OFFERING MEMORANDUM

9620 EAGLE RANCH RD NW





TY MILLER

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BILL DUNBAR

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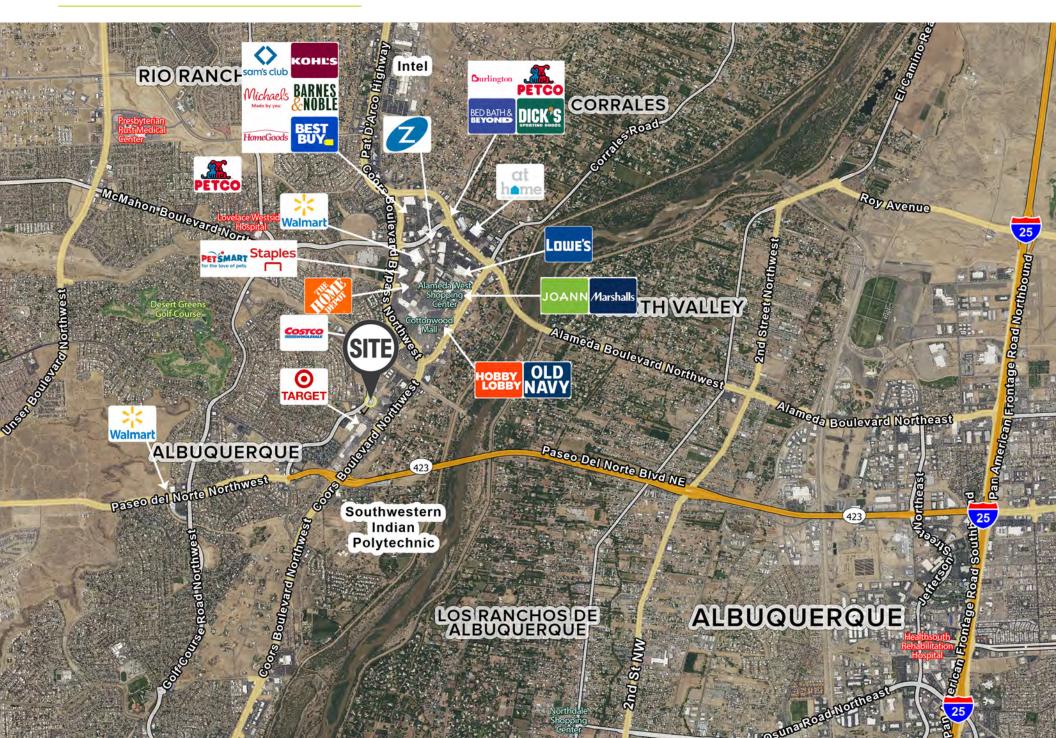
New Mexico Broker of Record: Anthony W. Johnson Pegasus Group LLC | NM License # REC-2023-0376



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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

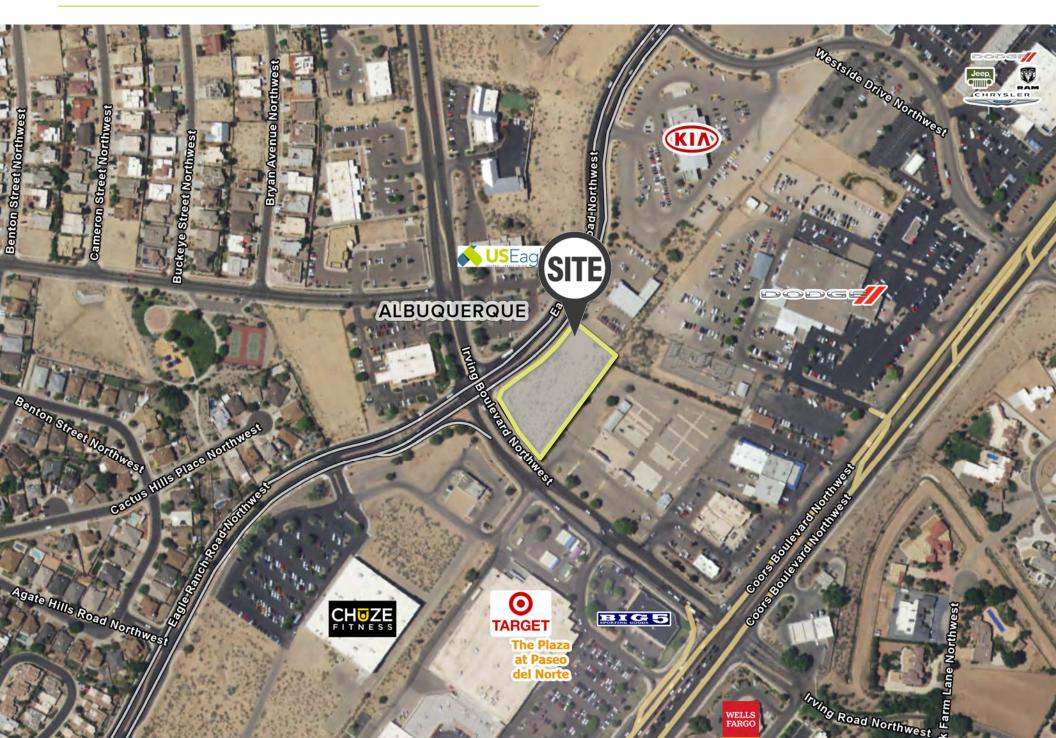
YEAR FOUNDED | 1951

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
ΤΟΤΔΙ	30 000± VPD



PARCEL MAP



DEMOGRAPHICS

