

ALBUQUERQUE TRADE CENTER

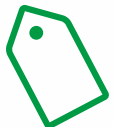
100% Leased Multi-Tenant Industrial Investment

SEQ Pan American Fwy & Comanche Rd

3520 -3540 Pan American Freeway NE

Albuquerque, NM 87107

RESOLUT



\$7,960,000
Price



5.5%
CAP RATE

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ALBUQUERQUE TRADE CENTER

- 60,511 Square foot industrial complex spread over 3 multi-tenant buildings
- Irreplaceable location with frontage on I-25 and easy access to the Big-I
- Located within the North I-25 submarket with less than 1% industrial vacancy and a net absorption over the past year of more than 210,000 SF
- Diverse tenant mix with distribution, manufacturing, lab space, fitness, healthcare and office uses
- Excellent investment opportunity in a tight industrial market with great upside on rent growth potential

Confidential Memorandum and 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. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

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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PRICE:
\$7,960,000



CAP RATE:
5.5%



INVESTMENT PROPERTY

Price	\$7,960,000
Capitalization Rate	5.5%
NOI	\$438,054.73
Price Per Square Foot	\$131.55

PROPERTY HIGHLIGHTS

Property Address	3520-3540 Pan American Freeway Albuquerque, NM 87107
Location	SEQ Pan American Fwy & Comanche Rd
County	Albuquerque
Gross Leasable Area	60,511 SF
Zoning:	NR-LM
Year Built	1974
Occupancy	100%
Average Lease Rate	\$9.06 PSF

Albuquerque Trade Center

OVERVIEW



Albuquerque Trade Center

INVESTMENT OVERVIEW:

The Albuquerque Trade Center is a 60,511 square foot industrial complex, made up of three buildings, located in the North I-25 Submarket of Albuquerque. The center is fully leased, consisting of 16 tenants with a variety of distribution, manufacturing, lab space, fitness, healthcare, office uses and more. The property also benefits from additional revenue coming from the billboard on the property and rent being paid on monument signage on a monthly basis. Within this historically hot industrial market, the center has seen great leasing activity, increasing the asking rent for new leases and renewing current tenants at market rent and on NNN lease structures. Three tenants have already been converted with the opportunity in the next 18 months for 5 more leases to be improved; thus increasing the revenue and tenant reimbursements. A quick analysis showcasing these 5 renewals or new leases to market rent with a NNN lease structure would bring the pro forma cap rate at the asking price to a 6.41% by the end of 2023. The sale of the Albuquerque Trade Center is a very rare opportunity for an investor to purchase an irreplaceable piece of real estate that has been stabilized with cashflow day one and provides for great upside in a very tight industrial market.

LOCATION OVERVIEW:

This center is perfectly positioned for the future of Albuquerque, given direct frontage, with monument signage, to I-25 and just minutes away from the Big-I interchange between I-25 and I-40. The center features right in/ right out access to the frontage road and provides for full truck circulation throughout the site. When it comes to submarkets, the North I-25 Submarket is the best and brightest for industrial assets. The Albuquerque Trade Center is among 20.4 million square feet of industrial space that makes up this submarket, which has seen over 210,000 square feet absorbed during the past year. The submarket is down to 1% vacancy and as a reflection, rents have grown 6.3% over the past year to an average \$12.06 per square foot on a NNN lease structure. With very few new construction projects planned for the submarket, this center will continue to be a very desirable option for industrial tenants within this desirable industrial submarket.

APOD



Albuquerque Trade Center

INCOME	TOTAL	PSF
Potential Rental Income	\$539,535.00	\$8.92
Tenant Reimbursements	\$73,754.37	\$1.22
Billboard Income	\$21,000.00	
Gross Operating Income	\$634,289.37	\$10.14

EXPENSES		
Real Estate Taxes	\$36,204.00	\$0.60
Real Estate Insurance	\$28,700.00	\$0.47
Property Management	\$23,823.64	\$0.39
Repairs & Maintenance	\$69,082.00	\$1.14
Utilities	\$38,125.00	\$0.63
Bank Fee	\$300.00	\$0.00
Net Operating Expenses	\$196,234.64	\$3.24

Net Operating Income	\$438,054.73
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TENANT PROFILE

THE LAB SCREEN PRINTING & EMBROIDERY (3520A)

The Lab Screen Printing is a company located in Albuquerque, New Mexico that focus on apparel screen printing, digital printing, fabric screen printing, silk screen printing, custom T-Shirt design, embroidery services, graphic design and stickers. Shipping in the U.S. is available.

ANDERSON FAMILY CHIROPRACTIC (3520A1)

The Anderson Family is a happily married couple in Albuquerque, New Mexico who is happy to be the office that takes care of you and your family and puts you back in charge of your health!

RIGHT AT HOME (3520A2)

It doesn't matter if you're here because you're looking for help living independently, or if you want to make sure someone you love has the support they need to stay in their home. We believe there's more to caring for people than just providing in-home assistance. You deserve a care partner that understands the course of your journey and will help navigate the road ahead. Whether it's preparing a meal or providing 24-hour care, we will be there for you.

DAIOHS USA (3520B)

Daiohs USA is committed to providing the latest, most upscale and environmentally friendly options for your business and coffee loving coworkers. With over half a century of service, our customers receive a seamless service from point of sale to point of delivery.

LAD ENGINEERING (3520C/D)

LAD Engineering is a dedicated team of machinists, manufacturing professionals and inspectors that can support your project from prototype to production. We manufacture custom, high quality parts for your budget and timeline. Kendal is the owner and General Manager of LAD Engineering. He has over 25 years of experience as a master machinist and small business owner/operator in the Albuquerque area.

ABSOLUTE RESULTS GYM (3520E)

Master Trainers, Paul and Trish Ferrell CPT have been sowing the seeds of health in The City of Albuquerque since 1992. Specializing in Injury Rehab Strength Training, Antiaging Training, Fitness Evaluation, Weight Loss, Toning, Athletic Training /Cross Training (Youth & Adult), Natural Men's & Women's Bodybuilding, Woman's Figure, and Physique (Competitive & Non), as well as Health Seminars, and Fitness Evaluation Clinics.

NEW AGAIN SURFACE RESTORATION (3520F)

The hard surface cleaning and restoration experts! We are a family-owned company, proudly serving New Mexico since 2013. Starting out with tile & grout cleaning, we have expanded our services to include nearly all hard surfaces including brick cleaning, Saltillo cleaning, colored grout sealer and more. We specialize in both residential & commercial services.

GROOVY MOOSE PRINTING (3530A)

We specialize in Real Estate related printing, signs, posts, and promotional items. We understand you are busy, so at The Groovy Moose, we keep things simple. We are a genuine concierge service that allows you to quickly and easily get what you need to operate your business. A few clicks and you'll have what you need drop shipped at your door or available for pick-up.

KID POWER (3530B/D)

Our treatment philosophy emphasizes a family-centered approach to therapy that supports the child's development and allows for maximum progress. From the initial visit, we incorporate family education and provide individualized home activities and exercise programs. We strive to help families articulate their needs and we support them in becoming an integral part of their child's treatment and overall development.

TENANT PROFILE

PELLA WINDOWS & DOORS (3530G)

Pella Windows & Doors of Albuquerque is proud to provide the homeowners of Bernalillo County and beyond with high-quality windows, entry doors and patio doors to add value to their homes. As a part of the community, we are more than familiar with the popular trends of the area, allowing us to better serve your needs. Stop by our local showroom to meet with our team of experts and get a look at our windows and doors up close and in person.

DOORMAN (3540C)

Door Man LLC is your local family owned and operated business dedicated to making sure the Albuquerque metropolitan area is equipped with the best quality doors and service. From garage doors to storm doors, we have it all and you don't have to stress about a single thing. You give us a call and let us know what you want and we take care of the rest. We personally go take measurements, purchase the door you want and need, and install it for you. Give us a call today if you want a new garage, security, or storm door installed within a week.

LIMOUSINE EXPRESS (3540F)

Limousine Express, was established in 1966 to provide low-cost transportation with few stops between El Paso, Texas and Los Angeles, California. Now we serve more than 40 destinations and continue to add points with the philosophy of pleasing our customers with good prices and few stops. Our vision is transcend by creating and living the best travel experiences on our buses. Our Mission is to provide a quality trip with the best people and at a low cost.

ARIE'S DOGLAND (3530H)

Our mission at Arie's Dogland is to provide a modern, premier facility for our clients' dogs' training, socialization, nutrition, and grooming; promoting reward-based, effective dog training, safe, fun stimulating play group, and low-stress, professional grooming. We wish to offer dog-lovers peace of mind with all aspects of their dog or puppy's well-being at Arie's Dogland, aiming to be "the place that every dog dreams of."

WIG-WAG LLC (3540D)

Welcome to our little corner of the Model Railroading world. We have a large inventory and even if we don't have it here we may be able to locate it for you. Our hunts for older items are successful more than 75% of the time. Some of our suppliers have been in business for 30+ years and are not computer literate so they have some products still available that we haven't seen in 10 or more years. Obviously the older an item is the harder it is to locate.

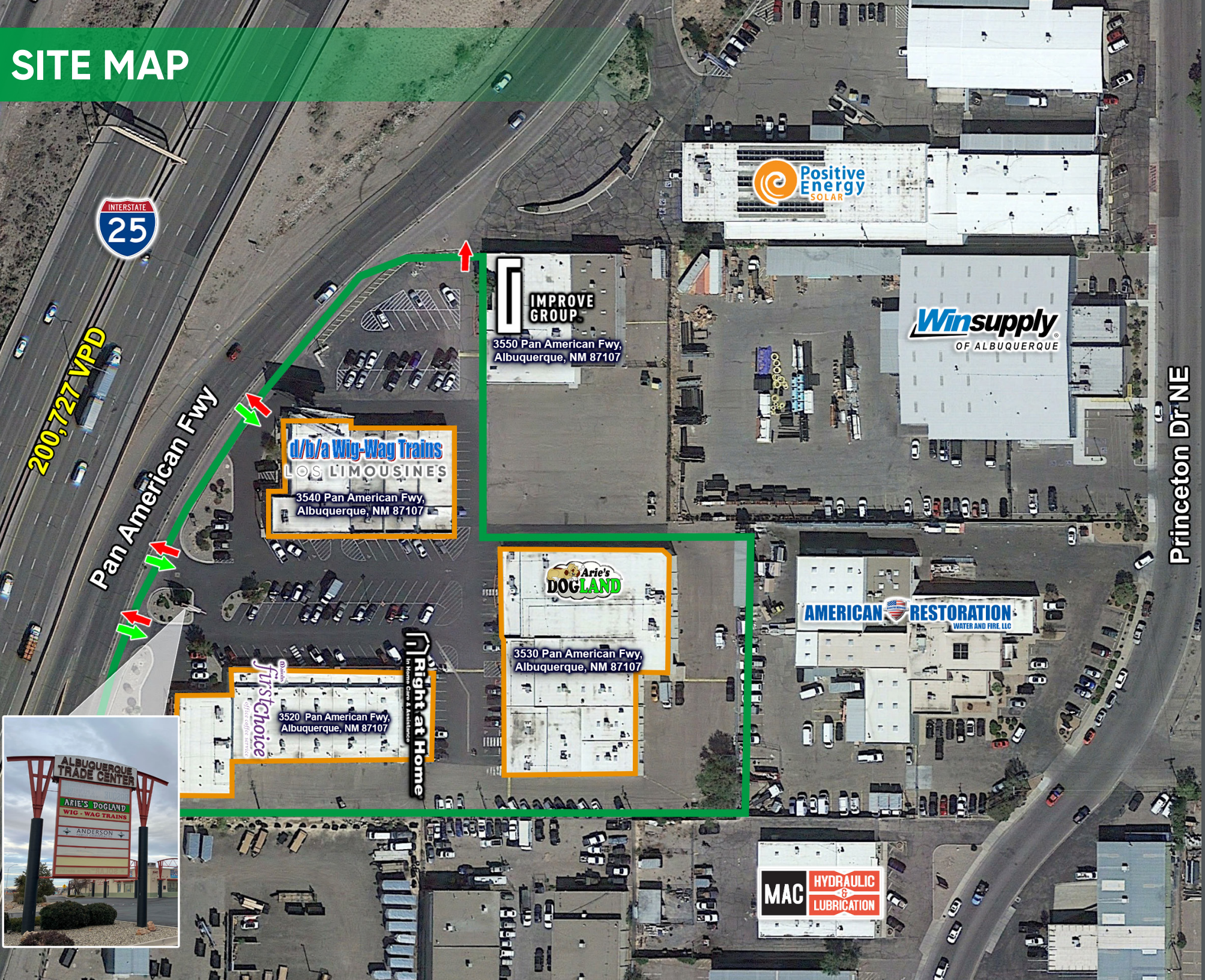
ION SOLAR (3540A)

We power people. The people who make a difference in this world. While the majority are still settling, we power the rest. The people who demand a better way. We power the growing minority. Our people write their own story. They aren't passive. They want better and they make things better. From the environment to their family budget. They don't settle. They choose us because they see a kindred spirit in ION. A simpler, smarter, cleaner way. We power people. Together we power change.

STRONGBUILT,LLC (3540E)

Founded in 2015 to provide excellence in home comfort services, Strongbuilt has set a higher standard for contractors, and grown rapidly. As a Veteran-Owned company, Strongbuilt owners and managers train our staff to act and behave with the respect and principles we followed during our active duty military tenure. We show up looking clean, with professionally wrapped vehicles, fully stocked with parts. Our staff are uniformed and trained to be professional in your home.

SITE MAP



Princeton Dr NE

LOCATION OVERVIEW

PHOTOS



AERIAL MAP



LOCATION OVERVIEW

REGIONAL MAP





POPULATION
68,929 (3 MILE)



INCOME:
\$102,616 (3 MILE)



TRAFFIC:
200,727 VPD
(PAN AMERICAN FWY)

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	12,000	68,929	160,556
2025 Population Projection	13,217	72,559	169,053
Annual Growth 2010-2020	2.30%	2.60%	2.60%
Annual Growth 2020-2025	1.00%	1.10%	1.10%
Medium Age	33.2	33.1	34

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$91,998	\$102,616	\$107,284
Medium Household Income	\$74,619	\$85,941	\$85,906
< \$25,000	332	2,260	5,479
\$25,000- 50,000	569	3,286	8,902
\$50,000- 75,000	917	3,780	9,425
\$75,000- 100,000	514	3,352	7,342
\$100,000 - 125,000	479	3,262	7,497
\$125,000 - 150,000	241	1,643	4,050
\$150,000 - 200,000	415	2,248	5,589
\$200,000+	144	1,755	5,733

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Pan American Fwy	Comanche Rd	200,727	2021	0.0 mi
Comanche Rd	Pan American Fwy	14,736	2021	0.04 mi

*Source: SitesUSA

LISTING AGENTS



AUSTIN TIDWELL, CCIM

Vice President

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Prior to joining RESOLUT RE, Austin Tidwell was one of the top producing brokers for a New Mexico development and property management team that was ranked in the top 5 commercial real estate brokerage firms, locally, since 2013. He has extensive knowledge of the development process and with identifying opportunities, as it pertains to the purchase of investment properties.

Over the years, Austin has worked with national and local companies like Crunch Fitness, Lovelace Medical Group, State Farm, Metro PCS, Arby's, Blake's Lotaburger, Anytime Fitness, Piñon Coffee Company, AAA New Mexico and Grassburger. And while he still focuses on his tenant representation accounts, he also engages in a lot of landlord representation work, along with third-party investment sales. In fact, his background in advertising and marketing, and the subsequent strategic relationships with television, newspaper and trade publications that he was able to form, really benefit his clients with promoting their listings and closed transactions.

Austin received his Bachelor of Business Administration from the University of New Mexico, with a concentration in Marketing. He is also on the Board of Directors for the New Mexico CCIM Chapter and is a Certified Commercial Investment Member (CCIM).

AUSTIN

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SOUTH TEXAS

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WEST TEXAS

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Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
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LOUISIANA

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Vice President

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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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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.

Rob 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.

Rob 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.

Rob graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.

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