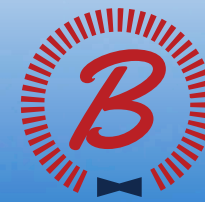




BASE 5
RETAIL PARTNERS



Blake's
LOTABURGER.

**ABSOLUTE NNN GROUND LEASE
TENANT NOW OPEN**

2100 UNSER BLVD
RIO RANCHO NM



BASE 5 RETAIL PARTNERS
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INVESTMENT OVERVIEW

Price	\$2,631,500
Net Operating Income	\$125,000
CAP Rate	4.75%
Lease Type	Ground Lease
Tenant	Blakes Lotaburger LLC
Primary Term	15 Years
Rental Increases	10% Every 5 Years
Landlord Responsibilities	None
Year Built	2024
Size	3,187 SF on 1.25 Acres
Property Address	2100 Unser Blvd SE Rio Rancho, NM 87124

Base 5 Retail is pleased to present a rare opportunity to acquire the fee simple interest in a brand new, corporate executed ground lease with Blake's Lotaburger LLC ("Blake's"). The property is newly constructed, and Blake's opened for business on October 3rd, 2024. This parcel on Unser Blvd is separately assessed and located at the front door of a 60 acre mixed-use development called The Village @ Rio Rancho in Rio Rancho, New Mexico.

The Blake's lease features a new long 15-year initial term with four 5-year options to extend the term for a potential 35-years of total term, which provides the investor long term security & stability. In addition, the lease features 10% rental increases every 5 years which increases the return on investment and hedges against inflation. The lease structure is a ground lease with the expenses of property taxes, insurance & property maintenance getting paid directly by the tenant.

Blake's is a privately owned and family run QSR concept famous for their LOTA Burgers and ITSA Burgers. The company was founded in Albuquerque in 1952, and has now grown to over 75 locations in 3 states.

The Village @ Rio Rancho is a 60 acre mixed use project with infrastructure and access roads newly delivered. The Unser corridor has seen a significant amount of recent development, which includes: Presbyterian Rust Medical Center (600K SF care facility); Albertsons Market Street (80K SF store under construction - double the size of a typical Albertsons); Raising Canes (Opened in 2024); Furniture Row (Future development on 5 acres); Dutch Bros, Whataburger, Slim Chickens, Chicken Salad Chick (all opened within the last 24 months).

The subject property is located along the heavy traffic retail Unser corridor (43,750 VPD) with high density & strong trade area demographics. Over 164,000 people, 37,000 daytime employees, and \$89K AHHI within 5 miles.

The city of Rio Rancho is one of the fastest growing communities in the southwest, home to Intel who recently announced a \$3.5B fund to grow their facility in this thriving market.



THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY. THE VALUE OF THIS TRANSACTION SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND ADVISORS SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.



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HIGHLIGHTS

CORPORATE EXECUTED LEASE + STRONG FINANCIALS

- Parent company: Blake's Lotaburger LLC
- Lease signed with parent LLC - not a shell company
- Over 75 stores in 3 States
- Focused on growth
- Local company formed in 1952
- www.lotaburger.com

RENTAL INCREASES THROUGHOUT TERM

- 10% increases every 5 years
- Hedges against inflation
- Increases return on investment over time

LONG TERM 15-YEAR GROUND LEASE WITH OPTIONS

- Long term security for the investor
- Initial Term runs through 2038
- Four options of 5-years each

UNSER GATEWAY

- Underserved node with high demand for retail, food and medical uses
- Adjacent to Sandoval County's largest medical facility, Presbyterian Rust Medical Center - 615,000 SF of acute care space, 210 beds, and 100,000 SF of outpatient clinic space.
- New Albertsons Market Street under construction. Scheduled to open by the end of 2024. 80,350 SF - average store doing \$800/SF - estimated \$64M/yr volume.

MASTER PLANNED COMMUNITIES SURROUNDING THE SITE

- Los Diamantes, a master-planned community programmed for 450 housing starts, a 70 acre business park, planned high school and an elementary school is under construction just west of site.
- Cabazon master-planned community with over 2,600 built-out homes, parks, and amenities in place. At 900 acres, this is the largest master planned community in the State of NM.

TRAFFIC + ACCESS

- Unser Blvd has over 43,750 VPD - and projected to grow higher with City improving this Unser Gateway infrastructure
- The site benefits from shared access surrounding the site - can be accessed from Westside (N), Unser (W), and Wellspring (S + E).
- Approved LEFT-IN access for south bound traffic along Unser, and directly into the site from Trebor Way.

PLACER REPORTS SHOWING HIGH VISITOR COUNTS

- Presbyterian Rust Medical Center - 3rd busiest hospital in the State - 1.1M annual visits
- Dutch Bros - #2 busiest in the State - Top 88% in the country - 506K annual visits
- Einstein Bros - #1 busiest in the State - Top 94% in the country - 124K annual visits
- Walmart - Top 86% in the State - Top 96% in the country - 3.8M annual visits



Tract A-1
Blake's LOTABURGER.

LEFT-IN ACCESS APPROVED

WESTSIDE Blvd 11,300

43,750

US Eagle
CREDIT UNION

FURNITURE ROW
Real Furniture. Real Value.

Albertsons
 Market STREET
80,350 SF
Opening 2024

PRESBYTERIAN
615,000sf of acute care space,
210 beds, and 100,000sf of
outpatient clinic space.

UNSER Blvd

WELLSPRING Ave

WELLSPRING AVENUE SE

WESTSIDE BOULEVARD SE



FUTURE
FURNITURE ROW.
Real Furniture. Real Value.



PRESBYTERIAN

RUSTY Way

WELLSPRING Ave

FUTURE
USEagle.
CREDIT UNION

TREBOR Way

Approved Left-In



11,300 VPD

WESTSIDE BLVD

UNSER Blvd 43,750 VPD

NUSENDA
CREDIT UNION



TACO CABANA

Dutch Bros

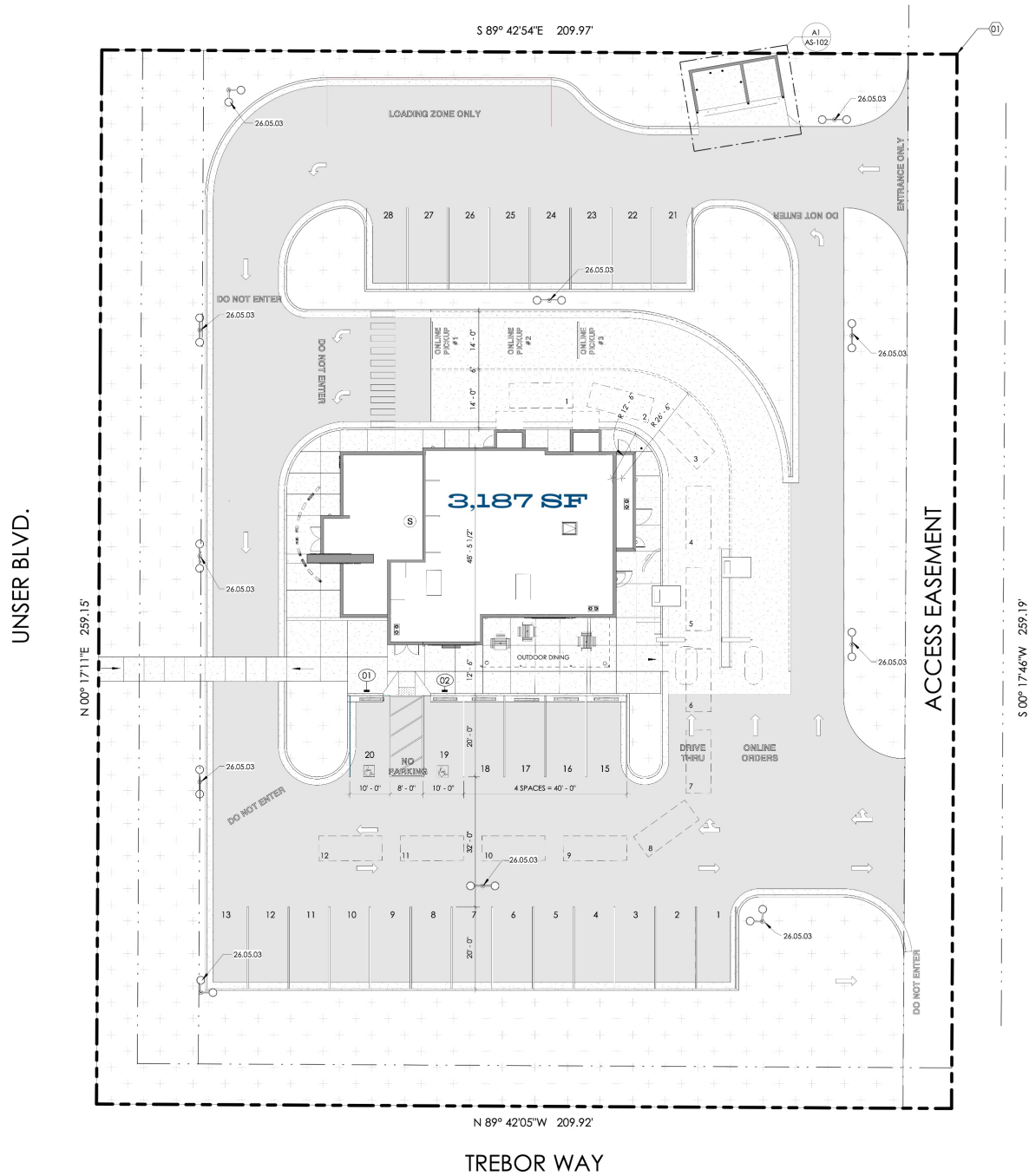
TENANT NOW OPEN!



ELEVATIONS



SITE PLAN



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TRADE AREA AERIAL

Blake's LOTABURGER

DUTCH BROS MARKET STREET EINSTEIN BROS BAGELS

RISE+ROAST SLIM CHICKENS WHATABURGER

INTEL NM - 2 Miles from SITE

1M square foot facility
Recently announced \$3.5 billion investment to upgrade manufacturing of advanced semiconductor packaging technologies.

COTTONWOOD TRADE AREA

ROSS ALBERTSONS SPROUTS BURLINGTON

MARSHALLS KOHL'S WALMART SAM'S CLUB

CHICK-FIL-A MCDONALD'S JACK IN THE BOX BURGER KING



COMPANY OVERVIEW

HISTORY

When WWII Navy Veteran, Blake Chanslor, flipped the first LOTA Burger in 1952 he gave birth to a New Mexico Tradition. The first location was a 230 SF burger stand on San Mateo Blvd with an initial investment of \$5,300. Seventy two years later, Blake's LOTABURGER® has become a cultural icon in the Land of Enchantment. The company was sold to Ronald Rule in 2003, and continues to be operated as a family run company to this day.



A NEW MEXICO STAPLE SINCE 1952

The best ingredients, always cooked fresh, have made Blake's a favorite for locals & a must-stop for visitors to the Southwest. Their signature "New Mexico Style" LOTA Burger is made with two large, fresh premium beef patties, melted cheese and delicious flame-roasted Hatch Green Chile. Other popular menu items include the ITSA Burger, breakfast burritos, and creamy shakes!



BLAKE'S - CURRENT DAY

Blake's has since expanded their brand to include over 75 locations in 3 States. The company is deeply committed to giving back to the community. The LOTA Heart program is involved with organizations such as Roadrunner Food Bank, Hope Works, LOBO Cancer Challenge, Silver Horizons, Ramp Project, Koats for Kids, among others.



HISTORY

Rio Rancho, New Mexico, located in Sandoval County just northwest of Albuquerque, is a rapidly growing city with a population of around 110,660 (2023 Census). Founded in the 1960s by AMREP, it became incorporated in 1981 and has since developed a diverse economy, notably anchored by Intel's manufacturing facility. The city features a high desert landscape with scenic views of the Sandia and Jemez Mountains, and enjoys a semi-arid climate that supports year-round outdoor activities. Rio Rancho Public Schools serve the community well, with various educational options available. The city is home to numerous parks, recreational facilities, and community events, fostering a strong sense of community. Well-connected by major highways and offering limited public transit, Rio Rancho provides an appealing suburban lifestyle with easy access to urban amenities.



People are moving to Rio Rancho, NM, for several compelling reasons:

1. **Affordability:** Compared to nearby Albuquerque, Rio Rancho offers more affordable housing options, making it attractive for families and individuals looking to buy or rent.
2. **Quality of Life:** The city boasts a family-friendly environment with good schools, parks, and recreational facilities, promoting an active lifestyle.
3. **Growing Job Market:** With major employers like Intel and Sandoval Regional Medical Center, there are ample job opportunities, especially in technology and healthcare.
4. **Scenic Beauty:** The high desert landscape, along with stunning views of the Sandia and Jemez Mountains, provides residents with outdoor recreational opportunities such as hiking and biking.
5. **Community Atmosphere:** Rio Rancho has a strong sense of community, hosting various events and festivals that encourage local engagement and connection.
6. **Proximity to Albuquerque:** Its location offers easy access to the amenities and cultural attractions of Albuquerque while maintaining a quieter suburban feel.

These factors combine to create a desirable living environment that appeals to a diverse range of residents.

INTEL

Since 1980, Intel has invested \$16.3 billion in capital to support its New Mexico operations and currently employs more than 1,800 people at the site. Its annual economic impact in the state is \$1.2 billion, based on 2019 data.

What's New: Intel Corporation will invest \$3.5 billion to equip its New Mexico operations for the manufacturing of advanced semiconductor packaging technologies, including Foveros, Intel's breakthrough 3D packaging technology. The multiyear investment is expected to create at least 700 high-tech jobs and 1,000 construction jobs and support an additional 3,500 jobs in the state. Planning activities begin immediately, with construction expected to start in late 2021.



BLAKE'S GROUND LEASE

4.75%

CAP

\$2,631,500

PRICE

\$125,000

NOI



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