



peter  
piper  
pizza.®

9260 GOLF COURSE RD NW | ALBUQUERQUE, NM

**PRICE: \$2,400,000 | CAP: 7.00%**

INVESTMENT OFFERING

# PETER PIPER PIZZA

## EXECUTIVE SUMMARY

**PRICE:** **\$2,400,000**      **CAP:** **7.00%**      **NOI:** **\$168,000**

**LOCATION:** 9260 Golf Course Road Northwest  
Albuquerque, New Mexico

**LEASE TYPE:** Absolute NNN

**LEASE EXPIRATION:** January 31st, 2027

**LESSEE:** CEC Entertainment, INC.

**GUARANTOR:** Corporate Guarantee

**OPTIONS:** (1) 5-Year Option | Option: \$228,000

**INCREASES:** N/A

**LAND SIZE:** ±2.32 Acres

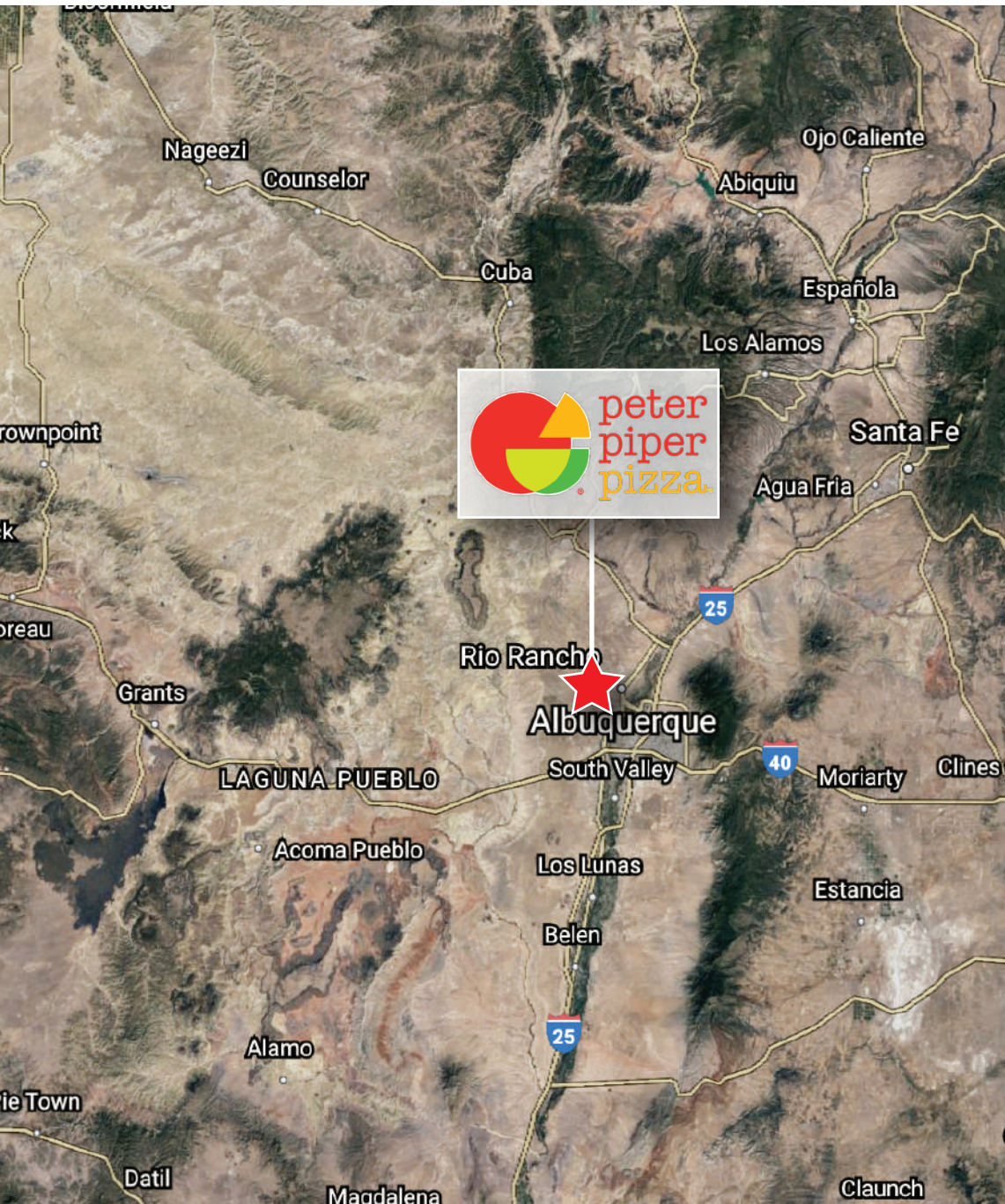
**BUILDING SIZE:** ±10,000 Square Feet

**ROFR:** None





# PROPERTY OVERVIEW



## Investment Highlights

- Corporate Guarantee
- Affluent Area with Median Household Income  $\pm$ \$86,000 within one mile
- Population  $\pm$ 178,000 within 5 miles
- 4/5 Star Location with Over  $\pm$ 500 Reviews on Yelp
- $\pm$ 208 Ft of Frontage on Golf Course Rd
- Directly Adjacent to Petroglyph Elementary with  $\pm$ 700 Students
- $\pm$ 3 Miles from Largest Employer in Albuquerque - Intel Corp with over  $\pm$ 3,300 Employees
- $\pm$ 1 Mile from NM 423 and NM 45 Interchange with combined  $\pm$ 157,500 Vehicles Per Day

## Retail Investment Group is pleased to be the exclusive listing agent for the Peter Piper Pizza in Albuquerque, New Mexico.

Peter Piper Pizza is  $\pm$ 10,000 square feet and is located directly off of Golf Course Road NW with over  $\pm$ 22,400 vehicles per day. The property is just over  $\pm$ 1 mile from the NM 45 and NM 423 interchange with a combined  $\pm$ 157,500 vehicles per day. This property location is adjacent to supporting retailers including Smith's Food and Drug, the US Post Office, Sonic, Walgreens, Costco, Home Depot, Lowes, Best Buy, Hobby Lobby, Walmart, McDonald's, Starbucks, Target, Taco Bell, and Burger King. Area generators include The International Balloon Fiesta with over  $\pm$ 886,000 guests per year, Petroglyph Elementary School, which is directly adjacent to the property and has  $\pm$ 700 students, and Cottonwood Mall which has  $\pm$ 129 retailers and 4/5 Stars on Yelp with almost  $\pm$ 4,000 reviews.









Lovlace Westside Hospital



KOHL'S

Cibola High School



Cottonwood Mall



A collection of various retail and service logos including:

- Firestone
- Auto Zone
- Starbucks Coffee
- Applebee's
- Dillard's
- JCPenney
- Texas Roadhouse
- Party City
- Lowe's
- Bed Bath & Beyond
- Albertsons
- Hobby Lobby
- AT&T
- Dick's Sporting Goods
- PetSmart
- Chipotle Mexican Grill
- Bank of America
- Buffalo Wild Wings Grill & Bar
- Walmart Supercenter
- Five Guys Burgers and Fries
- Hooters
- The Home Depot
- Walgreens
- BJ's
- Chili's





# ABOUT ALBUQUERQUE



Sitting at the crossroads of New Mexico's major highways (Interstates 40 and 25), Albuquerque has long attracted new residents with its favorable economy and artistic atmosphere. Albuquerque is the most populous city in the U.S. state of New Mexico and the 32nd-most populous city in the United States, with a census-estimated population of ±558,545 in 2017. It is the principal city of the Albuquerque metropolitan area, which has ±913,113 residents as of July 2017.

Albuquerque is home to Kirtland Air Force Base, the National Museum of Nuclear Science & History, Lovelace Respiratory Research Institute, the University of New Mexico, Central New Mexico Community College, Presbyterian Medical Services, Presbyterian Health Services, the New Mexico Museum of Natural History and Science, Albuquerque Biological Park, and the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions. The subject property is just ±15 miles to Albuquerque International Sunport, an airport that welcomed almost ±5,000,000 passengers last year.

The International Balloon Fiesta is held just ±6 miles from the property. This event brings in over ±886,000 guests to the area in just nine days. The event includes over 550 hot air balloons, fireworks, concessions, and pop up shops.





Anthony Cavolo founded Peter Piper Pizza in Arizona in 1973. The first Peter Piper opened in Glendale, Arizona. There are ±149 restaurants in the United States and Mexico. CEC Entertainment, Inc. acquired the company in October 2014. CEC Entertainment, Inc. is a wholly owned subsidiary of Apollo Global Management L.P.

CEC Entertainment, Inc. develops, operates, and franchises family dining and entertainment centers under the names of Chuck E. Cheese's and Peter Piper Pizza in the United States and internationally. Its venues offer various pizzas, wings, appetizers, salads, and desserts, as well as gluten-free options; soft drinks, coffee, tea, beer, and wine; sandwiches; and lunch buffet options with unlimited pizzas, salads, and breadsticks, and deserts. The company's venues also provide classic arcade, redemption, and skill games, such as air hockey, skee-ball, and basketball; rides, including mini trains, motorcycles, and various driving games; and musical entertainment and live performances.

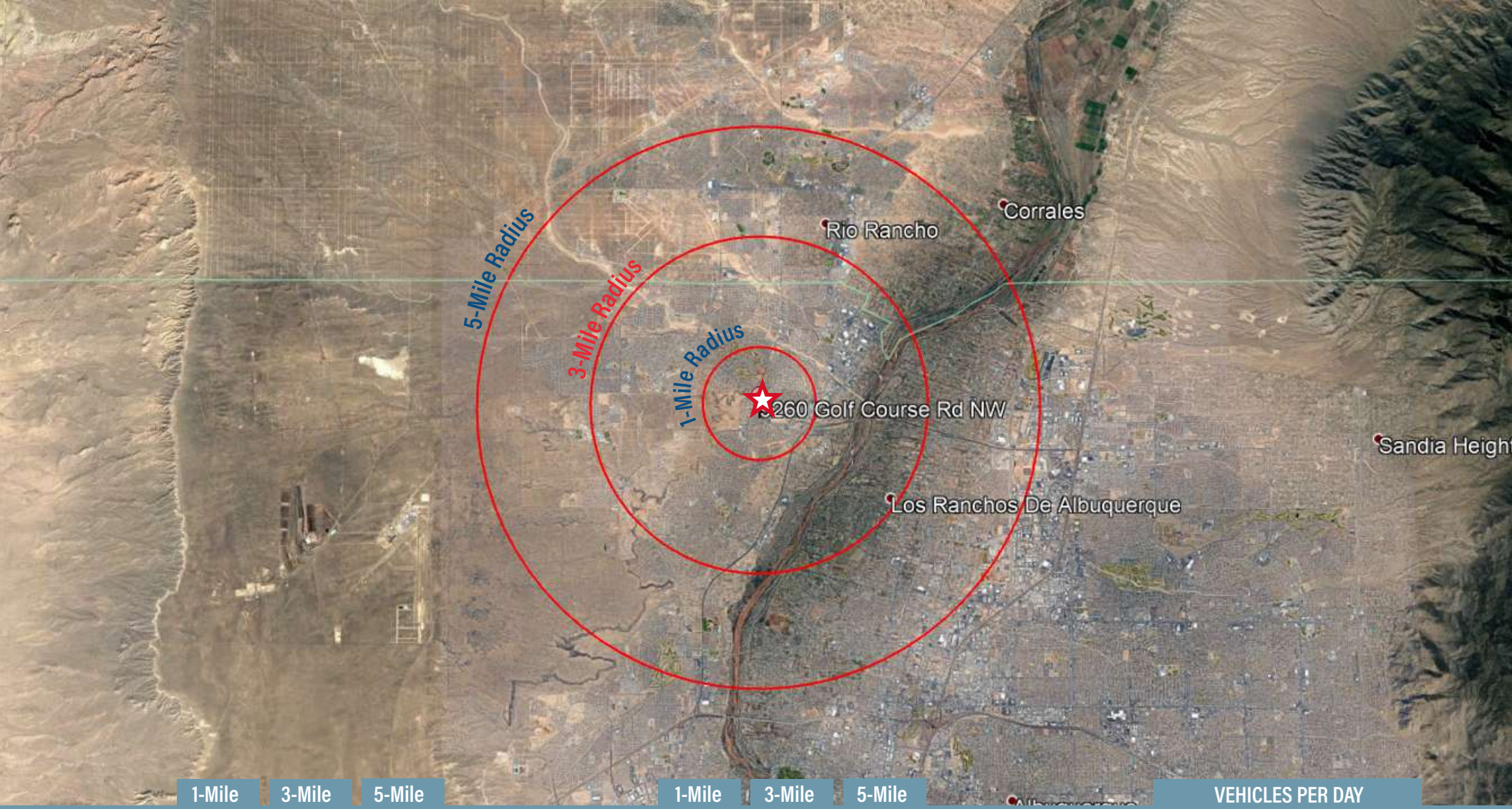
CEC Entertainment, Inc. reported that venue sales increased 3.3% in the fourth quarter of 2018 compared to the fourth quarter of 2017, and total revenues increased \$6.2 million or 3.1% to \$202.9 million in the fourth quarter.

## ABOUT THE TENANT





# 2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
<b>2010 Population</b>	12,635	79,518	174,521	<b>2010 Households</b>	4,865	29,990	67,702	<b>Golf Course Rd:</b>	22,400±/VPD
<b>2020 Population</b>	12,992	85,104	184,771	<b>2020 Households</b>	5,115	32,021	71,337	<b>NM 423:</b>	85,400±/VPD
<b>2025 Population</b>	13,052	86,393	188,591	<b>2025 Households</b>	5,159	32,483	72,761	<b>NM 45:</b>	72,100±/VPD



# Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.**

***If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.***

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