



NNN MULTI-TENANT INDUSTRIAL INVESTMENT

NEQ MIDWAY PARK BLVD NE & MIDWAY PL NE
6020 Midway Park Blvd NE, Albuquerque, NM 87109



OFFERING MEMORANDUM



PRICE
\$2,390,617.079



CAP RATE
6.35%



NOI
\$151,804.23



GLA
12,083 SF

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Rob Powell, CCIM
Owner/Chief Executive Officer
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BUILDING OVERVIEW

PROPERTY ADDRESS	6020 Midway Park Boulevard NE, Albuquerque, NM 87109
LOCATION	NEQ Midway Park Blvd NE & Midway PI NE
SUBMARKET	N I-25
COUNTY	Bernalillo
SQUARE FOOTAGE	12,083 SF
LOT SIZE	1.44 AC
ZONING	NR-BP
CURRENT OCCUPANCY	100%



DEMOGRAPHIC SNAPSHOT (3 MILES)



81,168
2024 POPULATION
3 MILE RADIUS



\$91,380
2024 AVERAGE INCOME
3 MILE RADIUS



122,716
2024 DAYTIME POPULATION
3 MILE RADIUS



23,690 VPD
OSUNA BLVD



PRICE
\$2,390,617.79



CAP RATE
6.35%



NOI
\$151,804.23



GLA
12,083 SF

6020 Midway Park is a Multi-Tenant OWH investment in Albuquerque's N-I25 Corridor. This property presents an exceptional NNN investment opportunity with existing stable cash-flow with upside potential. The multi-tenant setup allows for diversified revenue streams, and the high demand for industrial space in Albuquerque ensures long-term occupancy. Rental rates average \$12.42 PSF providing significant upside of 20% if when all rents are brought to market rents of \$14.00 PSF. The strategic location, modern facilities, and ideal unit size make it an attractive option for a wide range of small businesses. The parking lot has recently been resurfaced and striped, roof and HVAC well maintained.

This property is located in the N-I25 submarket that is a market leader for occupancy and rental rates in New Mexico. Occupancy rates within this submarket, and within the OWH category, are over 97%. This submarket is so desirable due to its centralized location within the metro, its proximity to high income communities, and its relative safety compared to the rest of the ABQ MSA.





submaterial

Locally owned and operated Fire and Security System provider, specializing in Commercial Fire and Security with over 50 years experience. Alarm.com and NICET certified.

Submaterial specializes in handcrafted design pieces that seamlessly blend art and function for modern interiors, emphasizing natural and sustainable materials like wool felt, cork, wood, and leather. Their made-to-order designs, ranging from residential panels to commercial installations, are marked by their modularity, allowing for customization and easy installation. From their roots in the Pacific Northwest to their current New Mexico studio, Submaterial remains committed to both beautiful, eco-friendly products and the skilled artisans who create them.



A full service roofing contracting firm organized for the purpose of replacing, repairing, restoring and maintaining quality roofing systems while achieving and maintaining the highest levels of customer service and satisfaction. It is their goal to be an asset to our community by providing quality work, meaningful relationships, and by providing healthy and safe employment opportunities to our team.



A leading transportation data services company with over 20 years of experience working with public and private clients of all sizes. A trusted industry leader in developing an array of tailored data collection solutions for efficient, accurate, and cost-effective programs. ATD's solutions cover traffic counts, turning movements, origin/destination, pedestrian, radar speed, Bluetooth, parking, asset inventory, crash diagrams, and more.



N-Hance Wood Refinishing of ABQ specializes in high-quality cabinet makeovers with a focus on durability and efficiency, offering a superior finish through their unique Lightspeed UV Instant Curing process. As a locally owned and operated company, they provide cost-effective alternatives to cabinet replacement, featuring customizable options and a quick turnaround time of 3-5 days. Their service enhances your cabinets with a factory-quality finish, minimizing hassle and maximizing style while allowing you to allocate your budget towards other home improvements.



Scuba 8, based in the high desert of Rio Rancho and Albuquerque, has been providing unique scuba diving experiences since 2012. Despite the desert surroundings, they have expertly located prime diving spots and are dedicated to helping clients embark on underwater adventures, whether near or far.



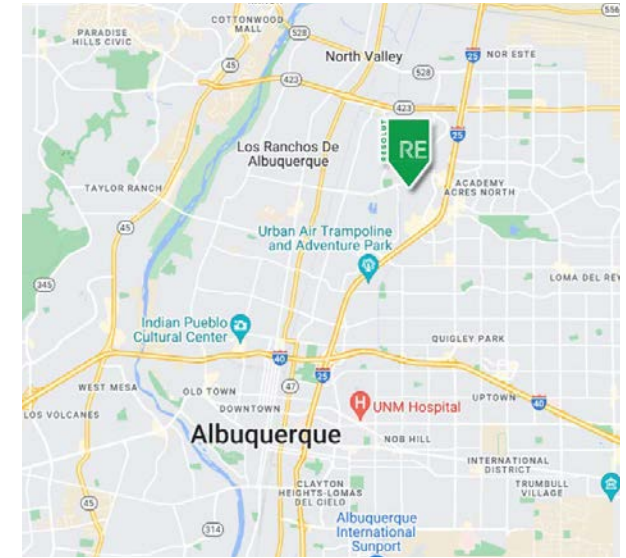
Luminarias Limited brings holiday magic to Albuquerque, Rio Rancho, Santa Fe, and surrounding areas with professional, creative, and hassle-free holiday lighting services. Specializing in unique artistic touches and skilled installations, they handle everything from outdated lights to storage, ensuring a seamless and festive experience for both homes and businesses. With decades of local expertise, Luminarias Limited is your go-to choice for transforming your holiday season.



LOCATION OVERVIEW | NNN MULTI-TENANT INDUSTRIAL INVESTMENT

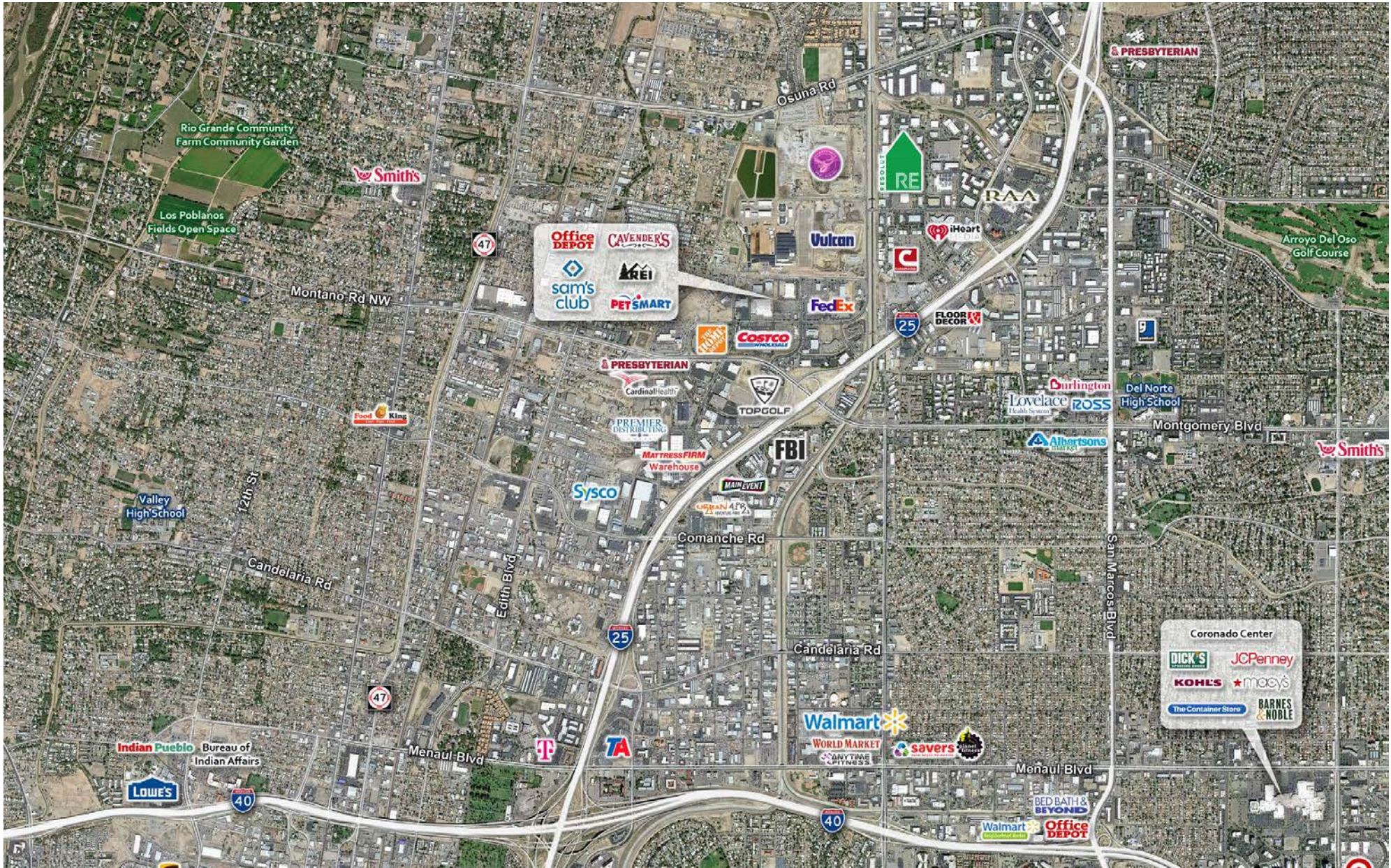


LOCATION OVERVIEW | NNN MULTI-TENANT INDUSTRIAL INVESTMENT



This multi-tenant office-warehouse investment is strategically situated in the highly sought-after N 1-25 Corridor of Albuquerque. This area is the most sought after Industrial corridor in the Albuquerque MSA, and arguably in New Mexico. Offering convenient access to I-25 and Paseo Del Norte, this property is ideal for businesses seeking a convenient location to the entire Albuquerque MSA and business friendly location. The versatile spaces are designed to accommodate a variety of tenants and have the ability to easily “flex” to allow for more office or warehouse., making it an attractive investment opportunity with robust potential for consistent income and appreciation.

LOCATION OVERVIEW | NNN MULTI-TENANT INDUSTRIAL INVESTMENT





DANIEL KEARNEY
PRINCIPAL

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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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Prior to joining RESOLUT RE, Austin Tidwell was one of the top producing brokers at Allen Sigmon Real Estate Group, a New Mexico development, brokerage and property management team that was ranked in the top 5 commercial real estate brokerage firms since 2013. He has extensive knowledge of the development/ redevelopment process and with identifying value-add opportunities as it pertains to the purchase of investment properties.

Austin is one of the founding members for the RESOLUT RE New Mexico office and has excelled with his specialization in retail leasing and investment sales throughout the state of New Mexico. Over the years, Austin has worked with national and local companies like Napa Auto Parts, American Freight Furniture & Mattress, 7Brew Coffee, Carvana, Albuquerque ER & Hospital, Air Force Research Laboratories, Batteries Plus and many more. In addition to tenant representation, his main strength has been in landlord and seller representation. With more than 50 active listings, Austin continually uses creative mediums to promote available properties on behalf of his clients; including premium listings on multiple online listing sites, articles in newspapers and trade journals and with the use of social media and video. This adoption of new media has given RESOLUT RE New Mexico a strong advantage over several other brokerage when it comes to finding the right buyer or tenant for their available commercial properties.

Austin received his Bachelor of Business Administration from the University of New Mexico, with a concentration in Marketing. He is also the incoming Board of Directors President for the New Mexico CCIM Chapter and received his CCIM Designation in 2021.

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ROB POWELL
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Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies. Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019. He has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others. He owns and manages commercial real estate and has real estate investments in various locations throughout the Southwest Region of the United States. Rob's investments include retail shopping centers, a manufactured housing community, an industrial park, residential apartment buildings, commercial land, a Hilton and Marriott Hotel, and storage facilities. He graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.Centers (ICSC).

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