



# US ELECTRIC INDUSTRIAL SALE/LEASEBACK INVESTMENT

SWC ACOMA RD SE AND CALIFORNIA ST SE  
301 CALIFORNIA ST SE, ALBUQUERQUE, NM 87108



## OFFERING MEMORANDUM



PRICE  
**\$1,800,000**



CAP RATE  
**8.86%**



NOI  
**\$159,400**



GLA  
**11,500 SF**

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## INVESTMENT OVERVIEW

PROPERTY ADDRESS	301 California Street Southeast Albuquerque, NM 87108
LOCATION	SWC Acoma Rd SE and California St SE
SUBMARKET	Southeast Heights
COUNTY	Bernalillo
LOT SIZE	1 AC
ZONING	NR-C (C-3)
CURRENT OCCUPANCY	100%
CEILING HEIGHT	16' at wall, 24' at peak
INTERNET ACCESS	Yes
ROOF TYPE	Metal
HVAC TYPE	Refrigerated air in office area. Swamp cooler and heat in warehouse areas
POWER	3 phase 480/277 200 AMP



PROPERTY HIGHLIGHTS

- Total Building SF: 11,000
  - 5,500 SF warehouse
  - 6,000 SF office/warehouse (3,750 SF office, 2,250 SF warehouse)
- Clear Height in warehouse: 16" - 24'
- Four roll up doors, grade level (16'x16')
- Total acreage: +/- 1 acre
- Property fully fenced with a security system
- Power: 3 Phase - 480/277 200 AMP
- Covered Equipment Parking area
- Year Built: 2005 and 2019
- Abundant parking and storage for vehicles, equipment, materials, etc
- HVAC in office space, swamp coolers in the warehouses

ASSET PROFILE

- US Electric - Albuquerque, NM
  - 301 California St. SE Albuquerque, NM 87108
  - 304 California St. SE Albuquerque, NM 87108
  - 6404 Acoma Rd. SE Albuquerque, NM 87108 (Lot 1, 6, 23)
- **Asset Type:** Single-Tenant Industrial
- **Occupancy:** 100%
- **Lease Structure:** Absolute NNN
- **Proposed NOI:** \$159,400
- **Cap Rate:** 8.86% Cap
- **Sale Price:** \$1,800,000



## PROPERTY OVERVIEW

The US Electric Facility in Albuquerque, New Mexico, comprises two buildings. 1) Office/Warehouse building, approximately 6,000 sqft (Office: 3,750 sqft Warehouse: 2,250 sqft) AND 2) 5,000 sqft Warehouse Building. Abundant open space/yard(s) and covered parking for vehicles, equipment, materials, etc. The property is well-positioned for future expansion needs and or yard-intensive uses.

### Property Size and Occupancy

- Property Size: 11,500 SF
- Tenant: 1
- Total Occupied Space: 11,500 SF

### Proposed NNN Lease Structure

- Land Lord Responsibilities: NONE
- Tenant Expenses: 100%
- Proposed Term: 36 months
- Proposed Escalations: 3% Annually
- Renewal Options: Two (2) one year options

### Proposed Scheduled Net Operating Income:

- Base Rent: \$13, 283.33 per month
- NOI: \$159,400
- 100% Absolute NNN





U.S. Electrical Corporation (USEC), established in 1996, is a local business and a licensed contractor in New Mexico and Colorado. With various state licenses, USEC employs skilled journeymen electricians and is affiliated with IBEW Local 611, highlighting their commitment to quality standards. The company specializes in a wide range of electrical services, including design/build projects, primary medium voltage underground cable systems, and substations. USEC prides itself on its versatility, offering expertise across multiple industry segments, such as industrial, government, commercial, utility, and elevator services.

USEC has extensive experience working on industrial projects, including manufacturing facilities, water treatment plants, and oil & gas plants. They also serve government clients, performing projects for Air Force bases and Department of Energy (DOE) facilities, and are a preferred contractor for a major DOE site in New Mexico. In the commercial and utility segments, USEC handles projects ranging from lighting upgrades for universities to building substations and underground power systems for public and private utilities. Additionally, they provide specialized elevator maintenance and modernization services, covering various well-known brands. With a skilled workforce and access to additional manpower through local labor unions, USEC has the capacity to handle large-scale projects efficiently.

## PROPOSED RENT SCHEDULE AND LEASE ABSTRACT

Base Rent (Proposed)			
Year	Monthly Rent	Annual Rent	Annual Rent Increase
1	\$13,283.33	\$159,399.96	
2	\$13,681.83	\$164,181.96	3%
3	\$14,092.28	\$169,107.42	3%

## TENANT OVERVIEW

Company Profile   US Electric	
Company	US Electric
Headquarters	Albuquerque, NM
Year Founded	1996
Revenue 2023	\$24M
Projected Revenue 2024	\$25M
Number of Employees	115
Public/Private Company	Private
Website	<a href="http://www.uselectricalcorp.com">www.uselectricalcorp.com</a>





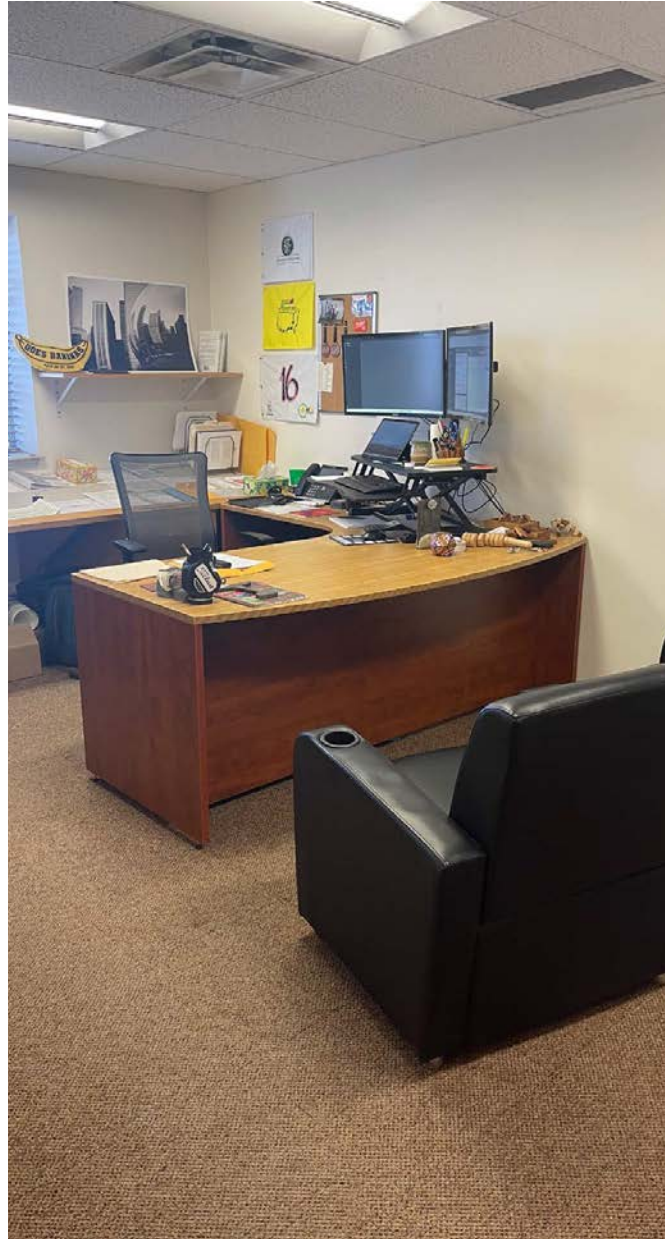


# PARKING LOT PHOTOS | US ELECTRIC INDUSTRIAL SALE/LEASEBACK INVESTMENT

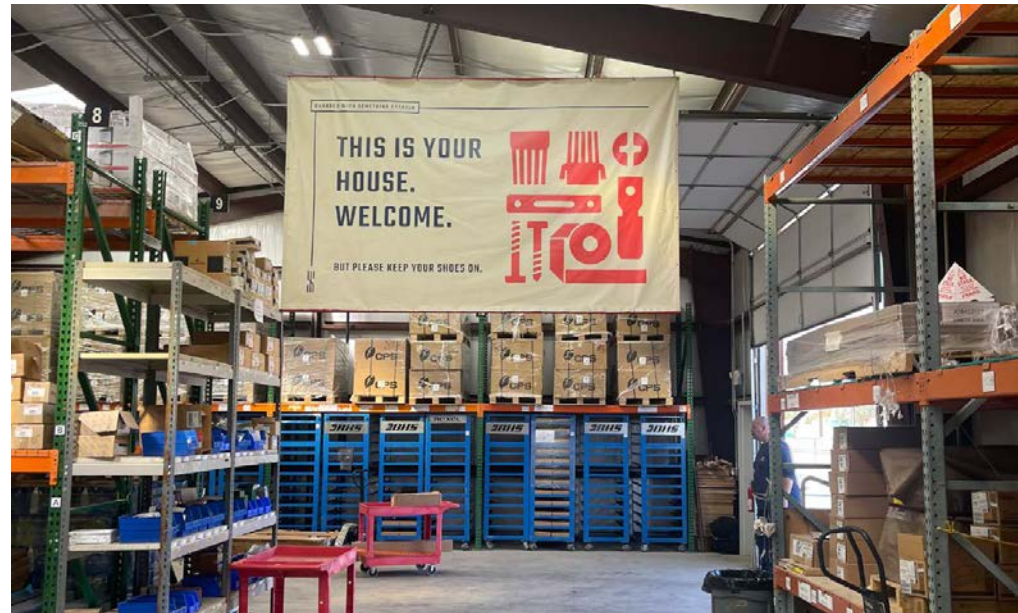


## INTERIOR KITCHEN PHOTOS | US ELECTRIC INDUSTRIAL SALE/LEASEBACK INVESTMENT



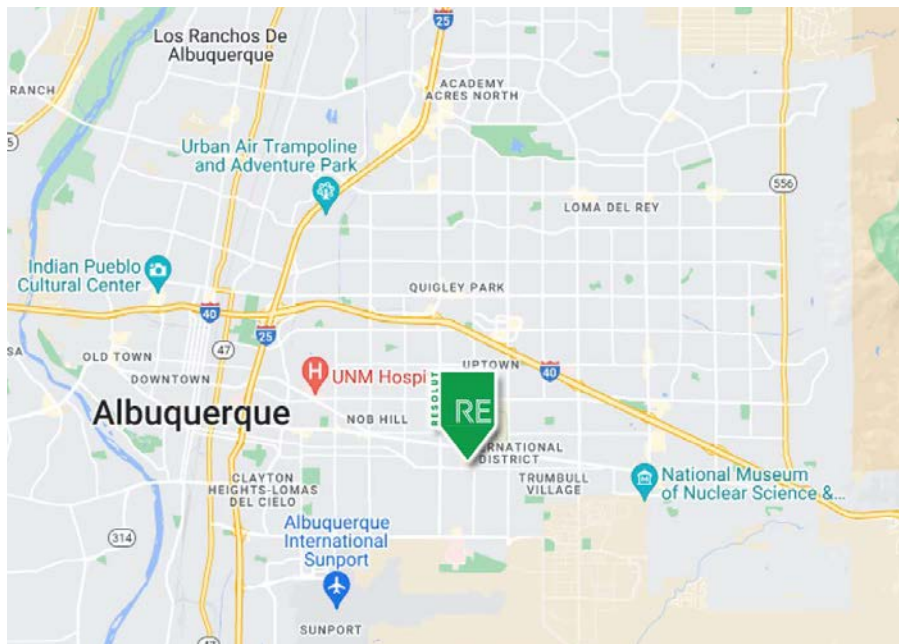


## INTERIOR WAREHOUSE PHOTOS | US ELECTRIC INDUSTRIAL SALE/LEASEBACK INVESTMENT

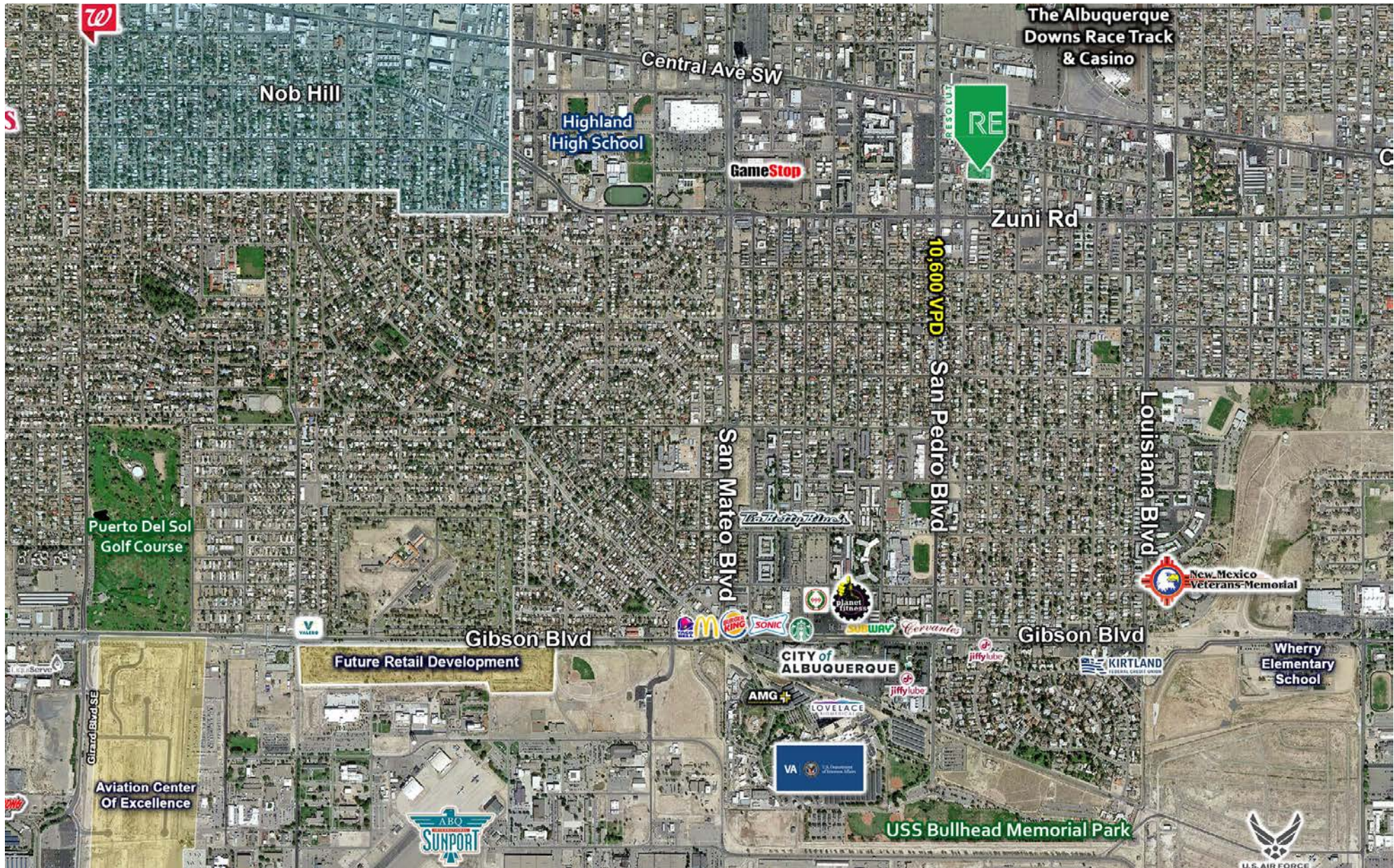


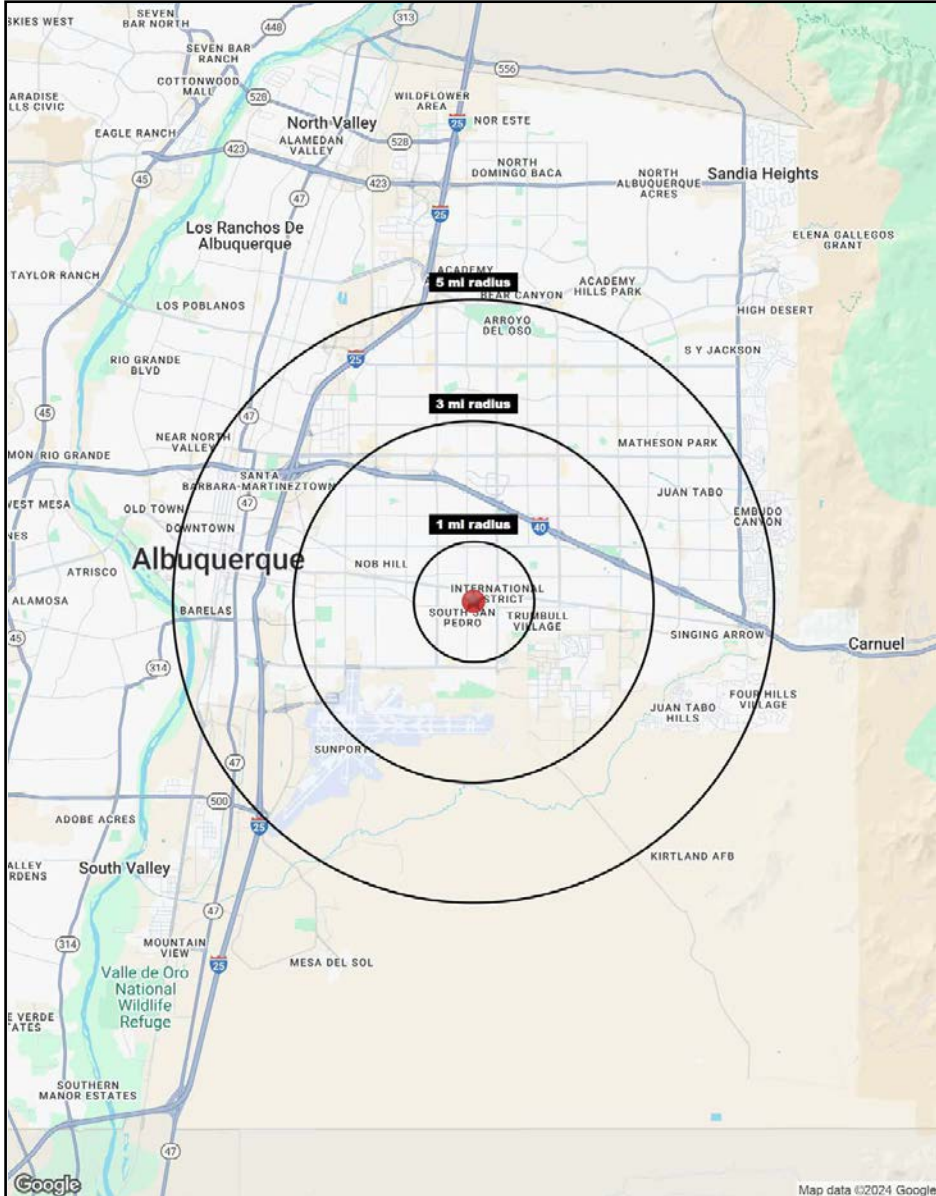
301 California St SE in Albuquerque, New Mexico, is situated within Albuquerque's International District, a culturally diverse neighborhood known for its variety of international restaurants and grocery stores. The district encompasses several communities, including Fair West, La Mesa, South San Pedro, Trumbull Village, and Elder Homestead. It is bounded by San Mateo Boulevard, Lomas Boulevard, Wyoming Boulevard, and Gibson Boulevard.

The area is well-connected by public transportation, with ABQ Ride operating multiple bus routes along Central Avenue, Zuni Road, and Gibson Boulevard. Additionally, the Albuquerque Rapid Transit (ART) system serves the district, providing convenient access to various parts of the city.



## LOCATION OVERVIEW | US ELECTRIC INDUSTRIAL SALE/LEASEBACK INVESTMENT





301 California St SE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	21,250	105,637	250,168
2029 Projected Population	20,632	103,294	244,986
2020 Census Population	21,624	105,996	250,704
2010 Census Population	21,475	107,614	250,261
Projected Annual Growth 2024 to 2029	-0.6%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-	-0.1%	-
2024 Median Age	38.1	38.3	38.3
<b>Households</b>			
2024 Estimated Households	9,943	49,191	116,088
2029 Projected Households	9,699	48,290	114,177
2020 Census Households	9,623	48,165	113,818
2010 Census Households	9,455	47,181	110,198
Projected Annual Growth 2024 to 2029	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	45.4%	54.3%	55.3%
2024 Estimated Black or African American	7.1%	5.0%	4.9%
2024 Estimated Asian or Pacific Islander	2.9%	3.6%	3.7%
2024 Estimated American Indian or Native Alaskan	7.8%	5.5%	5.5%
2024 Estimated Other Races	36.7%	31.7%	30.5%
2024 Estimated Hispanic	51.9%	45.2%	44.9%
<b>Income</b>			
2024 Estimated Average Household Income	\$54,029	\$81,210	\$83,026
2024 Estimated Median Household Income	\$40,773	\$59,148	\$60,608
2024 Estimated Per Capita Income	\$25,790	\$38,289	\$38,838
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	7.5%	4.5%	3.6%
2024 Estimated Some High School (Grade Level 9 to 11)	10.5%	5.8%	5.6%
2024 Estimated High School Graduate	28.2%	22.1%	21.9%
2024 Estimated Some College	21.5%	19.7%	21.6%
2024 Estimated Associates Degree Only	7.1%	9.3%	9.2%
2024 Estimated Bachelors Degree Only	15.1%	20.7%	20.7%
2024 Estimated Graduate Degree	10.2%	18.0%	17.4%
<b>Business</b>			
2024 Estimated Total Businesses	1,301	8,267	19,373
2024 Estimated Total Employees	7,305	72,098	165,202
2024 Estimated Employee Population per Business	5.6	8.7	8.5
2024 Estimated Residential Population per Business	16.3	12.8	12.9

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**PRINCIPAL**

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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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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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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).

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