

FULLY LEASED



WESTERN STATES
COMMERCIAL REAL ESTATE

Newly Constructed, Starbucks Anchored
Strip Center

Prime Alamogordo Location

1300 S. White Sands Blvd | Alamogordo, NM 88310

505-585-5700 | 315 Alameda Blvd NE Suite F | Albuquerque, NM | ws-cre.com

Starbucks Anchored, Newly Constructed Strip Center

Aerial



Starbucks Anchored, Newly Constructed Strip Center

Site Plan Aerial



OPPORTUNITY OVERVIEW:

The subject property is a Starbucks anchored, three-tenant strip center totaling approximately 5,500 square feet, situated on 1.475 AC. It is 100% occupied by Starbucks, Wingstop, and Rocky Mountain Cannabis. The property is located off of South White Sands Blvd in Alamogordo, NM. Tenants in the immediate trade area include Walmart Supercenter, Applebee's, Buffalo Wild Wings, Del Taco, Days Inn by Wyndham, Anytime Fitness, DH Lescombes Winery, and a variety of local vendors.

Alamogordo, the county seat of Otero County, NM, is home to 31,000+ residents. This thriving city benefits from a mild climate, proximity to stunning local scenery, as well as Holloman Airforce Base. White Sands National Park alone draws in more than 782,000 visitors every year with a steady tourist population year-round. Holloman Air Force Base, the area's largest employer, is the second largest overland testing range in the world and is home to many defense research and evaluation programs.

Alamogordo is centrally located at the intersection of two four-lane highways: US 70 and US 54. These two highways allow for excellent connection to two major North-South and East-West highways: I-10 and I-25. This well positioned city provides great access to markets in both the Southwestern United States as well as Mexico.

Price	\$2,994,696
NOI	\$197,650
CAP	6.6
Rentable SF	5,500 SF
Land Size	1.475 AC

Starbucks Anchored, Newly Constructed Strip Center

Income & Expense

PRICE **\$2,994,696**

Total Rentable Area 5,500 SF

\$/SF \$544

CAP Rate 6.6

RENT \$197,650

EXPENSE REIMBURSEMENT \$29,700

EFFECTIVE GROSS REVENUE \$227,350

TAXES \$14,210

INSURANCE \$3,852

CAM \$11,638

TOTAL OPERATING EXPENSE \$29,700

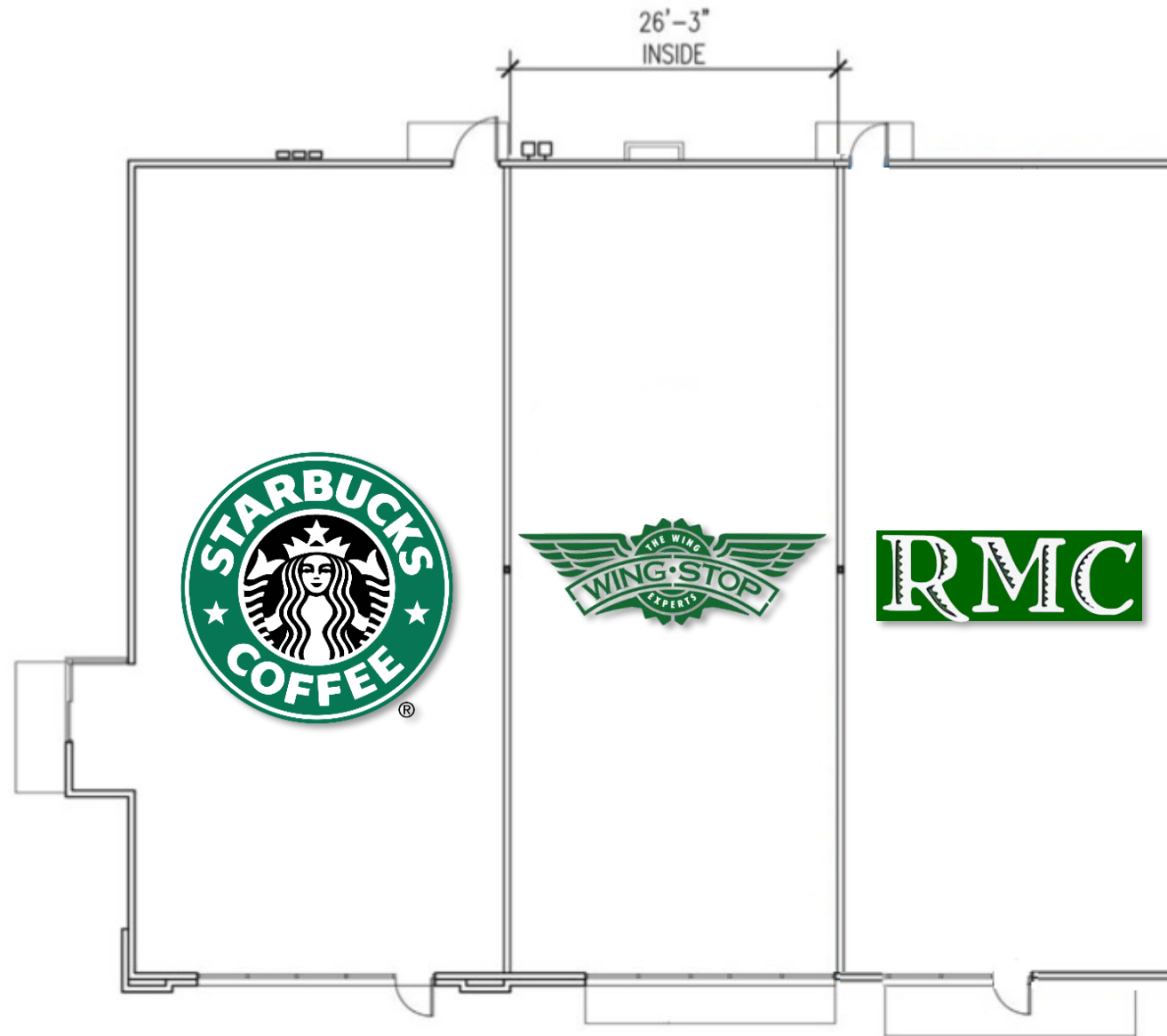
Rent Roll

NOI **\$197.650**

TENANT	SF	PRICE/SF	START OF TERM	END OF TERM	ANNUAL RENT	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
STARBUCKS	2,000	\$48 SF	09/09/2020	09/08/2030	\$96,000	10% IN YR 6	NNN	4 x 5 YEAR
WINGSTOP	1,739	\$22 SF	05/19/2021	05/18/2026	\$38,254		NNN	3 X 5 YEAR WITH 10% INCREASE EVERY 5 YRS
ROCKY MOUNTAIN CANNABIS	1,761	\$36 SF	12/01/2022	2/28/2027	\$63,396	3% Annual	NNN	2x5 with 3% Annual Increases

Starbucks Anchored, Newly Constructed Strip Center

Site Plan





STARBUCKS

1300



RMC





The Starbucks Coffee Company is a roaster and retailer of specialty coffee, and an American multinational chain, with cafes and stores around the globe. Founded in 1971, Starbucks is headquartered in Seattle, Washington. Since 1971, Starbucks has managed to turn a time-worn ritual of buying a cup of java into a cultural and business phenomenon. Today, with nearly 33,000 stores worldwide, the company is the premier roaster and retailer of specialty coffee in the world.



Founded in 1994 and headquartered in Dallas, TX, Wingstop Inc. operates and franchises over 1,650 locations worldwide. In fiscal year 2020, Wingstop's system-wide sales increased 28.8% year-over-year to approximately \$2.0 billion, marking the 17th consecutive year of same store sales growth. The franchisee, VWS Restaurants, LLC is part of Vibe Restaurant Group, which operates 104 locations in 11 states from New Mexico to Maryland.



Rocky Mountain Cannabis was founded in 2009 as a medicinal only cannabis store in Canon City, Colorado. In 2014, the first recreational store was opened in Ridgway, Colorado, and to follow, more RMC locations opened across the western slope of Colorado and into the mountain towns of Georgetown and Fraser. In 2020, RMC opened its first front range location in Denver and has goals to continue to expand in the future. As of 2022 they are currently operating a total of 13 stores.

Starbucks Anchored, Newly Constructed Strip Center

Demographics

CITY, STATE

Alamogordo, NM

POPULATION

29,046

AVG. HH SIZE

2.37

MEDIAN HH INCOME

\$44,802

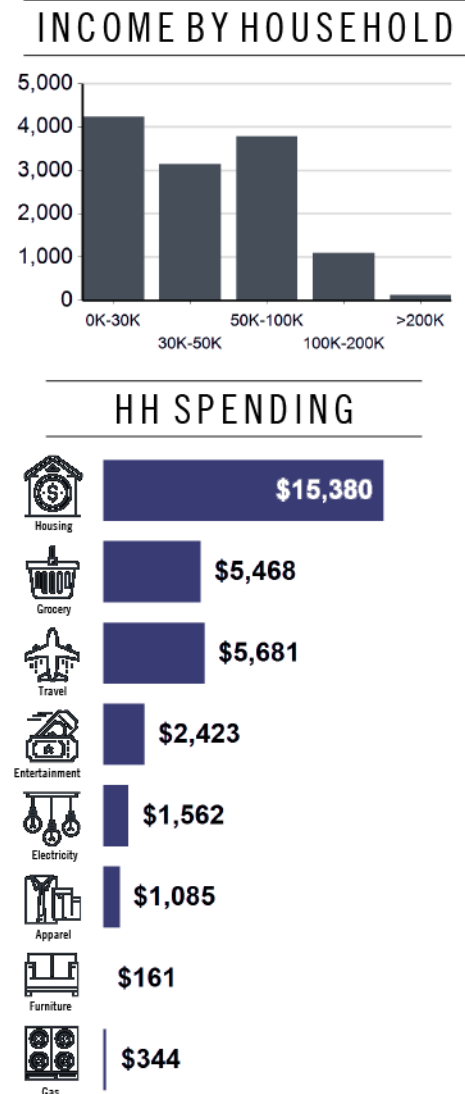
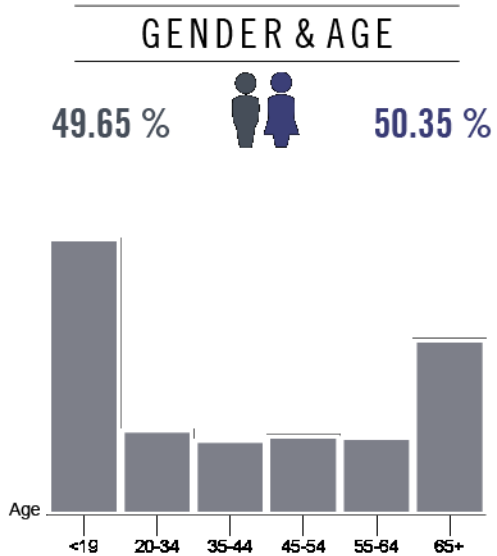
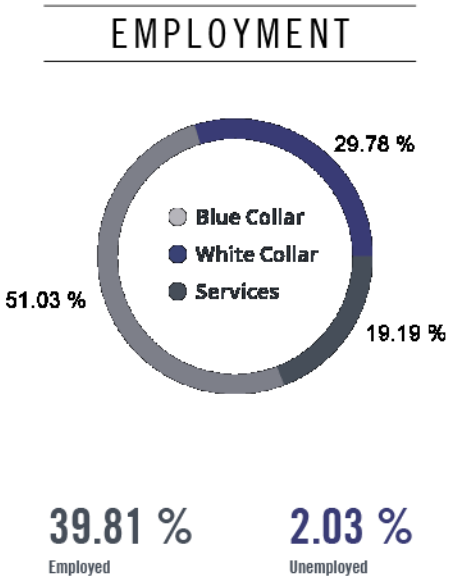
HOME OWNERSHIP

Renters:

Owners:

4,290

7,870



EDUCATION

High School Grad:	28.39 %
Some College:	26.97 %
Associates:	10.55 %
Bachelors:	19.20 %

RACE & ETHNICITY

White:	57.49 %
Asian:	0.50 %
Native American:	0.16 %
Pacific Islanders:	0.01 %
African-American:	2.29 %
Hispanic:	27.57 %
Two or More Races:	11.99 %

WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. 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 and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.