

Albertsons Listings



ARLINGTON, TX

Address	6220 Highway 287 Frontage Road Arlington, TX 76001
Price / PSF	\$10,522,524 / \$167
NOI / PSF	\$662,919 / \$10.50
Cap Rate	6.30%
Lease Type	Absolute NNN
Square Footage	63,124 SF
Site Size	+/- 6.46 Acres
Year Built	2002
Owner Interest	Fee Simple
Tenant	Albertson's LLC
Remaining Term	12+ years (Expires 10/31/2030)
Rental Increases	10% Every 5 Years
Options	6 x 5 Year Options



BATON ROUGE, LA

Address	9650 Airline Highway Baton Rouge, LA 70815
Price / PSF	\$12,856,451 / \$194
NOI / PSF	\$854,954 / \$12.87
Cap Rate	6.65%
Lease Type	Absolute NNN
Square Footage	66,430 SF
Site Size	+/- 6.04 Acres
Year Built	1985
Owner Interest	Fee Simple
Tenant	Albertson's LLC
Remaining Term	12+ years (Expires 10/31/2030)
Rental Increases	10% Every 5 Years
Options	6 x 5 Year Options



DURANGO, CO

Address	311 West College Drive Durango, CO 81301
Price / PSF	\$8,610,261 / \$181
NOI / PSF	\$594,108 / \$12.51
Cap Rate	6.90%
Lease Type	Absolute NNN
Square Footage	47,481 SF
Site Size	+/- 7.61 Acres
Year Built	1993
Owner Interest	Fee Simple
Tenant	Albertson's LLC
Remaining Term	12+ years (Expires 10/31/2030)
Rental Increases	10% Every 5 Years
Options	6 x 5 Year Options



ALBUQUERQUE, NM

Address	12201 Academy Road NE Albuquerque, NM 87111
Price / PSF	\$9,782,000 / \$150
NOI / PSF	\$709,255 / \$10.84
Cap Rate	7.25%
Lease Type	Absolute NNN
Square Footage	65,413 SF
Site Size	+/- 7.48 Acres
Year Built	1997
Owner Interest	Fee Simple
Tenant	Albertson's LLC
Remaining Term	12+ years (Expires 10/31/2030)
Rental Increases	10% Every 5 Years During Primary Term
Options	6 x 5 Year Options