



\$810,000 | 6.5% CAP

**2402 SOUTH 1ST ST
TUCUMCARI, NM 88401**

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PIZZA HUT - TUCUMCARI

Retail Investment Group is proud to be the official listing agent for Pizza Hut in Tucumcari, New Mexico. The building size $\pm 2,092$ Square Feet, and sits on ± 1.27 Acres of Land. The Subject Property is in a great location at the Entrance of the City of Tucumcari. This property is also on a corner, with three access points on multiple streets. This location is also 1/4 Mile North of Interstate 40 - Traverses from Southern California to North Carolina, with thousands driving through Tucumcari, New Mexico weekly.

This property will transfer with an Absolute NNN lease which has ± 10 years remaining. There are 5% increases every 5 years, as well as option periods. Retailers nearby include Taco Bell, Sonic Drive-In, Pizza Hut, McDonald's, Blake's Lotaburger, Shell, Redbox, Days Inn by Wyndham Tucumcari, Holiday Inn Express, La Quinta Inn & Suites, Best Western, Quality Lube & Tire II. This location is also near downtown Tucumcari which has additional restaurants, hotels, banks, and other retailers.



PROPERTY INFORMATION

Address:	2402 South 1st St. Tucumcari, NM 88401
Price:	\$810,000
Cap Rate:	6.5%
Lessee:	La Raza Pizza, Inc.
Building Size:	±2,092 Square Feet
Land Area:	±1.27 Acres
Lease Expiration:	08/31/2029
Options:	(2) 5-Year Options
NOI	\$52,605
Lease Type:	Absolute NNN
Increases:	5% Increases Every 5 Years
Guarantee:	15 Unit Guarantee
ROFR:	No

INVESTMENT HIGHLIGHTS

- Long Term Absolute NNN Lease - Zero LL Responsibilities
- 15 Unit Guarantee
- Healthy Rent to Sales Ratio - Mid 7%
- 1/4 Mile North of Interstate 40 - Traverses from Southern California to North Carolina
- 3 Access Points from 3 Roads - 1st Street, Miel De Luna Avenue, and Adams Street
- Drive Thru and Pick Up Window
- Upscale "Pizza Hut Italian Bistro" Concept
- Located at the Entrance of Tucumcari on a Corner





TUCUMCARI NEW MEXICO



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TUCUMCARI, NEW MEXICO

Tucumcari (pronounced like "TWO-come-carry") is a city in and the county seat of Quay County, New Mexico, United States. The population was 5,363 at the 2010 census. Tucumcari was founded in 1901, two years before Quay County was founded. For many years, Tucumcari has been a popular stop for cross-country travelers on Interstate 40 (formerly U.S. Route 66 in the area). It is the largest city on the highway between Amarillo, Texas and Albuquerque, New Mexico.

Old U.S. Route 66 runs through the heart of Tucumcari via Route 66 Boulevard, which was previously known as Tucumcari Boulevard from 1970 to 2003 and as Gaynell Avenue before that time. Numerous businesses, including gasoline service stations, restaurants, and motels, were constructed to accommodate tourists as they traveled through on the Mother Road. The median income for a family in Tucumcari was \$27,468, and there are over 1200 motel rooms in Tucumcari, willing and ready to accommodate anyone traveling through.



TUCUMCARI NEW MEXICO



POPULATION	1 MILE	5 MILES	10 MILES
2019	823	6,262	7,524
2024 (EST)	2,483	5,623	5,975



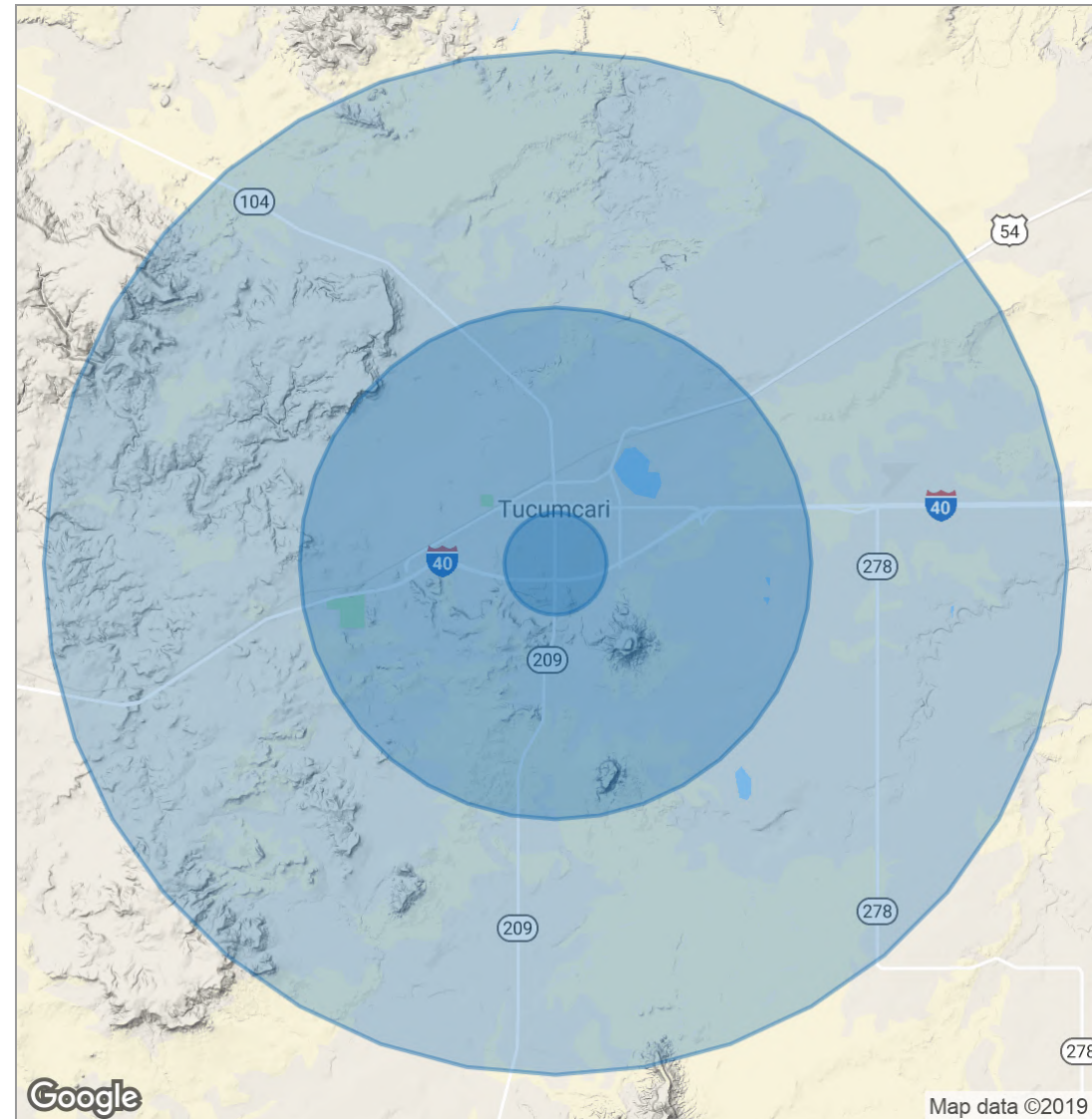
HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2019	\$41,375	\$38,144	\$38,045



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
NUMBER OF HH	343	2,639	3,179
AVG HH VALUE		\$148,453	\$142,426



TRAFFIC	I-209	E WASHINGTON AVE
VPD	±1,040/day	±354/VPD





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