

CENTRALIZED RETAIL SALE INVESTMENT

SEC OF SAN MATEO BLVD NE & MESCALERO RD
3401 SAN MATEO BLVD NE, ALBUQUERQUE, NM 87110



OFFERING MEMORANDUM



PRICE
\$1,400,000



PROFORMA
CAP RATE
7.2%



PROFORMA NOI
\$102,000.00



GLA
6,000 SF

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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BUILDING OVERVIEW

PROPERTY ADDRESS	3401 San Mateo Blvd NE, Albuquerque, NM 87110
LOCATION	SEC of San Mateo Blvd NE & Mescalero Rd
SUBMARKET	NE Heights
COUNTY	Bernalillo
LOT SIZE	0.38 AC
ZONING	MX-L
YEAR BUILT	TBA
CURRENT OCCUPANCY	100%



DEMOGRAPHIC SNAPSHOT (3 MILES)



106,432
2023 POPULATION
3 MILE RADIUS



\$90,609
2023 AVERAGE INCOME
3 MILE RADIUS



148,121
2023 DAYTIME POPULATION
3 MILE RADIUS



23,964 VPD
SAN MATEO BLVD



PRICE
\$1,400,000



PROFORMA
CAP RATE
7.20%



PROFORMA NOI
\$102,000.00



GLA
6,000 SF

Taos Center is an 100% tenant occupied retail strip center with all local tenants. The property is strategically fronting San Mateo Blvd and is in a centralized part of the city with less than 8-minute access to I-40 and I-25 driving North or South. The property is a 6-unit strip center with all suites fronting San Mateo. A bus stop is situated on the North end of the lot. This property has low landscaping fees being that the strip center is zeroscaped. This property has building and monument signage on the North and South end of the lot. Over 3 tenants have been leasing in Taos Center for over 8 years.

3401 San Mateo is in the NE heights trade area, visible from San Mateo but easily accessible by the multiple surrounding neighborhoods. The San Mateo corridor is known for its major national retailer presence like Raising Cane's Chicken, Chick-fil-a, DD's Discounts, T.J. Max and many more retailers. 3401 San Mateo is located in a centralized part of the city with less than 8-minute access to I-40 and I-25 driving North or South.



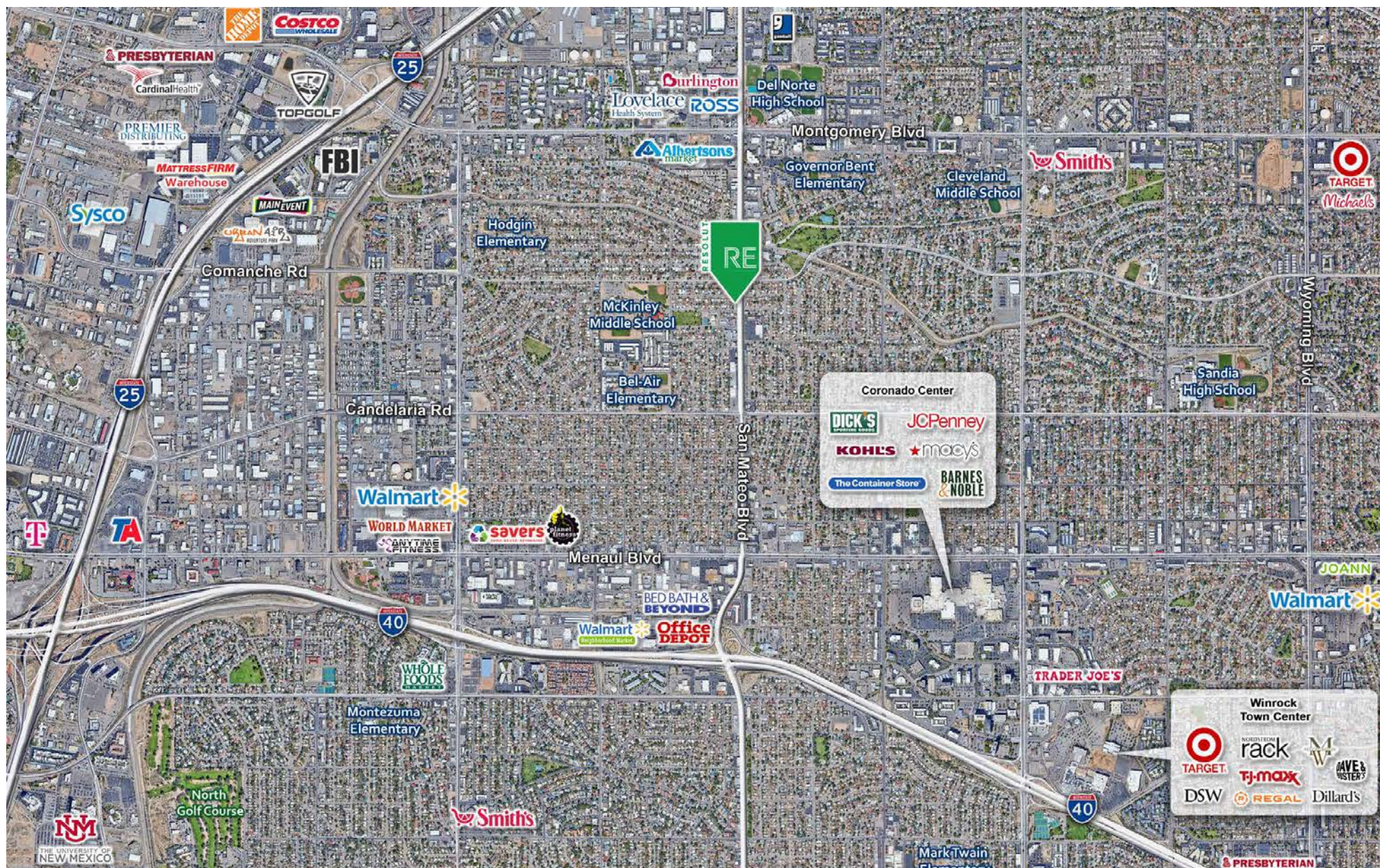
LOCATION OVERVIEW | CENTRALIZED RETAIL SALE INVESTMENT



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REMSA TROY
COMMERCIAL ADVISOR

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Remsa Troy is a licensed, real estate broker specializing in retail properties. Born in Monrovia, Liberia and raised in Albuquerque, Remsa started his career in 2019 as a social media/marketing intern, during which, he received the "Bridge to Success Scholarship" to Central New Mexico Community College.

He has an appreciation for New Mexico and a solid understanding of the commercial, real estate landscape there. These enable him to provide innovative and effective solutions for his clients, while helping them get additional exposure and the most out of every deal.

Remsa understands that the Internet and AI will play even bigger roles in the future and will continue to utilize those resources to better serve his clients' needs. In fact, he closed his first two deals through social media!

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

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