



WESTERN STATES
COMMERCIAL REAL ESTATE



Planet Fitness for Sale

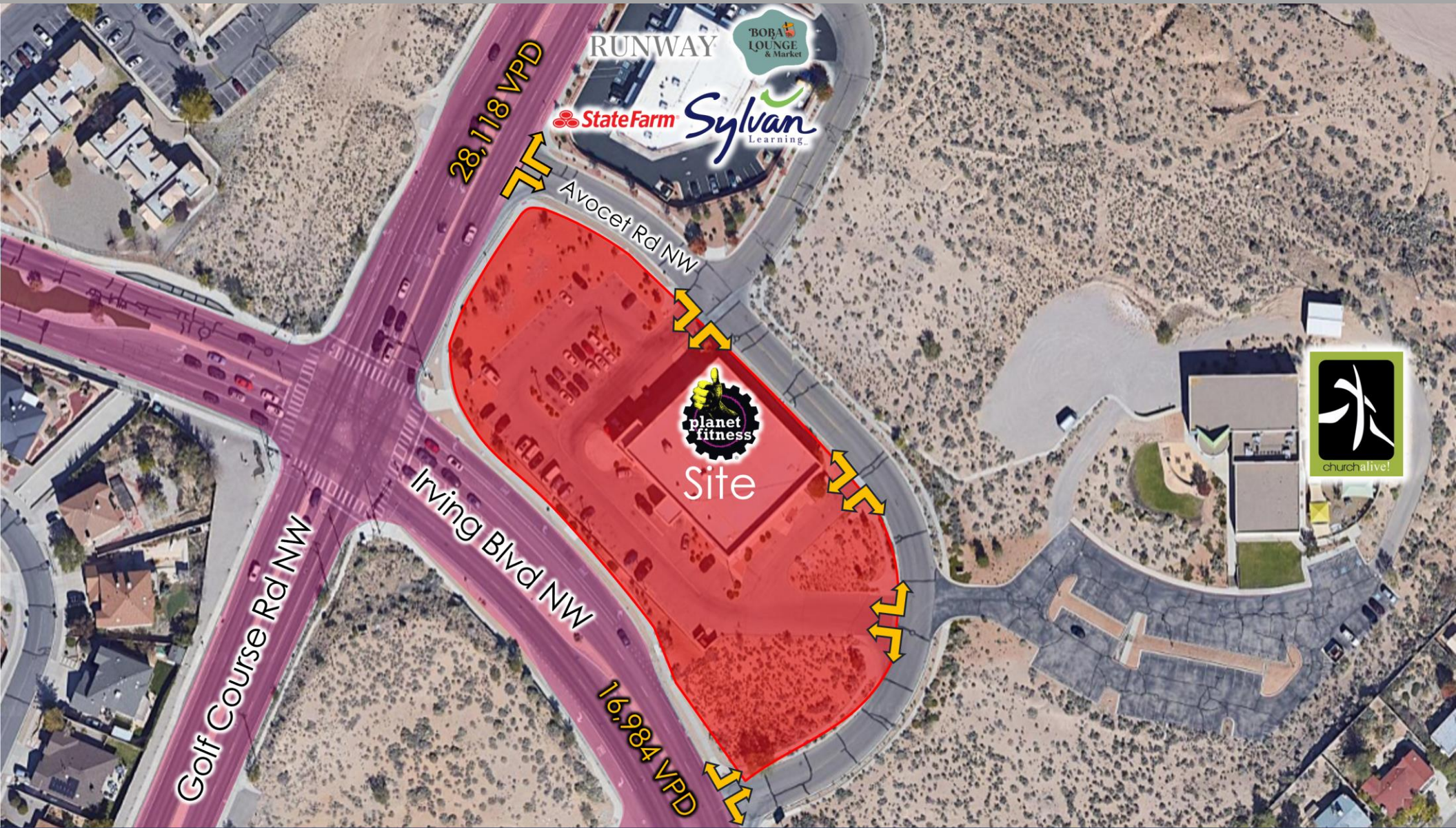
4665 Irving Blvd. NW | Albuquerque, NM 87114

505-585-5700 | 8912 Rio Grande Blvd NW | Albuquerque, NM | ws-cre.com

Planet Fitness

4665 Irving Blvd NW | Albuquerque, NM

Aerial



Planet Fitness

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Aerial



OPPORTUNITY OVERVIEW:

The property consists of a **long-standing, absolute NNN Planet Fitness** that recently exercised its first option period with over 4 years currently remaining. This is a **fee-simple sale** with both **land** and **property** included.

OPPORTUNITY HIGHLIGHTS:

- Recently exercised first of two 5-year options showing strong commitment to site
- One of the largest Planet Fitness Franchisees, Ignite Fitness Holdings, with over 130 locations in North America
- Located on high traffic signalized intersection
- Over 43,000 VPD combined
- 70+ Parking Spaces
- Area tenants include; Costco, Starbucks, Smiths Grocery, and Lovelace Hospital among many more
- New roof installed on Planet Fitness in 2019

OPPORTUNITY SUMMARY:

Price	\$3,292,800
NOI	\$230,496
CAP	7
Rentable SF	16,464 SF
Land Size	2.3 AC
Price/SF	\$200
Current Term Ends	12/31/2028
Remaining Options	1x5 years with \$1.50 PSF Increase
Structure	Absolute NET (No Landlord Responsibilities)



TOWERBROOK

Ignite Fitness Holdings is one of the largest Planet Fitness franchises in North America, operating over 130 gyms in the U.S. and Canada serving more than 670,000 members. Originally founded in 2003, IGNITE Fitness Holdings owns and operates locations across Connecticut, New York, Tennessee, Georgia, New Mexico, Arizona, British Columbia, Alberta, and Saskatchewan. IGNITE Fitness Holdings is a portfolio company of TowerBrook Capital Partners, a purpose-driven investment management firm headquartered in New York and London.

Planet Fitness (NYSE:PLNT) is one of the largest and fastest growing operators of fitness centers with over 2,300 locations, serving over 18.1 million members and 2,440+ stores worldwide Planet Fitness's mission is to enhance people's lives by providing a high-quality fitness experience in a welcoming, non-intimidating environment. Founded in 1992, Planet Fitness has revolutionized the industry with a combination of affordable prices and great value and is home of the non-intimidating Judgement Free Zone®.

Planet Fitness

4665 Irving Blvd NW | Albuquerque, NM

Executive Summary

CITY, STATE
Albuquerque, NM

POPULATION
118,458

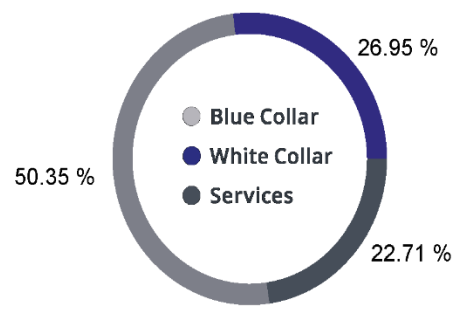
AVG. HH SIZE
2.34

MEDIAN HH INCOME
\$46,517

HOME OWNERSHIP

Renters:	20,683
Owners:	29,147

EMPLOYMENT

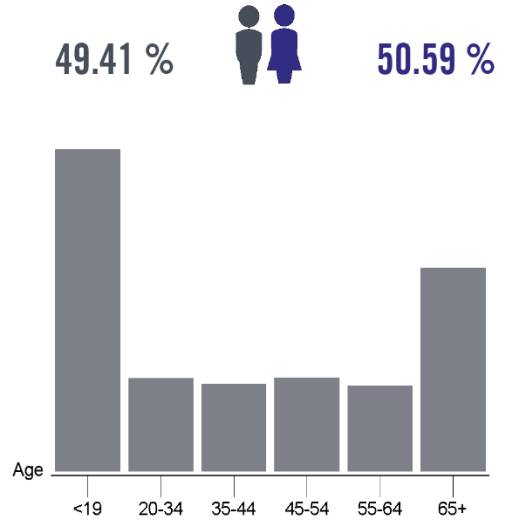


43.83 % Employed
2.17 % Unemployed

EDUCATION

High School Grad: **26.16 %**
Some College: **24.85 %**
Associates: **7.27 %**
Bachelors: **31.59 %**

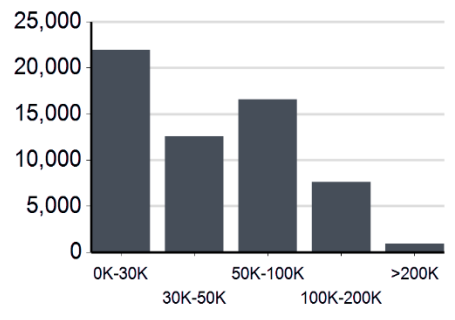
GENDER & AGE



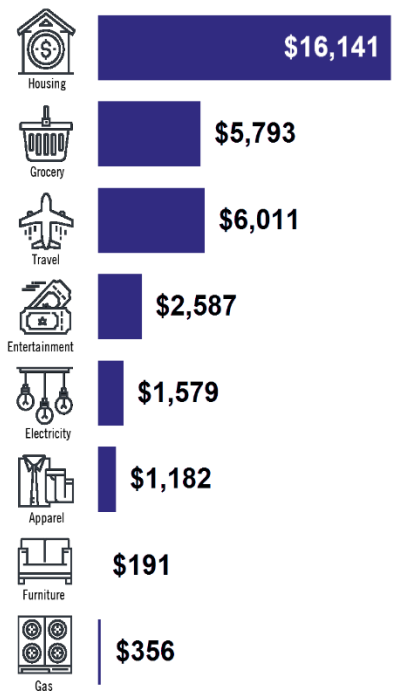
RACE & ETHNICITY

White: **44.28 %**
Asian: **2.45 %**
Native American: **3.77 %**
Pacific Islanders: **0.05 %**
African-American: **2.96 %**
Hispanic: **32.09 %**
Two or More Races: **14.40 %**

INCOME BY HOUSEHOLD



HH SPENDING



Albuquerque is a city where history and diversity intertwine. As the largest city in the state, its population reflects a mix of races and ethnicities. This unique blend shapes Albuquerque's character, bridging the old with the new in the heart of the Southwest. You can enjoy the mild, sunny climate enjoyed year-round in the state's metropolitan center, boasting entertainment options, shopping, nightlife and more. From Route 66 history and ancient pueblo traditions to cowboy culture and Southwestern heritage, this friendly city has something for everyone. Explore the fine art galleries in Old Town and the fun and funky stores in trendy Nob Hill. From its Native American and Hispanic roots to its red and green chiles, Albuquerque is an authentic destination that also happens to be affordable. The University of New Mexico is widely recognized for its departments of Medicine, Law and Electrical Engineering. Kirtland Air Force Base and Sandia National Laboratories are located on the SE side of town. Kirtland is the 6th largest Air Force Base in the US and Sandia Laboratories is famous for extensive research and development projects. The Albuquerque metropolitan area, encompassing Rio Rancho and Los Lunas, has a combined population of approximately 967,000 residents as of 2024, reinforcing its regional significance within New Mexico.

WHY Albuquerque?

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