

Properties for Sale

1 1105 Juan Tabo Blvd NE, Albuquerque, NM 87112



Price	\$2,410,000
Gross Leasable Area	3,000 SF
Cap Rate	4.75%
Status	Active

Property Notes

To submit a "Non Binding" LOI on this property please and /orfor financing call or email Christian Marabella of MCF, Inc.at(760) 479-0800 and our email is nnn@marabellafinance.com

Sale Notes

The Property is located on the east side of Albuquerque near the foothills of the picturesque Sandia Mountains. Albuquerque is a well-established high desert city in the "Sun-Belt" region of the southwestern United States. With a population of over 915,000 in the MSA it is the 32nd largest city in the U.S. The Property is surrounded by a mature suburban residential core with 120,500 residents living within a 3-mile radius and 223,000 within the 5-mile radius of the Property. Over 5,000 high school and middle school students in the local trade contribute to an ideal part of the Dutch Bros target customer base.

Juan Tabo Blvd NE is the major north / south arterial road and retail commercial corridor in the trade area with a 39,600 CPD traffic count. Albertson's, Hobby Lobby, Taco Bell, McDonald's, Wendy's, Valvoline Instant Oil Change, and other national brand name retailers are located within close proximity of the Property along Juan Tabo Blvd. NE. Target and At Home, both located within a mile of the Property, attract a large volume of customers generating additional consumer trips in the local trade area. The Property is less than a mile from the Juan Tabo Blvd. NE Interstate 40 full diamond interchange that provides the residents quick access to the Albuquerque CBD.

Dutch Bros Coffee was founded in 1992 by brothers Dane and Travis Boersma, a third generation Oregon dairy farming family. The company's headquarters remain to this day in Grants Pass, Oregon. Dutch Bros Coffee has experienced tremendous growth since its founding and is now one of the most successful privately held drive-thru coffee providers in the Western United States with over 400 locations in 7 states and 12,000 employees.

2 700 Coors Blvd NW, Albuquerque, NM 87121



Price	\$2,427,000
Gross Leasable Area	3,000 SF
Cap Rate	4.75%
Status	Active

Property Notes

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Sale Notes

Albuquerque is a well-established high desert city in the "Sun-Belt" region of the southwestern United States. With a population of over 915,000 in the MSA, it is the 32nd largest city in the U.S. The Property is strategically located in the center of a large mature suburban residential population with 103,170 residents living within a 3-mile radius and 217,872 within the 5-mile radius of the Property. West Mesa High School with 1,520 students is less than a ¼ mile from the Property. A large cluster of hotels including Hampton Inn, La Quinta, Quality Inn, Extend-A-Suites, and Wyndham are located less than a mile north of the Property and adds to the local area consumer base.

Coors Blvd. NW / New Mexico State Road 45 ("NM45") is a major north / south arterial expressway that provides access to Interstate 40 less than one mile north and connects to many other major highways located throughout Albuquerque including NM 423, NM 528, and NM 500. It is a 23-mile long roadway that runs parallel to the Rio Grande River from Pueblo Isleta, through Albuquerque, to the southern boundary of Rio Rancho. Coors Blvd. NW traffic count at the Property is 45,500 CPD. With its highly visible street front exposure and quick in and out vehicle drive-thru access, Dutch Bros Coffee is well situated to attract and serve its many customers who travel along Coors Blvd. NW. Many brand name retailers including Smith Food & Drug, Walgreens, Walmart, Home Depot, McDonald's, Denny's, Wendy's, Sonic Burger, Pizza Hut and Taco Bell are located along Coors Blvd. NW adding to the surrounding retail trade area dynamics.

The Property further benefits from the substantial daytime local area employment being adjacent to the West Albuquerque Industrial Corridor. Major employers in the corridor include FedEx Ground distribution hub, Swift Transportation Terminal, Ashley Furniture Distribution Center, Swire Coca-Cola USA, Labatt Food Services, Rush Truck Centers, YRC Freight, Owens & Miner Medical Distribution, USPS ASF, Flagship Foods, Thomas & Betters, Elastimold Products, Cielo Vista, and The Pepsi Bottling Group.

Dutch Bros Coffee was founded in 1992 by brothers Dane and Travis Boersma, a third generation Oregon dairy farming family. The company's headquarters remain to this day in Grants Pass, Oregon. Dutch Bros has experienced tremendous growth since its founding and is now one of the most successful privately held drive-thru coffee providers in the Western United States with over 400 locations in 7 states and 12,000 employees.

3 2121 Unser Blvd, Rio Rancho, NM 87124



Price	\$2,155,000
Gross Leasable Area	850 SF
Cap Rate	4.80%
Status	Active

Property Notes

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Sale Notes

Dutch Bros. Coffee was founded in 1992 in Grants Pass, Oregon by Dane and Travis Boersma, brothers of Dutch descent. After three generations in the dairy business, the brothers decided to use changes in the industry as motivation to branch out and try something new. They bought a double-head espresso machine and started experimenting with 100 pounds of beans.

Rio Rancho is the third largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing communities in the southwest. Recognized as one of "America's 50 Best Cities to Live", Rio Rancho has exceptional public schools and well below national average crime rates. The city has earned several similar awards and recognitions throughout the years from Family Circle Magazine, Fortune Small Business Magazine, BusinessWeek Magazine, and Money Magazine. It is situated in the Albuquerque Metropolitan Area, encompassing over 900,000 residents.