demographic profile. The city's population is predominantly Hispanic, reflecting the rich cultural traditions of the region. The median age in Las Cruces is around 32 years, indicating a relatively young population, largely influenced by the presence of New Mexico State University.

Economically, Las Cruces benefits from a balanced mix of industries. The education sector is a major employer, with New Mexico State University playing a central role. Healthcare is another key industry, supported by the city's multiple medical facilities. Agriculture, particularly pecan farming and chile production, is significant to the local economy. Additionally, the city's proximity to White Sands Missile Range and its location along key transportation routes make it an important center for defense-related industries and trade. The city's unemployment rate is generally in line with national averages, and the cost of living remains relatively low, contributing to a stable economic environment.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2010 Population	65,014	121,931	154,117
2023 Population	70,162	130,750	164,929
2028 Population Projection	74,138	137,956	173,972
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2010 Households	26,525	48,967	61,108
2023 Households	28,520	52,200	65,171
2028 Household Projection	30,160	55,122	68,825
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$74,861	\$69,410	\$72,437



SUBJECT PROPERTY

±46 MILES



EL PASO

EL PASO, TEXAS

CITY HIGHLIGHTS



985,000

TOTAL POPULATION



6TH LARGEST CITY IN TEXAS

(CITY OF EL PASO, 2024)



22ND LARGEST CITY IN THE US

(CITY OF EL PASO, 2024)



ANNUAL GPD \$32.5 BILLION

(CITY OF EL PASO, 2024)



29% LOWER LABOR COST

THAN THE US AVERAGE (CITY OF EL PASO, 2024)



+7% JOB GROWTH

PROJECTED 5-YEAR JOB GROWTH (2023-2028)

El Paso is situated in the far western corner of the US state of Texas. Ciudad Juarez, the capital of the Mexican state of Chihuahua, is located across the Rio Grande river from El Paso, which is situated on the Mexican side of the border between the United States and Mexico. More than 10.5 million cars cross the border between the two El Paso border crossing locations each year, making the two cities—along with Las Cruces in the neighboring state of New Mexico—form a unified international metropolitan area frequently referred to as the Paso del Norte region.

The University of Texas at El Paso is the main university in the city, and it is also home to the Medical Center of the Americas, which is the only complex for medical research and care delivery in West Texas and Southern New Mexico. The Sun Bowl, the nation's second-oldest college football postseason game, is held in the city every year.



ECONOMY

The biggest metropolitan area near the border between Texas and Mexico is El Paso, which has a thriving economy that is expected to expand. El Paso is a modern western town with all the appeal of a major urban area, between the Franklin Mountains and the historic Rio Grande. Featuring cutting-edge medical and educational facilities, El Paso is a significant transit hub. Once predominately a textile region, it has expanded into the automotive, biomedical, defense, electronics, finance/business services, and medical device industries.

El Paso's regional economy is poised for expansion, with a diversified economy that keeps reaching out into new industries. Furthermore, the military base Fort Bliss, which employs over 40,000 people and generates \$6 billion in economic output, has been a defining feature of the city. **El Paso is a top center for distribution and shipping, offering easy access to the Midwest, Southeast, and West Coast markets in the United States.**

Additionally, The University of Texas at El Paso (UTEP) generates significant economic impact for the El Paso region, **contributing over \$1.4 billion annually to the local economy** through its operations, research activities, partnerships with local businesses, and by preparing a skilled workforce that drives economic growth and social mobility.



EL PASO INTERNATIONAL AIRPORT

El Paso International Airport (ELP) is an international airport located 4 miles northeast of downtown El Paso. It has three runways and a main terminal with 15 gates across two concourses serving major airlines. The airport handles a diverse mix of commercial, general, military, and transient aircraft traffic.

MAJOR EMPLOYERS



FORT BLISS
±47,628 EMPLOYEES



EL PASO SCHOOL
±7,875 EMPLOYEES



SOCORRO SCHOOL
±7,144 EMPLOYEES



CITY OF EL PASO
±6,840 EMPLOYEES



T&T STAFF MANAGEMENT
±6,387 EMPLOYEES



YSLETA SCHOOL
±6,022 EMPLOYEES



HOSPITALS OF PROVIDENCE
±5,300 EMPLOYEES



UTEP
±3,400 EMPLOYEES



EPCC
±3,400 EMPLOYEES

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2611 N Teleshor Blvd, Las Cruces, NM 88011**. (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

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