

LOMAS SHOPPING CENTER-INVESTMENT SALE

NE CORNER OF LOMAS AND WALKER
9901 - 9931 LOMAS BLVD NE, ALBUQUERQUE, NM 87112



OFFERING MEMORANDUM



SOLD



GLA
12,405 SF

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EXECUTIVE SUMMARY | LOMAS SHOPPING CENTER – INVESTMENT SALE

INVESTMENT OVERVIEW

PROPERTY ADDRESS	9901 – 9931 Lomas Blvd NE Albuquerque, NM, 87112
LOCATION	NE Corner of Lomas and Walker
SUBMARKET	NE Heights
COUNTY	Bernalillo
LOT SIZE	1.15 AC
PARKING RATIO	6.22/1,000 SF
Frontage	430'
Year Built	1977
ZONING	MX-L (C-1)
CURRENT OCCUPANCY	93%
INTERNET ACCESS	Yes
ROOF TYPE	Flat
SIGNAGE	Two Plyon Signs
HVAC TYPE	HVAC
POWER	Single Phase
SELLER FINANCE TERMS	20% down, 6% interest, 30 year amrt, 5 year balloon



PROPERTY OVERVIEW

9901-9931 Lomas Blvd NE retail investment opportunity is a high-traffic area within the Northeast Heights submarket. Positioned near the intersection of Lomas Blvd and Eubank Blvd, ensuring excellent visibility and accessibility for customers and tenants. This retail strip center includes various established tenants, which contribute to steady rental income streams. With a Local tenant base and a desirable commercial setting, the property offers consistent income and potential, ideal for retail investors. Surrounded by dense residential neighborhoods, and across the street from Los Altos Park, the location supports demand for retail services. This property has great Ingress/Egress options, High visibility on Lomas, and features two prominent monument signs. Great way to get cash flow while preparing for future redevelopment opportunities.

LOCATION OVERVIEW

9901-9931 Lomas Blvd NE, Northeast Heights submarket, one of the city's most desirable commercial areas. This region offers several advantageous features for retail and investment opportunities. The property is situated near the intersection of Lomas Blvd NE and Eubank Blvd NE, two major arterial roads that ensure high visibility and accessibility. This location experiences significant vehicular and pedestrian traffic daily, making it ideal for retail tenants. The Northeast Heights submarket is characterized by dense residential areas, providing a steady customer base for retail businesses. The surrounding neighborhoods feature a mix of middle to upper-income demographics. The area hosts a variety of complementary retail and service businesses, enhancing the attractiveness of the location for tenants. Its proximity to other shopping centers and local amenities makes it a key retail destination in Albuquerque. Easy access to public transportation and proximity to Interstate 40 make the location highly convenient for both customers and employees.



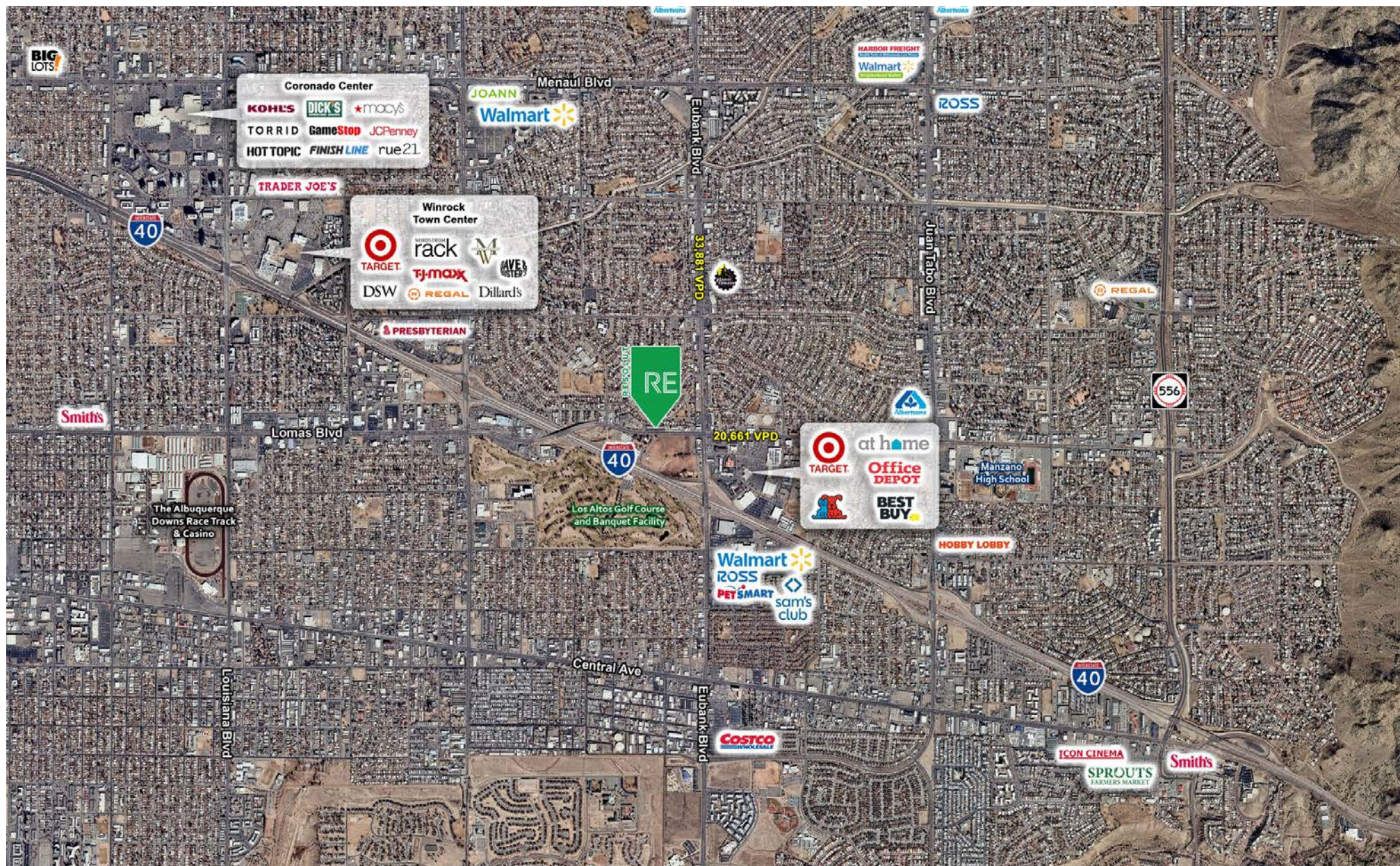
SITE PLAN | LOMAS SHOPPING CENTER – INVESTMENT SALE



LOCATION OVERVIEW | LOMAS SHOPPING CENTER – INVESTMENT SALE



LOCATION OVERVIEW | LOMAS SHOPPING CENTER – INVESTMENT SALE





BILLY LEHMANN
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Billy Lehmann is an Albuquerque native and founder of Rio Grande Automotive in the North Valley, where he gained valuable experience in, and an affinity for, commercial leasing and purchasing processes during his 13 years of ownership. Sparked by this experience, he sold his business in 2021 to pursue his passion for commercial real estate full time, beginning with personal investment in properties. Wanting to use his experience to help others on their commercial real estate path, Billy joined the New Mexico office of RESOLUT RE in 2023 where he facilitates landlord/tenant relations as well as seller/buyer transactions in the green chile capital of the world!

"The team atmosphere at RESOLUT RE is not comparable to any other commercial real estate brokerage. The collaboration between clients and brokers nationwide is what sets RESOLUT RE apart from everyone else."

– Billy Lehmann

FOR MORE INFORMATION PLEASE VISIT:

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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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