



RED ROBIN

10009 Coors Boulevard NW - Albuquerque, NM 87114

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Aerial Map
- 15 Demographics Map & Report

4 AREA OVERVIEW

- 17 City Overview

5 TENANT OVERVIEW

- 19 Tenant Profile
- 20 Capital Markets
- 21 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,157 SF Red Robin Located at 10009 Coors Blvd NW in Albuquerque, NM. This Deal Includes a 7+ Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and 10% Rent Increases Every 5 Years, Providing a Healthy Hedge Against Inflation (Next Increase - June 2026), Providing For a Secured Investment.

Sale Price	\$5,000,000
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OFFERING SUMMARY

Cap Rate:	6.00%
NOI:	\$300,000
Price / SF:	\$812.08
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	10009 Coors Blvd NW
City, State, Zip:	Albuquerque, NM 87114
County:	Bernalillo
Building Size:	6,157 SF
Lot Size:	1.51 Acres
Year Built:	2001



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 7+ Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities | Proven 24+ Year Occupancy History
- 10% Rent Increases Every 5 Years, Providing a Healthy Hedge Against Inflation (Next Increase - June 2026)
- Corporately Guaranteed By Red Robin Gourmet Burgers and Brews (NASDAQ: RRGB). Red Robin Has Over 500 Locations in the United States, With 2023 Revenue at \$1.28B
- Strong and Growing Demographics: Population of Over 191,301 People and Average Household Income of Over \$108,454 Within a 5-Mile Radius
- Strategically Placed as an Outparcel of Cottonwood Mall, the Second Largest Mall in New Mexico, With 1,041,680 SQFT of Leasable Area, Providing For Outstanding Daily Traffic Counts
- Located Directly Off of Coors Blvd NW, Which Sees Over 72,000 Vehicles Per Day
- Adjacent to the 6th-largest High School in the State, With 1,752 Students
- Albuquerque is the Most Populous City in New Mexico
- Nearby National Retailers Include: Costco, Hobby Lobby, Dillard's, The Home Depot, Walmart Supercenter, Buffalo Wild Wings, Outback Steakhouse, Chili's, BJ's Brewhouse, Texas Roadhouse, LongHorn Steakhouse, Popeyes, Taco Cabana, Starbucks, Tropical Smoothie Cafe, and More



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

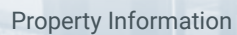
LEASE ABSTRACT

Tenant:	Red Robin
Premises:	6,157 SF
Base Rent:	\$300,000
Rent Per SF:	\$48.73
Lease Commencement:	07/14/2014
Rent Commencement:	07/14/2014
Lease Expiration:	05/31/2032
Lease Term:	7 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
Use:	Restaurant
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

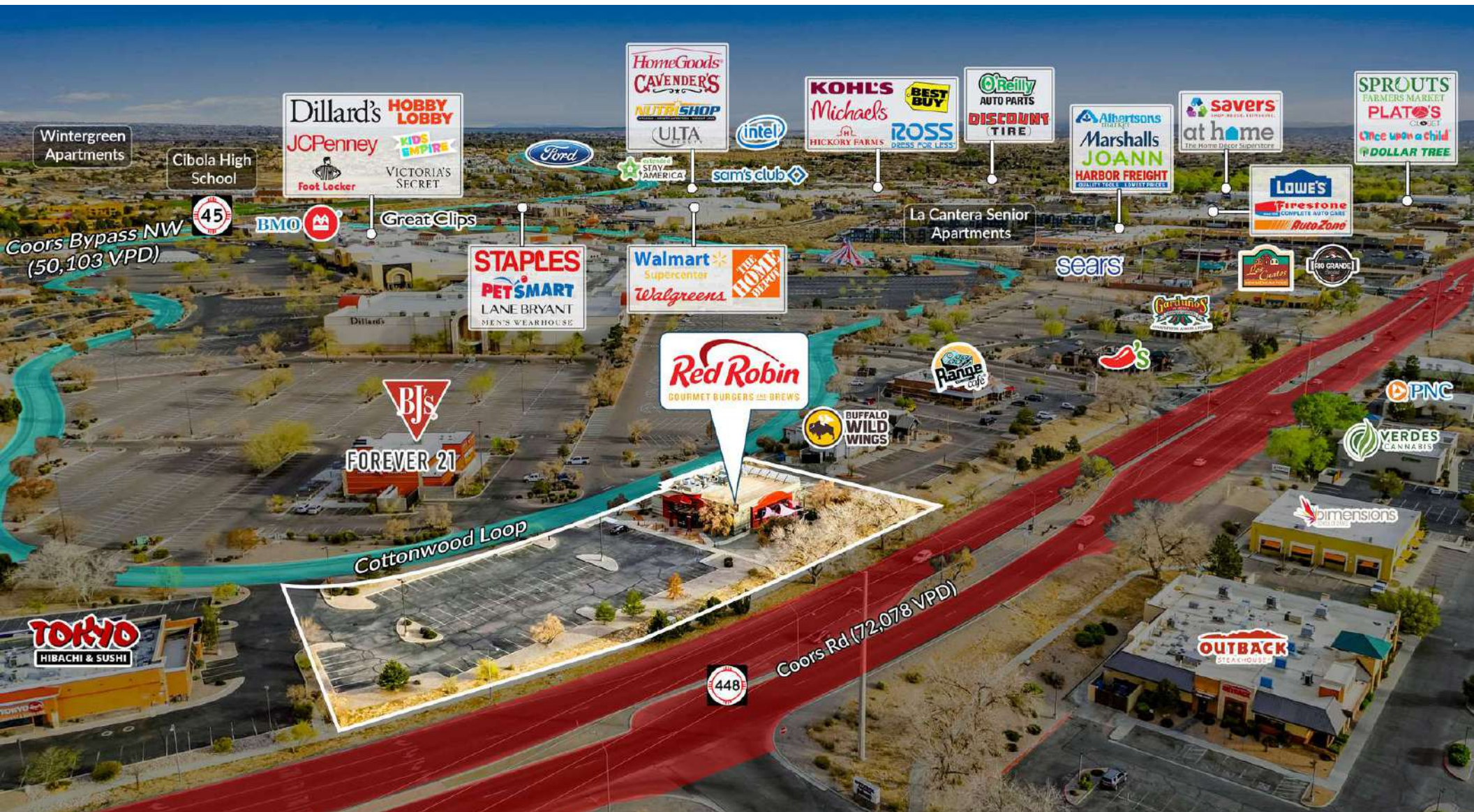
AERIAL MAP



AERIAL MAP



AERIAL MAP



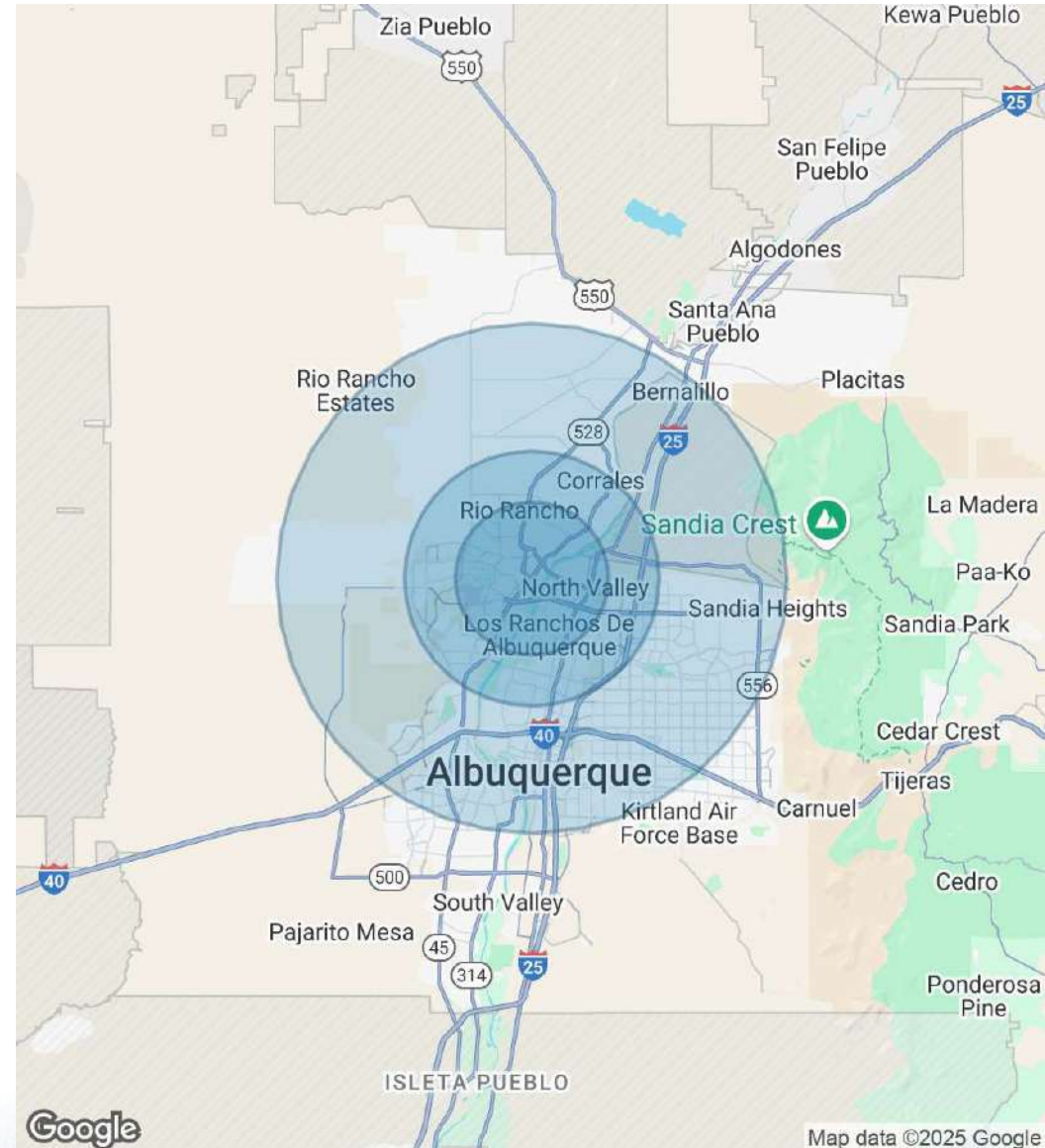
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	62,574	191,301	580,522
Average Age	43	42	41
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,806	77,088	244,706
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$114,885	\$108,454	\$98,920
Average House Value	\$433,024	\$380,880	\$358,285

TRAFFIC COUNTS

Coors Road NW	72,078 VPD
Coors Bypass NW	50,103 VPD
Alameda Blvd NW	44,411 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Albuquerque, NM



Kirtland Air Force Base

ALBUQUERQUE, NM

Albuquerque, New Mexico, is located in the central region of the state and is the economic and population hub of New Mexico. Located in north-central New Mexico, Albuquerque serves as the county seat of Bernalillo County. The Albuquerque Metropolitan Statistical Area (MSA) includes Bernalillo, Sandoval, Tarrant, and Valencia Counties. To its east are the Sandia-Manzano Mountains, Rio Grande flows north to south through its center, while the West Mesa and Petroglyph National Monument make up the western part of the city. According to the United States Census Bureau, Albuquerque has a total area of 189.5 square miles. The City of Albuquerque is the largest city in New Mexico, with a population of 564,818 as of July 1, 2024.

Albuquerque is a top city in which to start, expand, or relocate a business, offering a skilled workforce and a business-friendly environment. Capitalizing on our unique placement along two major interstates, an international airport, and a foreign trade zone, Albuquerque is a strategic location for foreign small to medium-sized enterprises. Albuquerque's position as a hub for five sectors that closely align with assets in which the city is naturally the strongest and most competitive. They are: film and digital media, smart city technologies, space technology, directed energy, and bioscience. Albuquerque is the major commercial, trade, service, and financial center of the state. It is located in the central part of the state, at the intersection of two major interstate highways, and is served by both rail and air. From artists and makers to film tourism and beer tourism, the creative economy and tourism industry are key components of Albuquerque's economic vitality. The Albuquerque economy has an industry composition similar to the U.S. as a whole. Manufacturing makes up a smaller part of the Albuquerque economy, and government employment makes up a larger share. The largest employers in the Albuquerque area are the University of New Mexico, Albuquerque Public Schools, Presbyterian, Sandia National Labs (SNL), Kirtland Air Force Base, and the City of Albuquerque.

Albuquerque's culture is steeped in its past. There are many preserved pueblos in the area, including Taos Pueblo. The Indian Pueblo Cultural Center, located northwest of the city, showcases Pueblo languages, customs, art, and food. The Petroglyph National Monument, about 10 miles northwest of the city, has thousands of prehistoric rock etchings created by Native Americans who initially inhabited the region. The State Fair held each September includes rodeo, Native American dances, livestock demonstrations, food, and live music. Other area attractions include the Albuquerque Biological Park, Petroglyph National Monument, the National Atomic Museum, and the Natural History Museum. The Sandia Mountains have caves containing remains of the continent's oldest humans. Just 10 miles north of the city is the Sandia Lakes Recreation Area, with three great fishing lakes. The Sandia Peak Ski Area, about a half-hour away, has 26 slopes and more than 20 miles of trails for cross-country skiing.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Public (Nasdaq: RRGB)
Founded:	1969
Locations:	500+
Headquarters:	Greenwood Village, CO
Website:	redrobin.com

RED ROBIN

Red Robin Gourmet Burgers, Inc. (www.redrobin.com), is a casual dining restaurant chain founded in 1969 that operates through its wholly owned subsidiary, Red Robin International, Inc., and under the trade name, Red Robin Gourmet Burgers and Brews. We believe nothing brings people together like burgers and fun around our table, and no one makes moments of connection over craveable food more memorable than Red Robin. We serve a variety of burgers and mainstream favorites to Guests of all ages in a casual, playful atmosphere. In addition to our many burger offerings, Red Robin serves a wide array of salads, appetizers, entrees, desserts, signature beverages, and Donatos Pizza at select locations. It's easy to enjoy Red Robin anywhere with online ordering available for to-go, delivery, and catering. Sign up for the royal treatment by joining Red Robin Royalty® today and enjoy Bottomless perks and delicious rewards across nearly 500 Red Robin locations in the United States and Canada, including those operating under franchise agreements.

GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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