NNN Retail Investment Group | Celebrating 25 years 1999-2024

Actual Site

Denny's

600 SCOTT AVE | FARMINGTON, NM 87401

ABSOLUTE NNN LEASE

LONG-TERM WITH 10 YEARS REMAINING

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to offer for sale this **Denny's** in **Farmington, New Mexico**.

This opportunity features an absolute NNN with **10 years remaining**.

Built in 2017, **Denny's** has been operating at this location for **approximately 9 years**. This **±4,405-square-foot** building sits on a large **±0.94-acre** lot.

$3,474,874
PRICE

6.75%
CAP

$234,554
NOI

±4,405 SF
BUILDING SIZE

±0.94 AC
LAND SIZE

±56
PARKING SPACES

2017
YEAR BUILT

EXECUTIVE SUMMARY

ADDRESS	600 Scott Ave Farmington, NM 87401
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	December 31, 2036
LESSEE	Sunrise Restaurants Subsidiary of WKS Restaurant Group
OPTIONS	(2) 5 Year Options
INCREASES	10% Every 5 Years
PARCEL #	2075171161382
ZONING	Industrial (IND)
ROFR	No

PROPERTY HIGHLIGHTS

- **Long-term absolute NNN** with 10 years remaining and ZERO landlord responsibilities
- **Largest Denny's franchisee in the country**
- **Large Operator** WKS Restaurant Group is the parent company of the signing entity, Sunrise Restaurants (100+ Denny's locations)
- **Next 10% rent increase** will be October 1, 2028
- **One mile from Ricketts Park**, a 6,100-seat baseball stadium which regularly hosts local community events
- **Nearby hotels include** Courtyard by Marriott (±125 rooms), Quality Inn & Suites (±59 rooms), La Quinta Inn by Wyndham (±107 rooms), Brentwood Inn & Garden (±149 rooms) and Wingate by Wyndham (±78 rooms)

HITTING A *Grand Slam*®
ONE RESTAURANT AT A TIME

Denny's
Denny's
AMERICA'S DINER

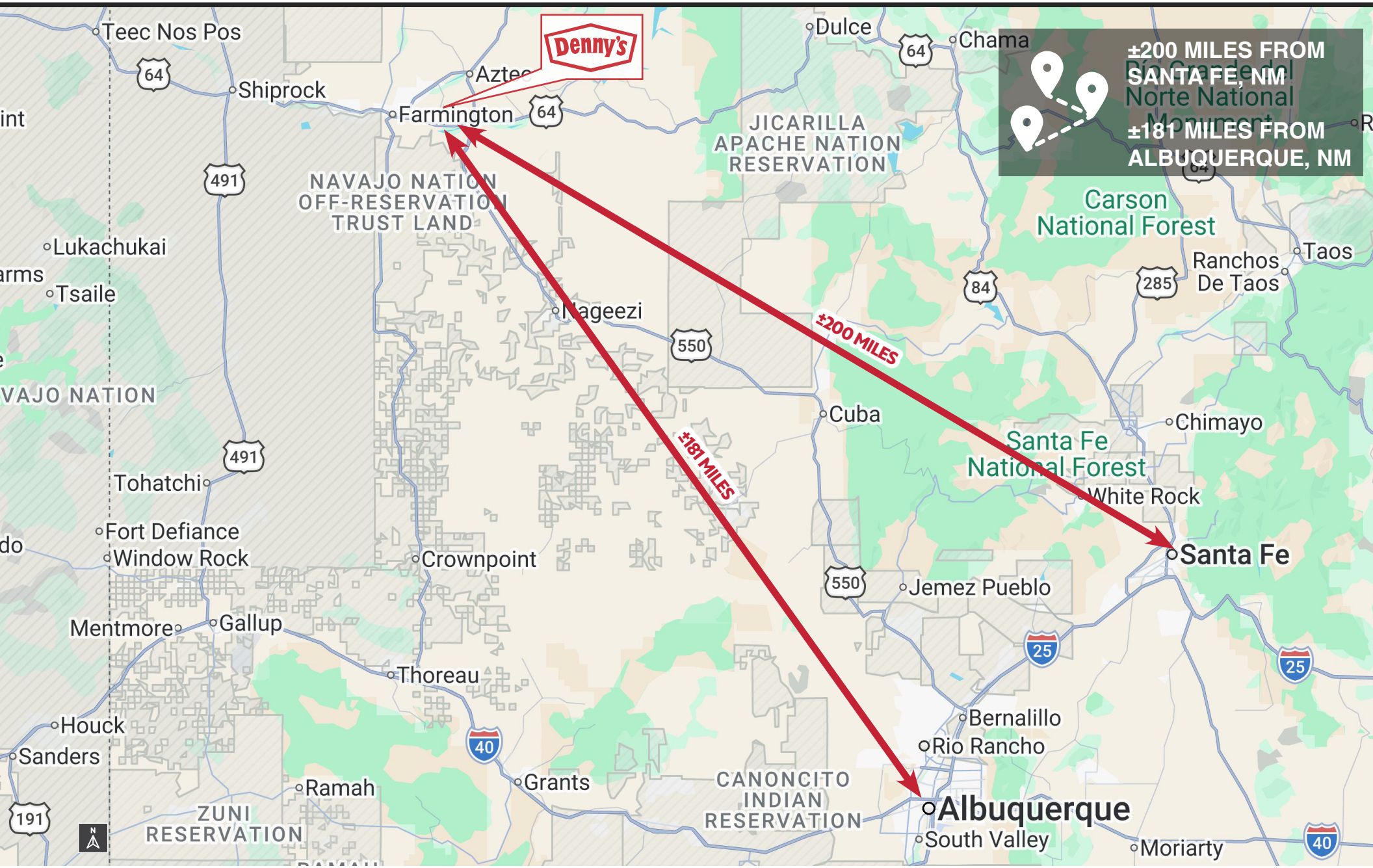
Denny's
Denny's
AMERICA'S DINER

Actual Site

SCOTT AVE
Parcel Line is Approximate - Buyer to Verify
N

1
Hotel
Rooms
1 Courtyard by Marriott ±125
2 Quality Inn & Suites ±59
3 La Quinta Inn ±107
4 Brentwood Inn & Garden ±149
5 Wingate by Wyndham ±78
6 Days Inn ±94
Quality INN & SUITES
Days Inn BY WYNDHAM
COURTYARD BY MARRIOTT
LA QUINTA BY WYNDHAM
BRENTWOOD INN & GARDEN
WINGATE BY WYNDHAM
Denny's

E Main St
Scott Ave
Quality INN & SUITES
Days Inn BY WYNDHAM
Village Inn
LA QUINTA BY WYNDHAM
COURTYARD BY MARRIOTT
BRENTWOOD INN & GARDEN
Denny's
Pancake
WINGATE BY WYNDHAM
Hampton
6 motel + studio
Parker's workplace solutions
FARMINGTON
RODEWAY INN
Comfort SUITES
BUS 64
SUBWAY
Blake's LOTABURGER
BAYMONT BY WYNDHAM
E Murray Dr


±200 MILES FROM SANTA FE, NM
±181 MILES FROM ALBUQUERQUE, NM
±200 MILES
±181 MILES
Denny's
Farmington
Aztec
Shiprock
Teec Nos Pos
Dulce
Chama
JICARILLA APACHE NATION RESERVATION
NAVAJO NATION OFF-RESERVATION TRUST LAND
Carson National Forest
Ranchos De Taos
Taos
Lukachukai
Tsaile
Nageezi
Cuba
Chimayo
Santa Fe National Forest
White Rock
Santa Fe
Tohatchi
Fort Defiance
Window Rock
Crownpoint
Jemez Pueblo
Mentmore
Gallup
Thoreau
Houck
Sanders
Ramah
Grants
CANONCITO INDIAN RESERVATION
ZUNI RESERVATION
Bernalillo
Rio Rancho
Albuquerque
South Valley
Moriarty
64
491
550
84
285
25
40
191

DENNYS.COM
WEBSITE

“DENN”
NASDAQ

TENANT PROFILE

For over 70 years, Denny’s has been a welcoming place where people can connect over great food. Denny’s was founded by Harold Butler and Richard Jezak, who opened Danny’s Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny’s Donuts, Denny’s is now known for always being open and serving breakfast, lunch and dinner around the clock. **Denny’s started franchising in 1963,** and **most Denny’s restaurants are now franchisee-owned.**

Denny’s Corporation is one of America’s largest full-service restaurant chains based on number of restaurants. As of December 25, 2024, the Company consisted of **1,568 restaurants,** 1,493 of which were franchised and licensed restaurants and 75 of which were company operated.

Denny’s Corporation consists of the Denny’s brand and the Keke’s brand. As of December 25, 2024, the Denny’s brand consisted of 1,499 global restaurants, 1,438 of which were franchised and licensed restaurants and 61 of which were company operated. As of December 25, 2024, the Keke’s brand consisted of 69 restaurants, 55 of which were franchised restaurants and 14 of which were company operated.

+1,500
LOCATIONS

1953
FOUNDED

±49
STATES & TERRITORIES

QUICK FACTS

2026 POPULATION
±46,600

COUNTY
SAN JUAN

ELEVATION
±5,473 FT

TOTAL AREA
±34.95 SQ MI

ABOUT FARMINGTON

Farmington is a city in San Juan County, New Mexico. As of the 2020 census, the city had a population of 46,624 people. Farmington (and surrounding San Juan County) makes up one of the four metropolitan statistical areas (MSAs) in New Mexico.

Farmington is located at the junction of the San Juan River, the Animas River, and the La Plata River, and is located on the Colorado Plateau. Farmington is the largest city of San Juan County, one of the geographically largest counties in the United States covering 5,538 square miles.

2025 DEMOGRAPHICS WITHIN 87401 ZIP CODE

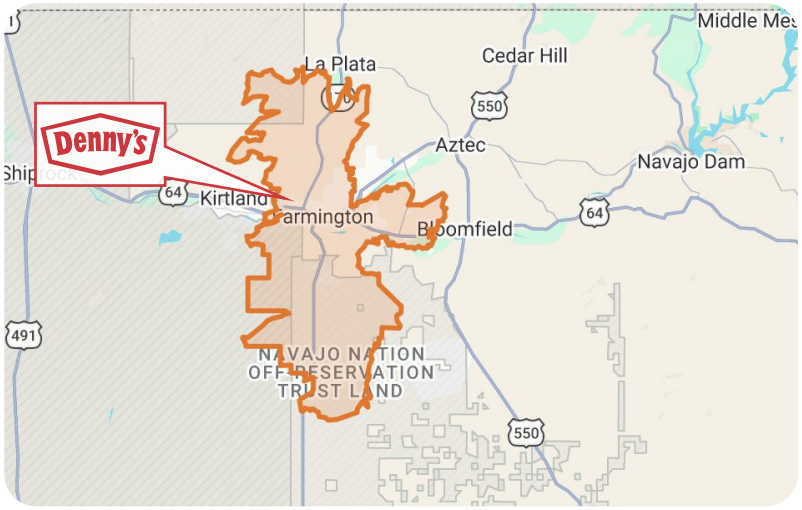
±45,173 Population

±2.75 Average HH Size

±36.0 Median Age

±$84,200 Average HH Income

±$60,795 Median HH Income



Source: Realtors Property Resource® LLC. Information is not guaranteed.

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This Offering Memorandum is intended to provide a 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 subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

Actual Site