

CIRCLE K

9620 EAGLE RANCH RD NW
ALBUQUERQUE, NM

OFFERING MEMORANDUM



REPRESENTATIVE PHOTO

DUNBAR
commercial

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Pegasus Group LLC | NM License # REC-2023-0376



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AREA MAP



HIGHLIGHTS

CREDIT TENANT INVESTMENT

- Corporate Guaranty Lease (S&P:BBB)
- New 15 Year Absolute NNN Ground Lease
- 8 - 5 Year Options

IDEAL LOCATION

- Great Location on Light Anchored Corner
- Large 1.57 Acre Lot
- High Traffic Counts:
 - Irving Blvd: 20,000+ VPD
 - Eagle Ranch Rd: 10,000+ VPD
- Property Sits Between Target & Costco



TENANT SUMMARY



Circle K Stores Inc owns and operates convenience stores and gas stations. It offers fuel and oil products; and a range of snacks, beverages, and meals. It also provides vehicle cleaning services. The company was founded in 1951 and is based in Tempe, Arizona with over 14,000 locations across the US.



WEBSITE | www.circlek.com



YEAR FOUNDED | 1951



LOCATIONS | 14,332+



CREDIT RATING | S&P: BBB



REVENUE | \$62.81+ Billion



TENANT & TRAFFIC AERIAL





INVESTMENT SUMMARY

PRICE \$2,072,400

CAP RATE 4.75%

ANNUAL RENT \$98,439

LEASE EXPIRATION 15 Years

LEASE TYPE Absolute NNN Ground Lease

GUARANTY Corporate

OPTIONS 8-5 Year Options

RENT INCREASE 8% Every 5 Years

RENT COMMENCEMENT January 24th, 2024

PROPERTY DESCRIPTION



LOCATION

9620 Eagle Ranch Rd NW
Albuquerque, NM



PROPERTY TYPE

Single Tenant Retail



YEAR BUILT

2023



LAND AREA

1.57 Acres



ZONING

Mixed-Use
(MX-M)



PROPERTY ASSESMENT ID

128E-C-006



VEHICLE TRAFFIC COUNT

STREET NAME	VEHICLES PER DAY
Irving Blvd	20,000+ VPD
Eagle Ranch Rd	10,000+ VPD
TOTAL	30,000+ VPD



PARCEL MAP



DEMOGRAPHICS

-  POPULATION
-  AVG. HOUSEHOLD INCOME
-  HOUSEHOLDS
-  BUSINESSES
-  DAYTIME POPULATION

