



TRADE WINDS SHOPPING CENTER SALE INVESTMENT

SEQ OF CENTRAL & SAN MATEO
5400 CENTRAL AVE SE, ALBUQUERQUE, NM 87108



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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Trade Winds shopping center located near the corner of Central & San Mateo, East of Nob Hill in Albuquerque. The former Trade Winds Motel was redeveloped with the intention of bringing affordable, new retail to the area. Prices are well under comparable lease rates for similar properties in the surrounding area. This highly visible and iconic property has many options for local and national users alike. Currently leased to Torress Birria and Taco Shop, Radiate By McQuitty DMD, and Fiesta Insurance, El Farron Events, come and join the energy!

This center provides a unique opportunity for experienced retail investors to buy a property well under replacement costs, with a large amount of upside potential. When occupancy is increased just to 90%, this center will provide a 14.2% CAP rate at the market rents of \$14.00 PSF NNN.



BUILDING OVERVIEW

| | |
|---------------------|---|
| PROPERTY ADDRESS | 5400 Central Ave SE, Albuquerque, NM 87108 |
| LOCATION | SEQ of Central & San Mateo |
| SUBMARKET | SE Heights |
| COUNTY | Bernalillo |
| LOT SIZE | 1.5 AC |
| ZONING | MX-M |
| YEAR BUILT | 2016 |
| CURRENT OCCUPANCY | 49% |
| PRO FORMA OCCUPANCY | 90% |



DEMOGRAPHIC SNAPSHOT (3 MILES)



107,441
2024 POPULATION
3 MILE RADIUS



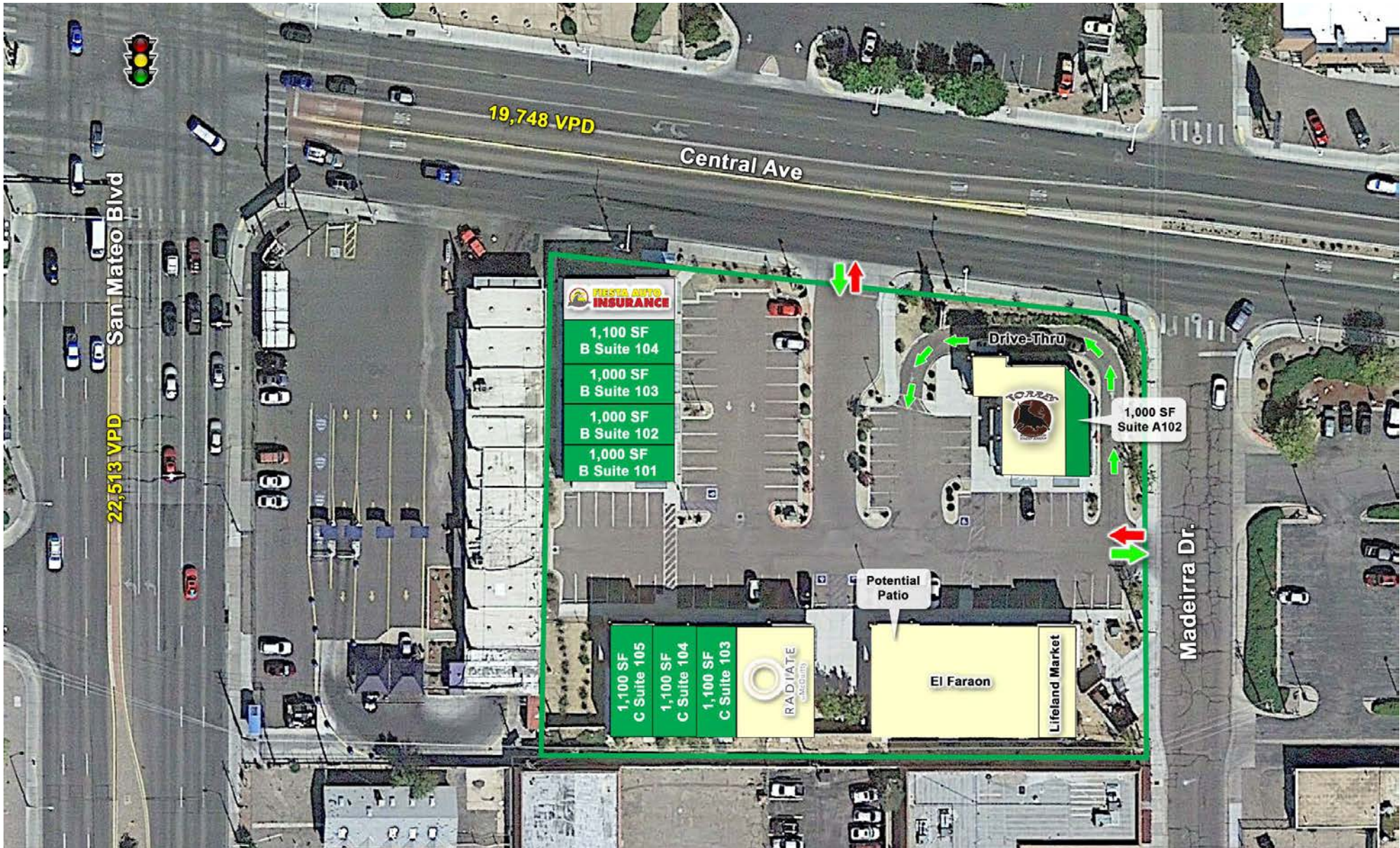
\$79,543
2024 AVERAGE INCOME
3 MILE RADIUS



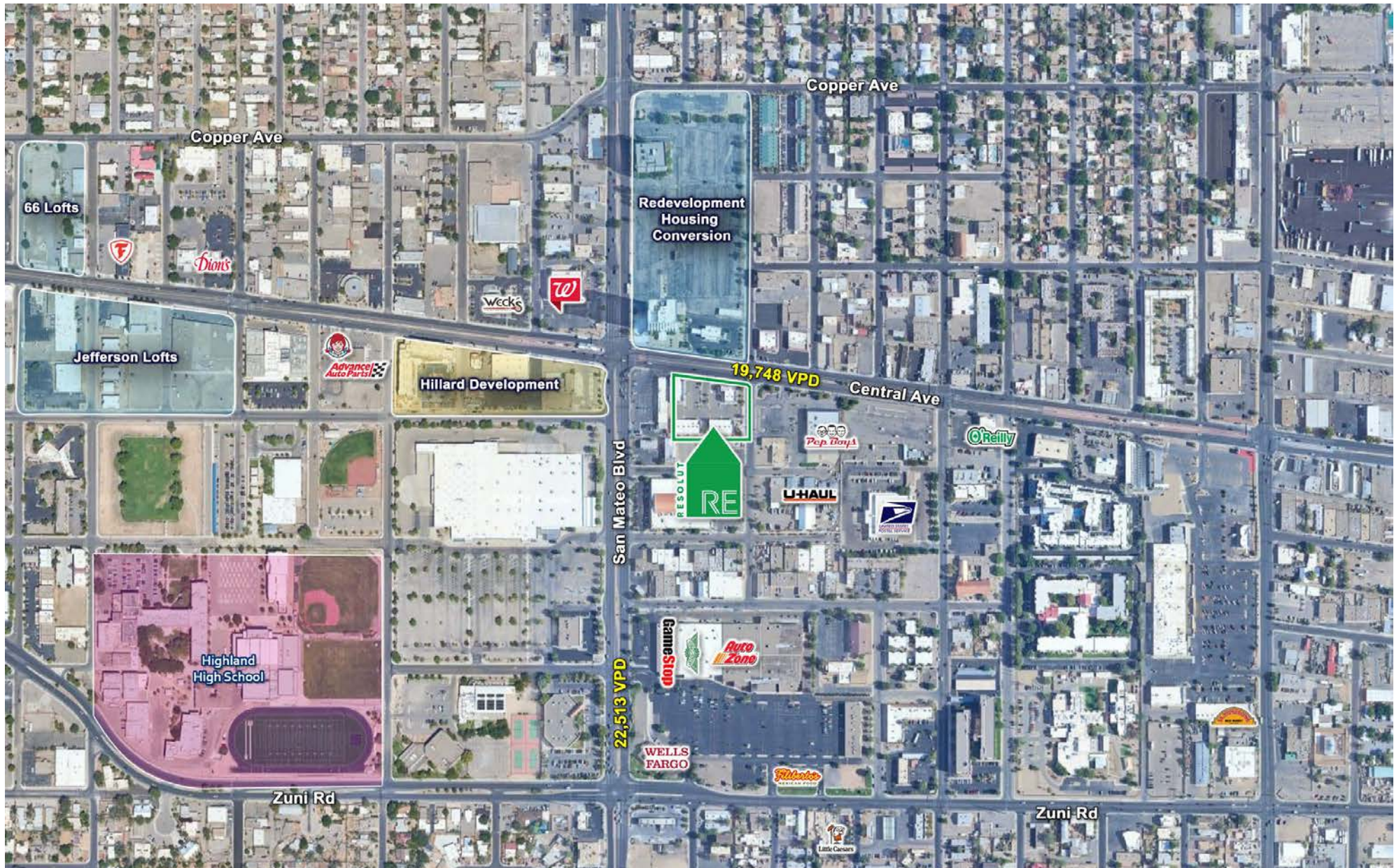
110,751
2024 DAYTIME POPULATION
3 MILE RADIUS



19,748 VPD
CENTRAL AVE
22,513 VPD
SAN MATEO BLVD



LOCATION OVERVIEW | TRADE WINDS SHOPPING CENTER SALE INVESTMENT





DANIEL KEARNEY
PRICIPAL/QUALIFYING BROKER

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Daniel began his real estate career while attending the University of New Mexico in early 2014. During that time, he began working for a local commercial development and brokerage house that was a market leader in volume of commercial transactions. Over the years, he has helped owners, investors, and business owners identify opportunities to achieve their goals, through commercial real estate investments, lease-up and site selection. In January of 2018, he was part of the team that launched RESOLUT RE, New Mexico division. As Assistant Vice President, he will continue to service his tenant rep clients with analytics, research and site selection services, his landlord rep clients with leasing up their properties, and his investors with fulfilling their commercial real estate investment goals, through acquisitions and dispositions.

During his career, Daniel has helped many property owners dispose of their commercial assets and is constantly identifying off-market opportunities for local and national investors. He takes pride in making sure his clients' goals and objectives are clearly outlined and met. He turns over every rock and finds deals that are not discernable to the untrained eye. His passion for commercial real estate and, more importantly, how it impacts businesses and people, gives him the passion and the drive to go the extra mile for his clients day-in and day-out.

Daniel is a member of the REALTORS® Association of New Mexico (RANM), the New Mexico CCIM Chapter and of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

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DALLAS

5151 Belt Line Rd
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Dallas, Texas 75254

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10127 Morocco St
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San Antonio, Texas 78216

SOUTH TEXAS

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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).

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