

# CARL'S JR | ABSOLUTE NNN LEASE LOW PRICE POINT | FEE SIMPLE (LAND+BUILDING)

PROVEN SITE AND TRADE AREA | HIGH TRAFFIC LOCATION | SURROUNDED BY NATIONAL RETAILERS

829 S White Sands Blvd, Alamogordo, NM 88310



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In Cooperation with

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# Offering Summary



PURCHASE PRICE

\$1,289,700

NET OPERATING INCOME

\$90,279.36

CAP RATE

7.00%

LEASE TYPE

Absolute NNN

BUILDING SIZE

±2,450 Sq. Ft.

LAND SIZE

±0.45 Acres

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# Investment Highlights

Flanagan Investment Real Estate and Stammel Commercial are pleased to offer for sale a single-tenant, absolute NNN lease Carl's Jr in Alamogordo, NM. Alamogordo is located in Southern New Mexico and is home to Holloman Air Force Base and White Sands National Monument. The asset is on White Sands Blvd which is the main thoroughfare in Alamogordo with traffic counts exceeding 23,000 vehicles per day.

This is a proven trade area with synergy from neighboring tenants including Walmart, McDonald's, Buffalo Wild Wings, and Wendy's among many others. Carl's Jr is operating in an approximately +/-2,450 sq. ft. building situated on about +/-0.45 acres.

The Tenant is operating under an absolute NNN lease with zero landlord responsibilities. This is a fee simple deal which includes both land and building. The franchisee of this location is a multi-unit operator with 14 locations located across southern New Mexico and El Paso.

This investment benefits from the long-term lease, passive lease structure, and its exceptional location. The site is located on the main thoroughfare in Alamogordo surrounded by numerous retailers and employers. The passive nature of the lease combined with the strong real estate fundamentals make this property an opportunity on which an investor can capitalize for the foreseeable future.

## Carl's Jr



Single-Tenant Carl's Jr - Absolute NNN Lease



Fee Simple (Land + Building)



Multi-unit franchisee with 14 locations



Original 20-year lease with just under 9 years remaining

- Scheduled rental increases (next increase 2/1/2028)
- (4) 5-year options to extend



Low Price Point

- Replaceable and low rent
- NOI: \$90,279.36



Absolute NNN Lease

- Zero landlord responsibilities



Building Size: +/-2,450 Sq. Ft.  
Land Size: +/- 0.45 Acres



Excellent real estate fundamentals

- Fronts on White Sands Blvd with over 23,000 VPD
- Located near the intersection of Hwy 70 and Hwy 54
- Nearby retailers include Walmart, KFC, Buffalo Wild Wings, Del Taco, Denny's, Starbucks, and Wendy's



High visibility location with large pylon sign



Alamogordo is home to Holloman Air Force Base and White Sands National Monument

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# Lease Summary

<b>Location</b>	829 S White Sands Blvd, Alamogordo, NM 88310
<b>Tenant</b>	Horizon AHM, LLC
<b>Trade Name</b>	Carl's Jr
<b>Building Size</b>	±2,450 Sq. Ft.
<b>Land Size</b>	±0.45 Acres
<b>Net Operating Income (Current)</b>	\$90,279.36
<b>Net Operating Income (2/1/2028)</b>	\$97,501.71
<b>Lease Type</b>	Absolute NNN
<b>Rent Commencement Date</b>	February 1, 2013
<b>Initial Term Expiration Date</b>	January 31, 2033
<b>Renewal Options</b>	(4) 5-year options (not less than 85% or greater than 115% of the previous 5 year lease rate)



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# Tenant Profile



<b>Tenant (Franchisee)</b>	Horizon AHM, LLC
<b>Trade Name</b>	Carl's Jr
<b>Headquarters</b>	Fraklin, TN
<b>Locations</b>	1,000 +
<b>Year Founded</b>	1941
<b>Website</b>	<a href="http://www.carlsjr.com">www.carlsjr.com</a>

Carl's Jr is an American fast food chain operated by CKE Restaurant Holdings, Inc. The company was founded in 1941 and has been a favorite for over 80 years. Carl's Jr is known for their iconic charbroiled burgers. Today, Carl's Jr has more than 1,000 locations across the United States and serves 28 countries worldwide.

Carl's Jr was founded by Carl and Margaret Karcher after the couple purchased a hot dog cart and the brand has grown exponentially from its humble beginnings. CKE Restaurant Holdings, Inc. also operates Hardee's. Hardee's is operated on the eastern side of the United States while Carl's Jr is operated on the western side. CKE Carl's Jr has continued to push boundaries and grow including being the first quick service restaurant to have a plant based burger at all restaurants.



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# Low Aerial

54

Charlie Lee Memorial Relief Route (6,000 VPD)



S White Sands Blvd (23,000 VPD)



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# High Aerial



S White Sands Blvd (23,000 VPD)

54 (6,000 VPD)

70

54

**Valero**  
DOLLAR GENERAL

Starbucks Quality baskin tobkins  
Hertz verizon  
DUNKIN' DONUTS VISION

Denny's DEL TACO

AT&T SUBWAY SONIC DUTCH BROS  
Little Caesars Pizza KFC

T-Mobile Auto Zone PūrLife DISPENSARY

Walgreens burkes OUTLET petsense

McDonald's O'Reilly  
RYAN RICHARDSON MOTOR CO. Buy • Sell • Trade  
Bobby's Tires

SHELL BIG TIRES

Alameda Park ZOO

FIRST AMERICAN BANK  
Blake's LOTABURGER

WELLS FARGO

LOWE'S

UNITED STATES POSTAL SERVICE

PNC

First National Bank FIRST SAVINGS BANK  
BANK 34 ACE Hardware

enterprise

Carl's Jr

Holiday Inn Express ANYTIME FITNESS  
Hampton

IHOP 6  
TACO BELL Applebees

North Elementary School

Chaparral Middle School

Buena Vista School

DOLLAR GENERAL

DOLLAR GENERAL

planet fitness

Sunset Hills Elementary School

Yucca Elementary School

Alamogordo High School

Albertsons Market

CIRCLE K

Wendy's Arby's BURGER KING A&W  
GameStop WaFdBank DOLLAR TREE  
DISCOUNT TIRE MURPHY USA Walmart

DOLLAR TREE

Mt. View Middle School

Pizza Hut CIRCLE K  
Staples

Days Inn BY WYNDHAM BUFFALO WILD WINGS ZIP  
THE CLASSIC DESERT AIRE

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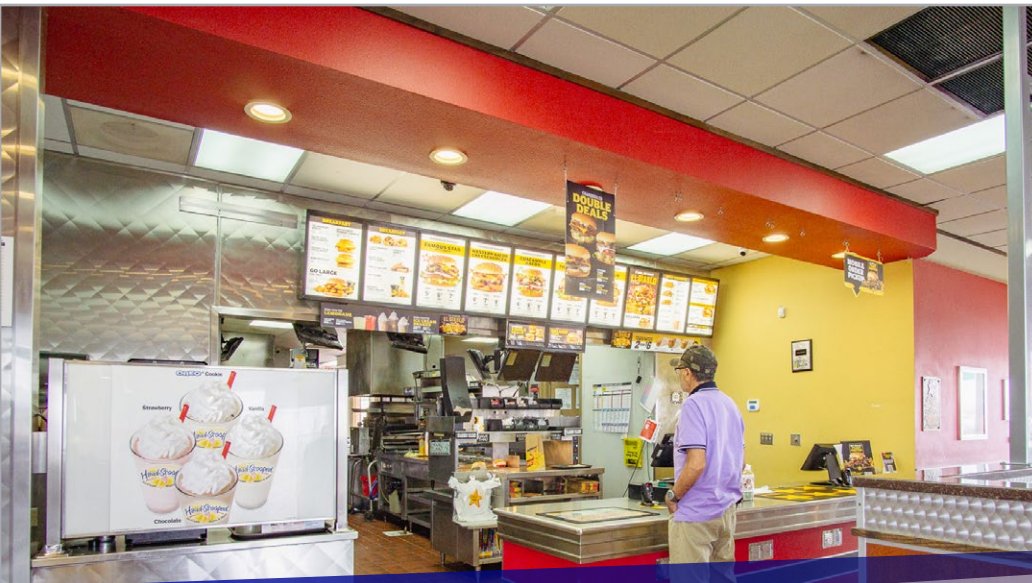
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# Photos



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# Demographics

2024 SUMMARY	1 MILE	2 MILES	3 MILES
Population	4,291	15,756	29,364
Households	1,797	7,036	12,923
Families	1,083	4,057	7,834
Average Household Size	2.32	2.19	2.24
Owner Occupied Housing Units	937	3,610	7,859
Renter Occupied Housing Units	860	3,426	5,064
Median Age	39.0	38.8	39.9
Median Household Income	\$55,835	\$51,206	\$52,040
Average Household Income	\$77,863	\$72,642	\$72,325

## KEY FACTS

29,188

Population



2.2

Average Household Size



39.6

Median Age

\$51,707

Median Household Income



953

Total Businesses



9,276

Total Employees



\$51,612

Median Household Income



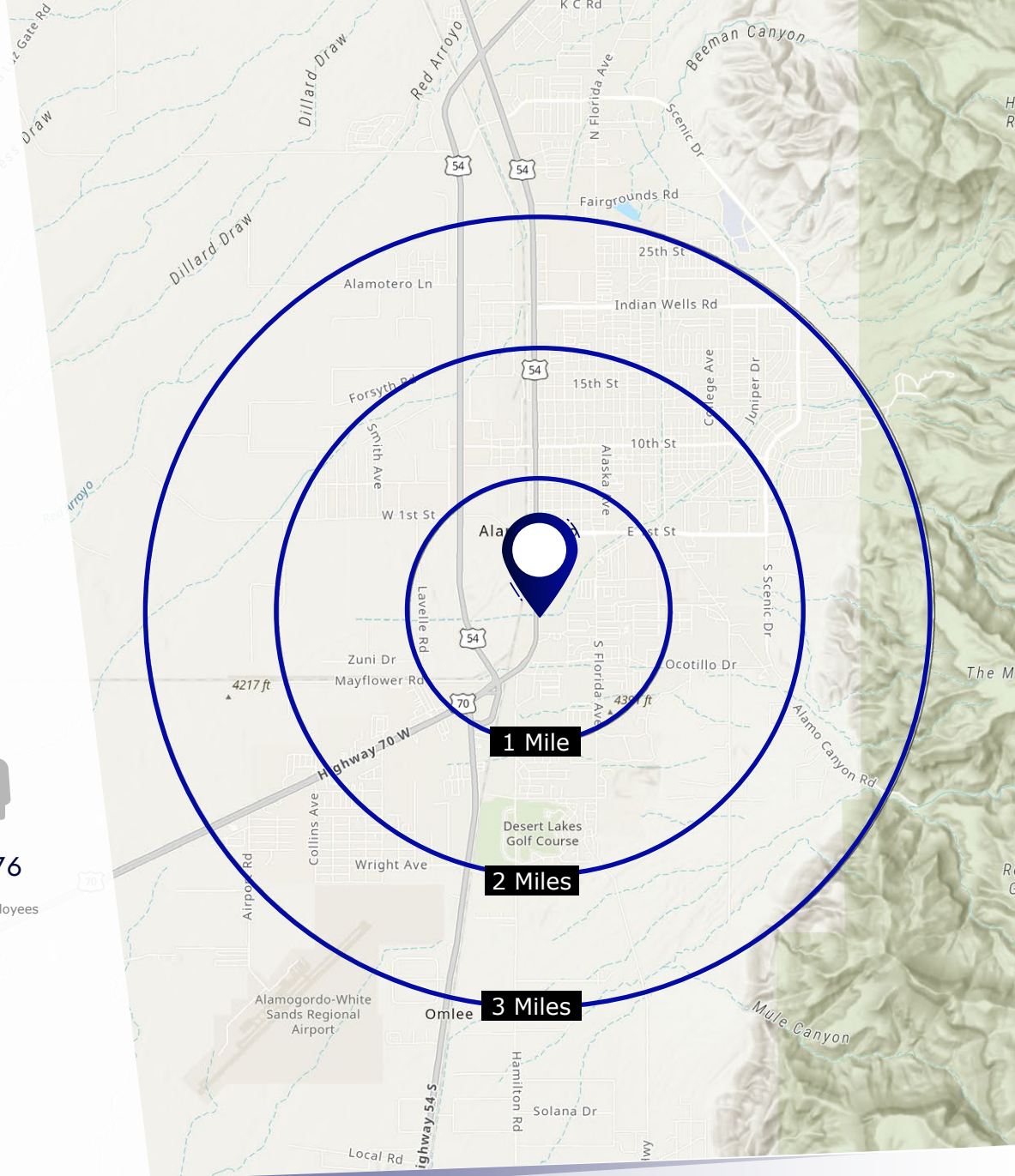
\$31,382

Per Capita Income



\$90,858

Median Net Worth



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