



WESTERN STATES
COMMERCIAL REAL ESTATE

Standalone QSR with Drive-Thru

601 Silkey Way | Espanola, NM | 87532

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

Standalone QSR with Drive-Thru

Aerial

601 Silkey Way | Espanola, NM | 87532



Standalone QSR with Drive-Thru

Aerial

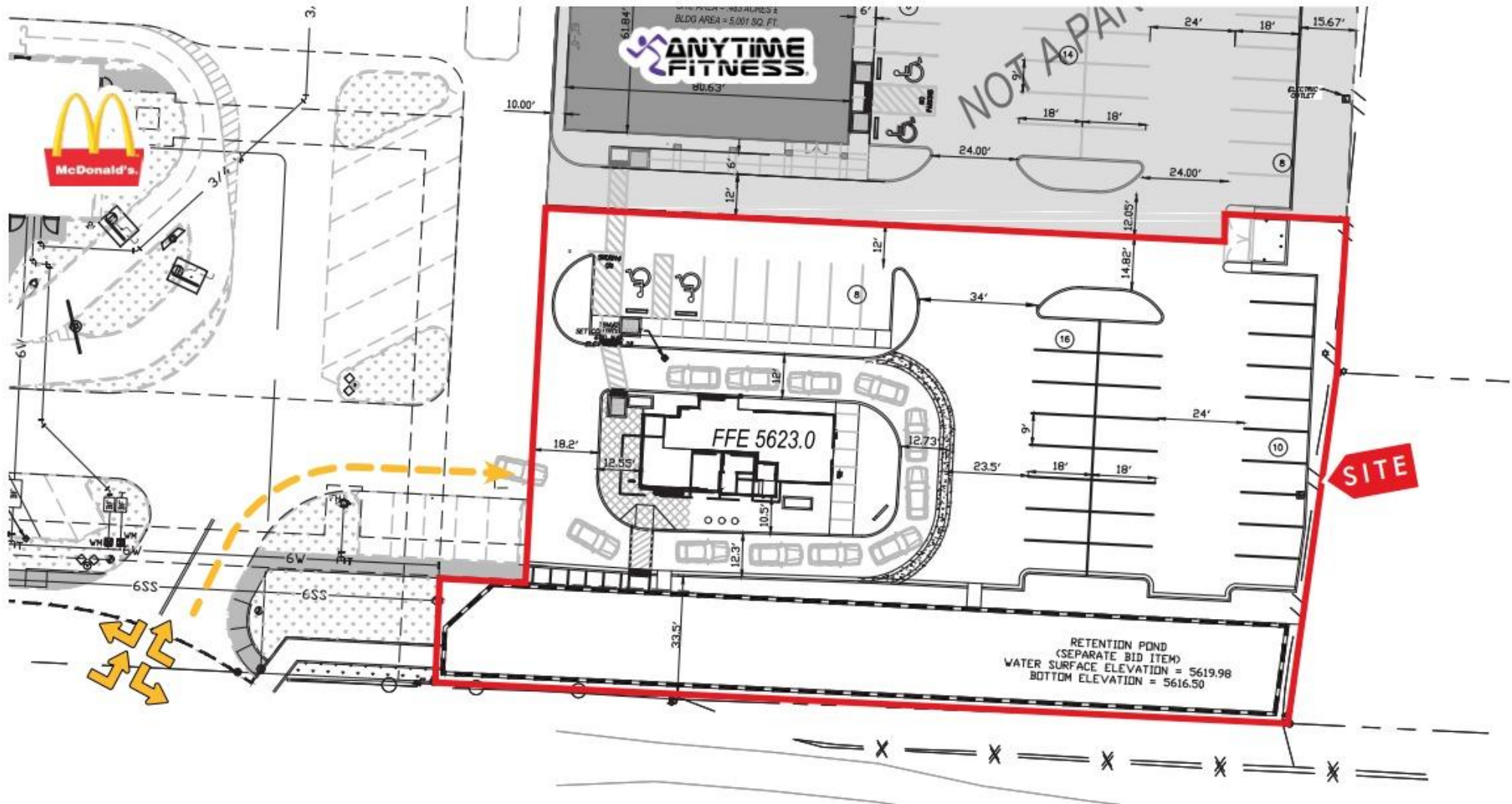
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Standalone QSR with Drive-Thru

Site Plan

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Standalone QSR with Drive-Thru

Property Summary

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Price	\$640,000
NOI	\$48,000
CAP	7.5
Building SF	1,200 SF
Land Size	0.66 AC

OPPORTUNITY OVERVIEW:

- Building completed in 2018
- Fast food build-out with drive-thru
- Pylon signage with high visibility on N. Riverside Dr.
- Strong traffic count of over 26,000 cars per day
- Easy access
- Ample parking



Standalone QSR with Drive-Thru

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Financial Summary

PRICE

\$640,000

Total Rentable Area

1,200 SF

\$/SF

\$533.33

CAP Rate

7.5

RENT

\$48,000

Operating Expenses

Paid for by Tenant

NOI

\$48,000

Rent Schedule

Tenant	Sf	Start Of Current Term	End Of Current Term	Price Per Square Foot	Annual Rent	Lease Type	Options
Los Victor's	1,200 SF	04/01/2023	03/31/2033	Years 1 – 5	\$40.00 SF	\$48,000	Absolute
Mexican Food				Years 6 - 10	\$44.00 SF	\$52,800	NNN



Los Victor's Mexican Food is an authentic fast food Mexican restaurant with a Mexi-Cali flair. Success in smaller markets has yielded exceptional expansion throughout New Mexico. They are currently operating in 11 locations in New Mexico, Texas, and Wisconsin: Albuquerque, Clovis, Alamogordo, Silver City, Lordsburg, Deming, Espanola, Ruidoso Downs, Las Cruces, Steven's Point (WI), and 2 Locations in Lubbock (TX).



 **ANYTIME
FITNESS**

Los Victor's
MEXICAN FOOD
California Style

McDonald's



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About Espanola

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Española is a city primarily in Rio Arriba County, New Mexico, United States. A portion of the central and eastern section of the city is in Santa Fe County. Founded as a railroad village some distance from the old Indian town of San Juan de los Caballeros, it was named Española and officially incorporated in 1925. It has been called the first capital city in the United States. At the time of the 2010 census, the city had a total population of 10,495. Española is within the Albuquerque–Santa Fe–Las Vegas combined statistical area.

The Los Alamos National Laboratory is the largest employer in Española; it accounts for over 12% employment of residents. The education sector is the second largest employer, the Española Public Schools is the 16th largest school district in New Mexico. Recently, Northern New Mexico College has expanded its degree programs and made massive improvements to its campus, adding a new library and a new School of Education. Larger local businesses include Akal Securities Inc, a security company that employs over 500 people.

Española has seen much commercial development on Riverside Drive, the city's secondary main road. Retail and eatery chains such as Lowe's, Chili's and GameStop are anchors of a shopping square located next to Wal-Mart which came into the city in 1999. CVS/Pharmacy and Petsense also added locations in Española.

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Demographics

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CITY, STATE

Espanola, NM

POPULATION

15,267

AVG. HH SIZE

2.58

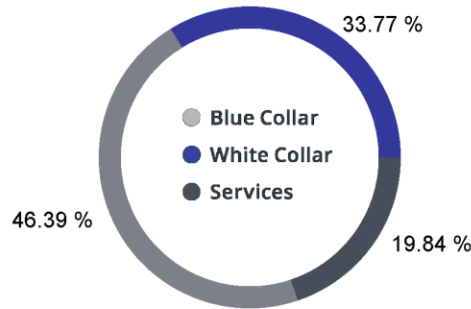
MEDIAN HH INCOME

\$39,664

HOME OWNERSHIP

Renters: **1,684**
 Owners: **4,187**

EMPLOYMENT



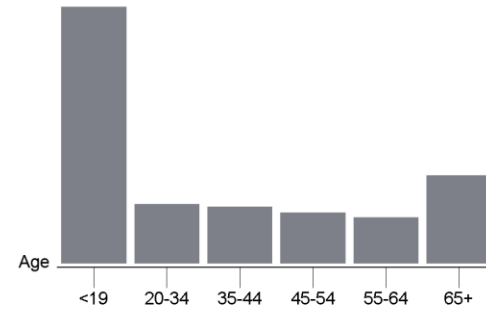
34.93 % Employed
1.68 % Unemployed

EDUCATION

High School Grad: **25.46 %**
 Some College: **22.22 %**
 Associates: **6.25 %**
 Bachelors: **33.13 %**

GENDER & AGE

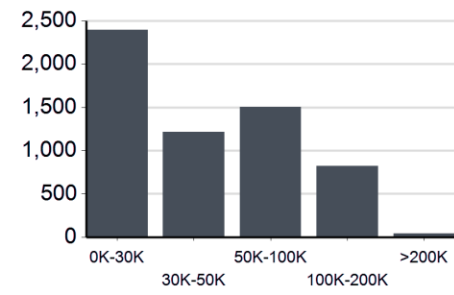
48.49 % Male **51.51 %** Female



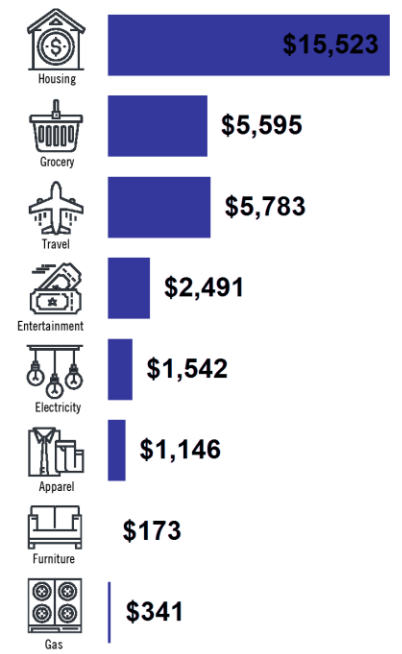
RACE & ETHNICITY

White: **25.27 %**
 Asian: **0.10 %**
 Native American: **5.04 %**
 Pacific Islanders: **0.00 %**
 African-American: **0.02 %**
 Hispanic: **46.12 %**
 Two or More Races: **23.45 %**

INCOME BY HOUSEHOLD



HH SPENDING



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