

CENTRALIZED RETAIL SALE INVESTMENT

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



OFFERING MEMORANDUM

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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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



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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

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.

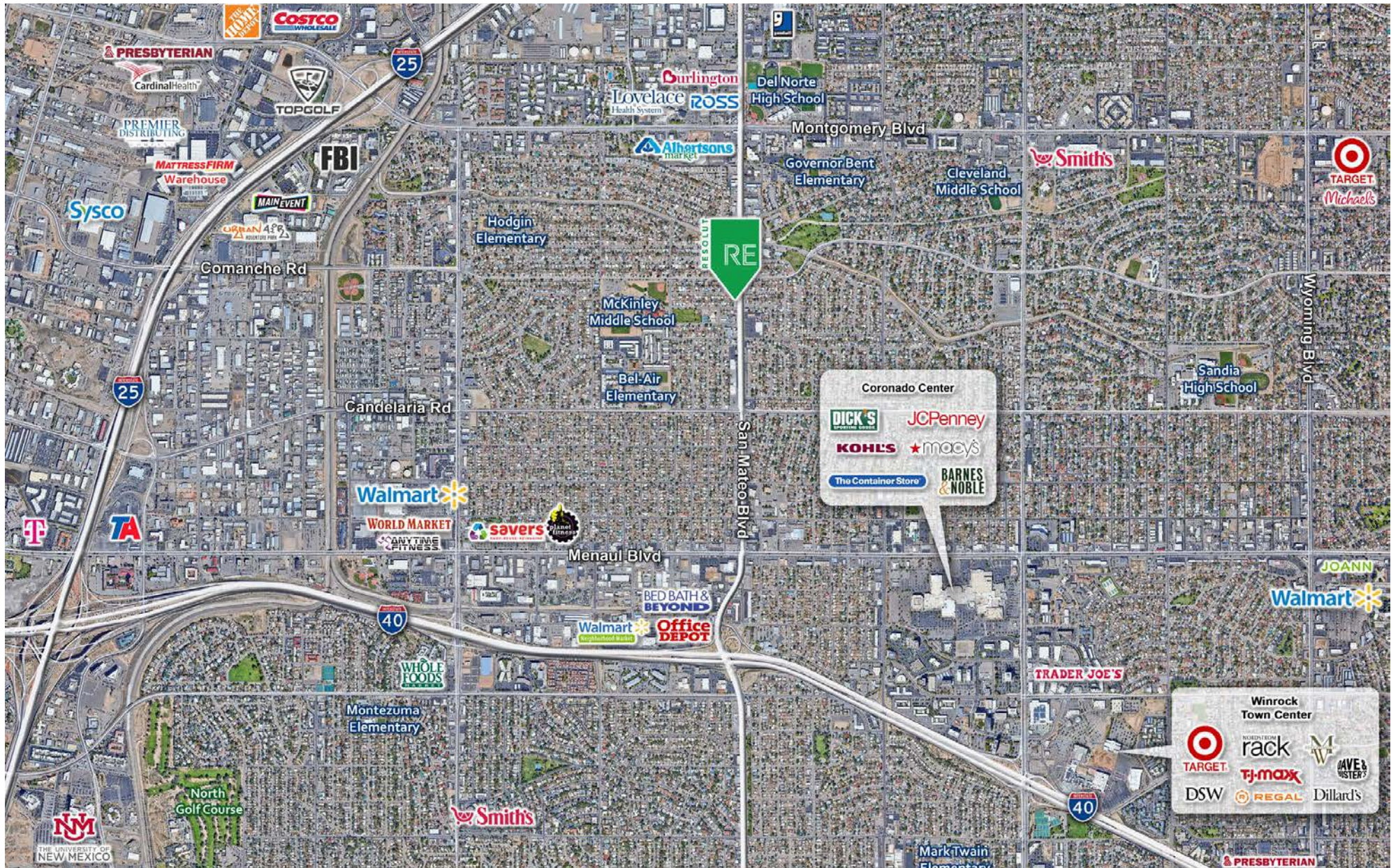
3401 San Mateo is in the NE heights trade area, visible from San Mateo but easily accessible by the multiple surrounding neighborhoods. The San Mateo corridor is known for its major national retailer presence like Raising Cane's Chicken, Chick-fil-a, DD's Discounts, T.J. Max and many more retailers. 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





REMSA TROY
COMMERCIAL ADVISOR

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Remsa's journey began with a non-traditional path – as a CRE social media marketing intern while attending Central New Mexico Community College (where he earned the prestigious Bridge to Success Scholarship). Born in Liberia, Monrovia, and raised in Albuquerque, Remsa brings a unique perspective to the New Mexico commercial real estate landscape. This, combined with his social media savvy, allows him to craft innovative solutions and maximize exposure for his clients, ensuring they get the most out of every deal.

Remsa is a licensed, commercial retail real estate broker specializing in land and retail properties for leasing and investment sales.

Remsa has a proven track record, representing landlords like Westwood Financial, Mimco, Lebor Holding, Eisenberg Co., and securing tenants like Domino's Pizza, Tasty Pot, JJ Hawaiian BBQ, and more. Recognizing the growing role of social media and AI in commercial real estate, Remsa leverages these resources to his clients' advantage. In fact, he closed his first two deals within 6 months of licensure – all thanks to a single Instagram post!

Actively involved in the industry, Remsa is a member of the New Mexico Association of Realtors (NMAR) and the Commercial Association of Realtors (CARNM).

FOR MORE INFORMATION PLEASE VISIT:

[resolutre.com](https://www.resolutre.com)

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