



# CORPORATE GUARANTEE HARBOR FREIGHT

SWQ OF CENTRAL AND ATRISCO  
4410 CENTRAL AVE SW, ALBUQUERQUE, NM 87110



## OFFERING MEMORANDUM



PRICE  
**\$2,502,031**



CAP RATE  
**6.25%**



NOI  
**\$156,376.96**



GLA  
**16,376 SF**

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### INVESTMENT OVERVIEW

PROPERTY ADDRESS	4410 Central Avenue Southwest
LOCATION	SWQ of Central and Atrisco
SUBMARKET	South Valley
COUNTY	Bernalillo
LOT SIZE	2.64
ZONING	MX-M
YEAR BUILT/ RENOVATED	1970/2019
CURRENT OCCUPANCY	100%
LEASE TYPE	NN
TAXES/CAM/INSURANCE	Tenant Responsibility
ROOF/STRUCTURE	Landlord Responsibility
COMMENCEMENT DATE	06/10/2016
TERM EXPIRATION	04/30/2030
OPTIONS	Four(4) 5-YEAR OPTIONS
GUARANTOR	Corporate



### DEMOGRAPHIC SNAPSHOT (3 MILES)



**104,528**  
2024 POPULATION  
3 MILE RADIUS



**\$79,526**  
2024 AVERAGE INCOME  
3 MILE RADIUS



**86,707**  
2024 DAYTIME POPULATION  
3 MILE RADIUS



**25,532 VPD**  
CENTRAL AVE

## THE OFFERING

- A 2019 renovated 16,376 square foot freestanding building on a 2.64-acre lot leased to HARBOR FREIGHT TOOLS in Albuquerque, NM until April 30th.
- Price: \$2,502,031 – 6.25% Cap rate
- 5% Annual NN increase cap
- Owner financing is available

## LEASE/TENANT

- 2019 renovated Harbor Freight Tools
- Over 1,400 locations in the United States
- NN lease structure
- Lease at \$11 PSF: below market rents
- Corporate guarantee lease

## REAL ESTATE / AREA STRENGTHS

- Freestanding 16,376 SF with Harbor Freight Tools
- 2.64 acre lot with large pylon sign
- On-site ATM
- In a high retail trafficked corridor with national co-tenancy including Burlington, Ross Dress for Less, Conn's, Home Plus, Five Below, Starbucks, etc



## HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

Harbor Freight Tools, headquartered in Calabasas, California, is a leading national retailer specializing in affordable, high-quality tools and equipment. Founded in 1977, the company has expanded to over 1,300 stores across 48 states, serving millions of customers. Offering a wide range of products, including hand tools, power tools, automotive equipment, and more, Harbor Freight is known for providing substantial cost savings—often up to 80% lower than competitors—while maintaining reliable quality. Their customer base includes contractors, industrial users, and DIY enthusiasts.

With reported annual revenues exceeding \$7 billion, Harbor Freight has established itself as a financially strong and stable company. They have built a reputation for value and customer satisfaction, offering a lifetime warranty on hand tools and consistently updating their product lines to meet demand.

For commercial real estate investors, Harbor Freight is a highly desirable tenant. The company typically signs long-term leases in high-traffic retail locations, generating consistent foot traffic and attracting complementary businesses. Harbor Freight's financial stability and continued growth make them a low-risk, nationally credited tenant, ensuring reliable rental income for property owners. Their significant national footprint and successful business model enhance the long-term value of any commercial property investment.



## RENT ROLL

Tenant	Approx. Rentable SF	Annual Gross Rent	Monthly Rent	Rent PSF	NN PSF	NN Annual	Lease Expiration	Options
Harbor Freight	16,376	\$ 180,135.96	\$ 15,011.33	\$ 11.00	\$ 2.00	\$ 32,752.00	4/30/30	(4) 5 Year
Bank of America ATM		\$ 13,009.00	\$ 1,084.08				11/9/26	(2) 5 Year
<b>Totals</b>	<b>16,376</b>	<b>\$ 193,144.96</b>	<b>\$ 16,095.41</b>			<b>\$ 32,752.00</b>		

## APOD

	Totals	PSF
<b>Income</b>		
Potential Rental Income	\$ 193,144.96	\$ 11.79
Expense Reimbursements	\$ 32,752.00	\$ 2.00
<b>Gross Operating Income</b>	<b>\$ 225,896.96</b>	<b>\$ 13.79</b>
<b>Expenses</b>		
Property Taxes	\$ 16,318.00	\$ 1.00
Property Insurance	\$ 11,454.00	\$ 0.70
CAM	\$ 41,748.00	\$ 2.55
<b>Net Operating Expenses</b>	<b>\$ 69,520.00</b>	<b>\$ 4.25</b>
<b>Net Operating Income</b>	<b>\$ 156,376.96</b>	
<b>Offering Price</b>	<b>\$ 2,502,031.36</b>	
<b>Capitalization Rate</b>	<b>6.25%</b>	
<b>Price Per SF</b>	<b>\$ 152.79</b>	

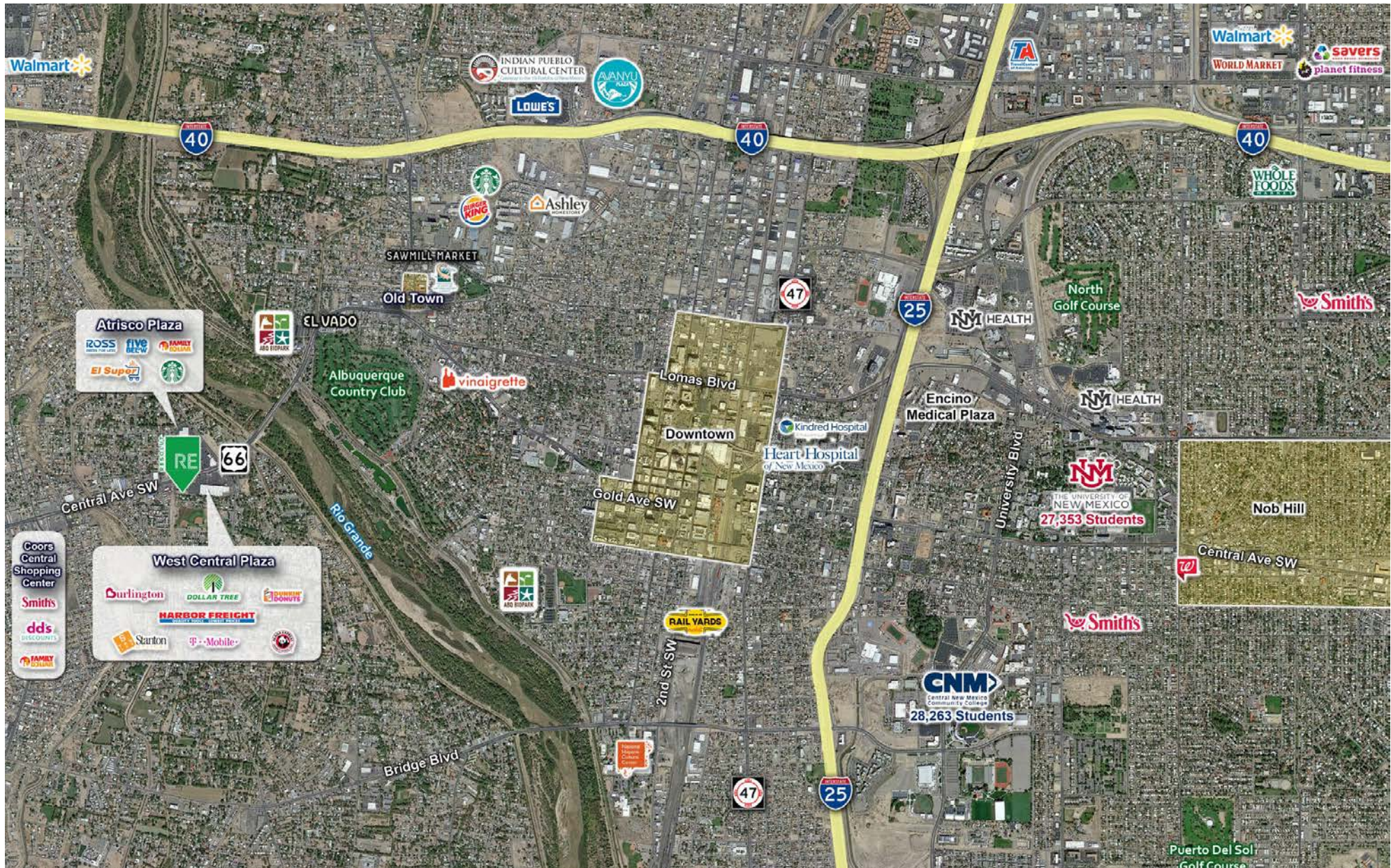


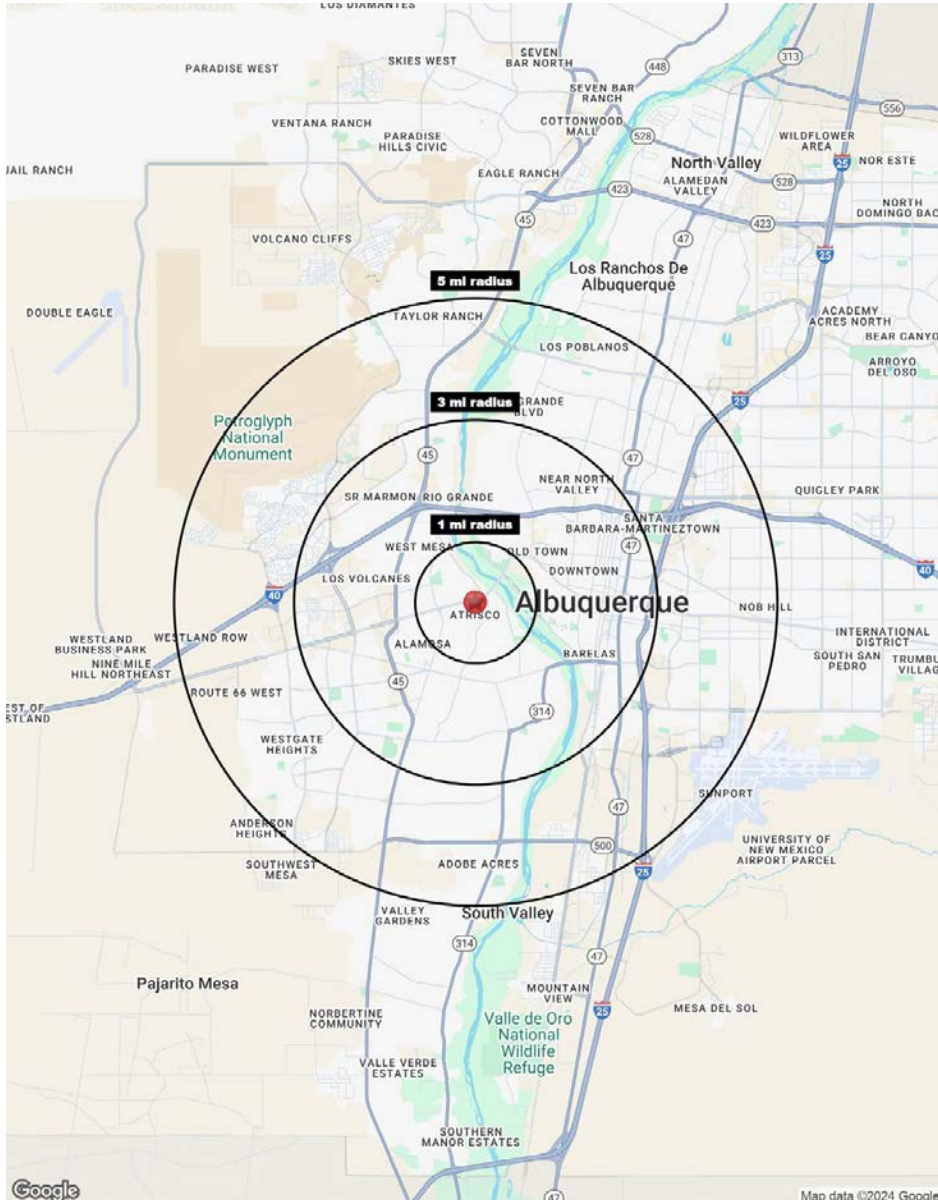
## LOCATION OVERVIEW | CORPORATE GUARANTEE HARBOR FREIGHT











<b>4410 Central Ave SW Albuquerque, NM 87105</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2024 Estimated Population	10,957	104,528	234,172
2029 Projected Population	10,663	102,136	229,214
2020 Census Population	11,252	106,921	238,011
2010 Census Population	11,579	106,653	233,138
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-0.4%	-0.1%	-
2024 Median Age	36.9	36.6	36.1
<b>Households</b>			
2024 Estimated Households	4,102	42,933	94,534
2029 Projected Households	4,009	42,208	93,114
2020 Census Households	4,044	42,139	92,547
2010 Census Households	3,990	40,012	87,288
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.2%	0.5%	0.6%
<b>Race and Ethnicity</b>			
2024 Estimated White	40.4%	44.4%	46.1%
2024 Estimated Black or African American	2.3%	3.6%	3.7%
2024 Estimated Asian or Pacific Islander	0.6%	1.4%	2.1%
2024 Estimated American Indian or Native Alaskan	3.3%	4.4%	4.3%
2024 Estimated Other Races	53.4%	46.2%	43.9%
2024 Estimated Hispanic	75.4%	66.7%	62.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$69,911	\$79,526	\$86,767
2024 Estimated Median Household Income	\$50,514	\$57,287	\$63,118
2024 Estimated Per Capita Income	\$26,205	\$32,844	\$35,210
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	11.5%	6.0%	5.4%
2024 Estimated Some High School (Grade Level 9 to 11)	10.5%	8.2%	7.2%
2024 Estimated High School Graduate	35.3%	28.9%	26.7%
2024 Estimated Some College	14.3%	19.4%	20.6%
2024 Estimated Associates Degree Only	6.9%	8.4%	8.4%
2024 Estimated Bachelors Degree Only	13.1%	18.0%	18.0%
2024 Estimated Graduate Degree	8.4%	11.1%	13.8%
<b>Business</b>			
2024 Estimated Total Businesses	269	6,202	12,369
2024 Estimated Total Employees	1,292	51,172	109,186
2024 Estimated Employee Population per Business	4.8	8.3	8.8
2024 Estimated Residential Population per Business	40.8	16.9	18.9

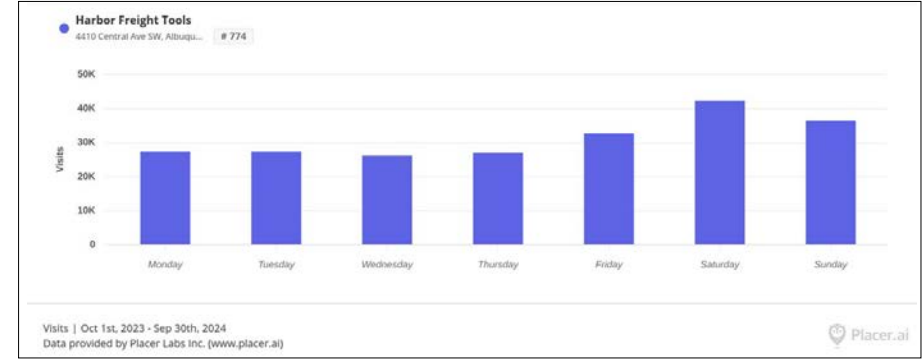
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OVERVIEW

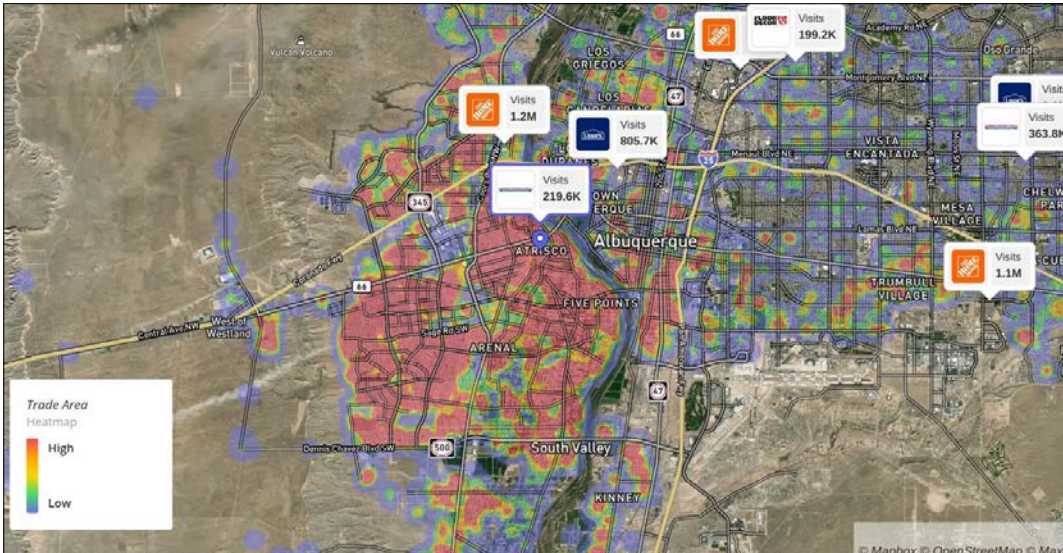
Harbor Freight Tools 4410 Central Ave SW, Albuquer... # 774			
Visits	219.6K	Avg. Dwell Time	19 min
Visits / sq ft	11.66	Visits YoY	+9.5%
Size - sq ft	18.8K	Visits Yo2Y	+25.2%
Visitors	95.4K	Visits Yo3Y	+13.5%
Visit Frequency	2.3		

Oct 1st, 2023 - Sep 30th, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)

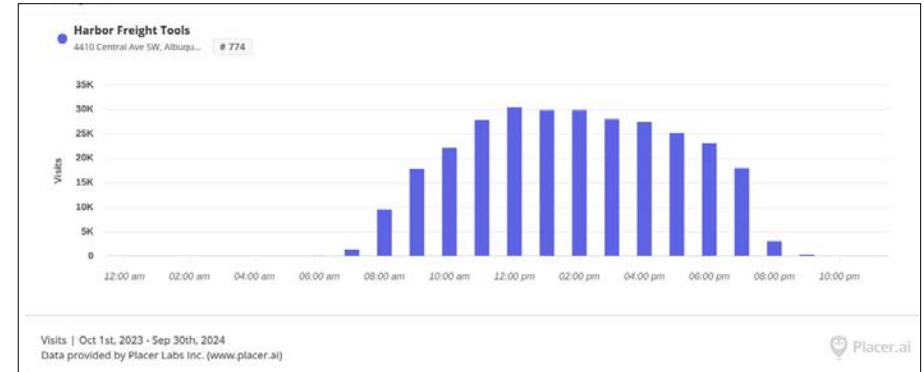
DAILY VISITS



MARKET LANDSCAPE



HOURLY VISITS





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**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:

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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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