

SKYVIEW CENTER 100% LEASED NEIGHBORHOOD STRIP CENTER INVESTMENT

1530-1540 TRAMWAY BLVD NE, ALBUQUERQUE, NM 87112

RESOLUT



7.5%
CAP RATE



\$2,065,754.93
PRICE



14,001 SF
BLDG SIZE



\$154,931.62
NOI

Austin Tidwell, CCIM
Principal
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PRICE:
\$2,065,754.93



CAP RATE:
7.5%



NOI:
\$154,931.62



Occupancy
100% Leased

PROPERTY INFORMATION

Property Address	1530-1540 Tramway Blvd NE Albuquerque, NM 87112
Location	NEC Tramway Blvd & Indian School Rd
Submarket	NE Heights
County	Bernalillo
Gross Leasable Area	14,001 SF
Lot Size	2.32 AC
Parking Ratio	6.72
Zoning	MX-M
Year Built	1987
Number of Tenants	3
Lease Type	NNN
Price Per Square Foot	\$147.54 PSF
Condo?	Yes

Demographic Snapshot (3 miles)



92,339
2023 POPULATION
3 MILE RADIUS



\$100,995
2023 AVERAGE INCOME
3 MILE RADIUS



41 Years
2022 AVERAGE AGE
3 MILE RADIUS

100% LEASED NEIGHBORHOOD STRIP CENTER INVESTMENT



PROPERTY OVERVIEW:

Skyview Center is a CVS anchored neighborhood retail strip center located at the intersection of Tramway and Indian School. Skyview has been an integral part of the Monte Largo Hills neighborhood since 1987 and continues to bring fitness, pharmacy, dog grooming, event space and more to the same community today. With a brand new 10 year lease for Snap Fitness, a new 5 year lease for Balanced Physical Therapy and a 5 year renewal for Waggin' Tails Dog Grooming, this property is ready for a new owner to benefit from the consistent cashflow for years to come. Skyview is set within a beautiful green campus and has a backdrop of the Sandia Mountains. The Skyview Center is a condominium and does not include The View Event Center as part of the sale.

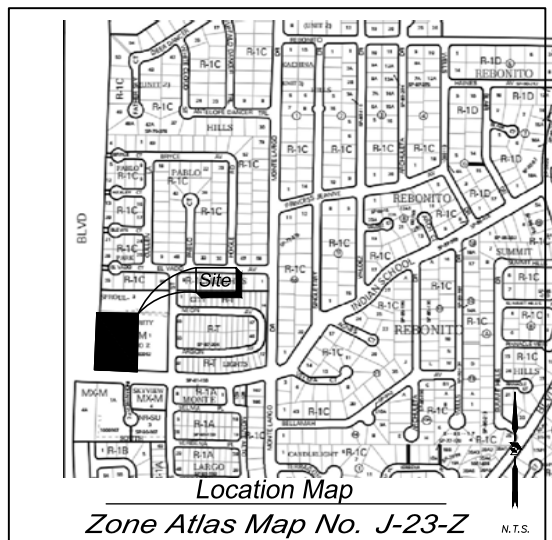
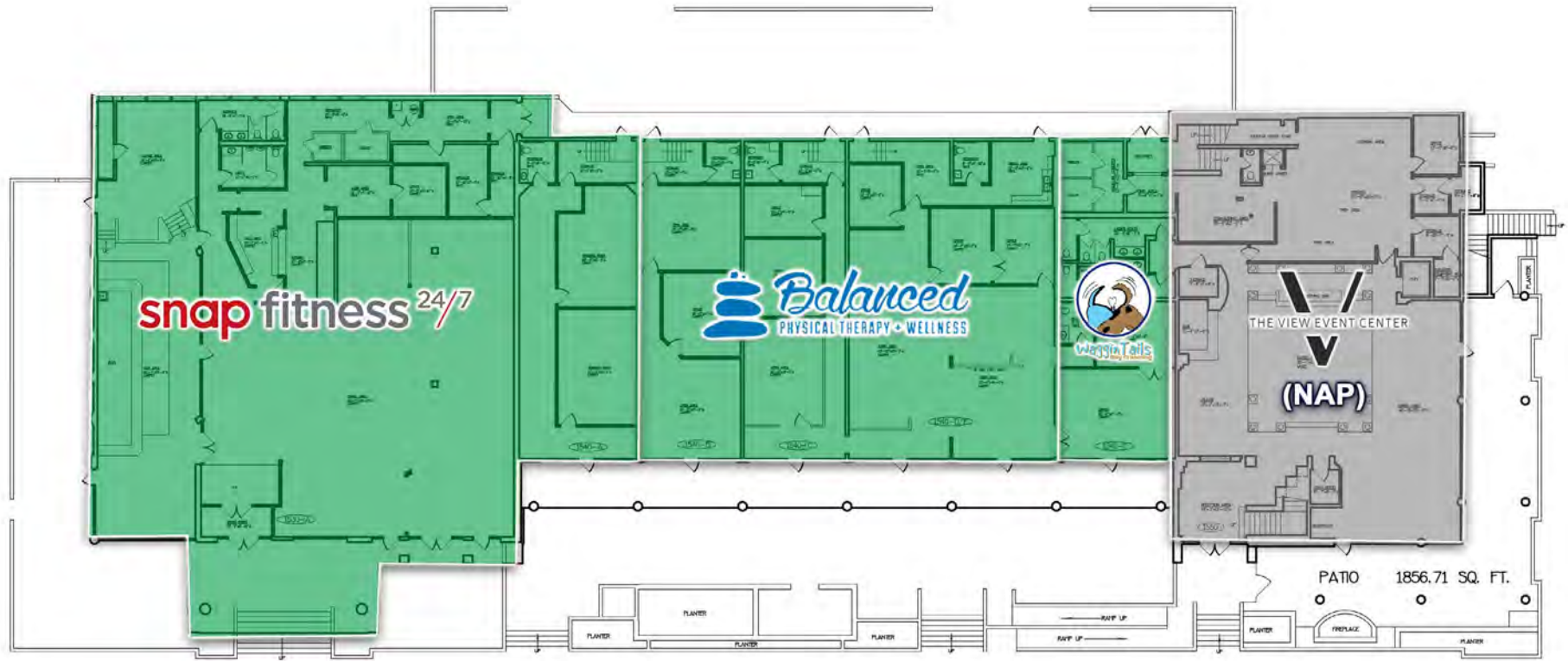
LOCATION OVERVIEW:

1530-1540 Tramway is located at the far east end of the NE Heights submarket, visible from Tramway Blvd and easily accessible by many of the surrounding neighborhoods. The NE Heights is known for its large concentration of residential homes in this area and it is expected that nearly 40% of all Albuquerque's residents live within 5 miles of this center. Tramway is also known for attracting some of Albuquerque's most wealthy individuals looking to live in the foothills of the Sandia Mountains. This neighborhood center benefits from this statistic with an average income of \$73,000 within 1 mile of the center.

- 100% leased neighborhood retail strip center with brand new long term leases
- Recession proof tenants with Snap Fitness, Balanced Physical Therapy and Waggin' Tails Dog Grooming
- Replaceable rents and priced below replacement cost
- Great demographics in the immediate area - 17,000+ population & \$73,000 average Income
- Anchored by CVS and Walgreens and backs up to the beautiful Sandia Mountains









Northpointe Village
Apartment Homes

REGAL

27,100 VPD



Eating Disorder
Treatment Center

CVS



snap fitness 24/7



Indian School Rd NE



9,500 VPD

CIRCLE K

BIG BAR
PACKAGING

Tramway Blvd NE

AREA TRAFFIC GENERATORS



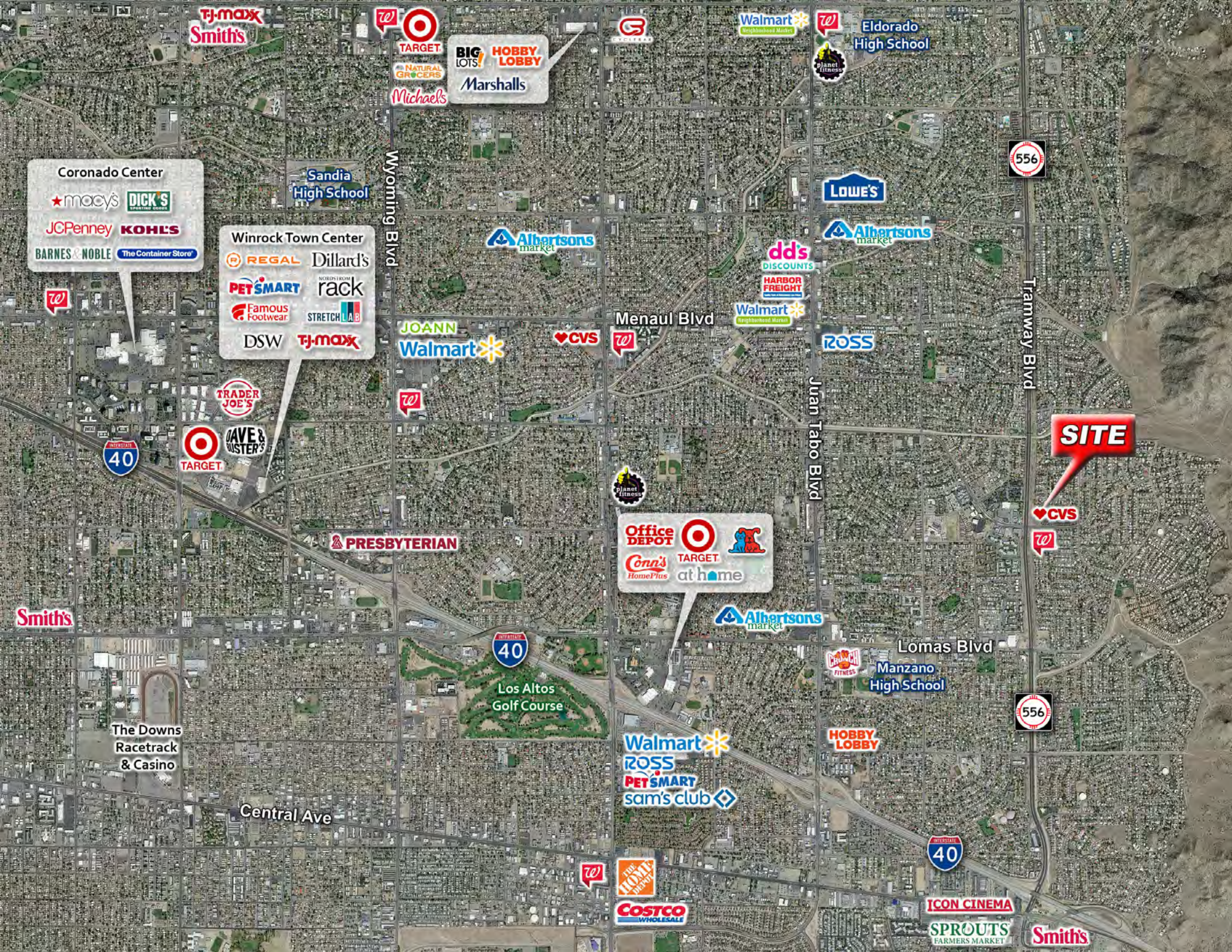
CVS



Mountain Vista
Apartment Homes



snap fitness 24/7



Coronado Center
★ macy's DICK'S
JCPenney KOHL'S
BARNES & NOBLE The Container Store

Winrock Town Center
REGAL Dillard's
PET SMART rack
Famous Footwear STRETCH LAB
DSW TJ-maxx

TRADER JOE'S
SAVE & SHINE
TARGET

Office DEPOT
HomePlus
TARGET
at home

SITE

CVS

TJ-maxx
Smith's

TARGET
BIG LOTS HOBBY LOBBY
NATURAL GROCERS
Michaels
Marshalls

Walmart
Eldorado High School
Planet Fitness

Sandia High School

LOWE'S

Albertsons market

Albertsons market

dd's DISCOUNTS
HARBOR FREIGHT

Walmart
Neighborhood Market

ROSS

JOANN
Walmart

CVS

Menaul Blvd

Juan Tabo Blvd

Tramway Blvd

INTERSTATE 40

556

Smith's

PRESBYTERIAN

Albertsons market

Lomas Blvd
Manzano High School

556

INTERSTATE 40

Los Altos Golf Course

Walmart
ROSS
PET SMART
sam's club

Planet Fitness

HOBBY LOBBY

The Downs Racetrack & Casino

Central Ave

INTERSTATE 40

THE HOME DEPOT
COSTCO WHOLESALE

ICON CINEMA

SPROUTS FARMERS MARKET

Smith's

TENANT INFORMATION

snap fitness 24/7

www.snapfitness.com

Snap Fitness is an established global brand with more than 1,000+ clubs in 20+ countries and over one million members. Snap Fitness features 24/7 access and offers functional, cardio, strength and group training. This neighborhood location is one of four clubs in New Mexico and services the NE Heights of Albuquerque.



www.balancedrehababq.com

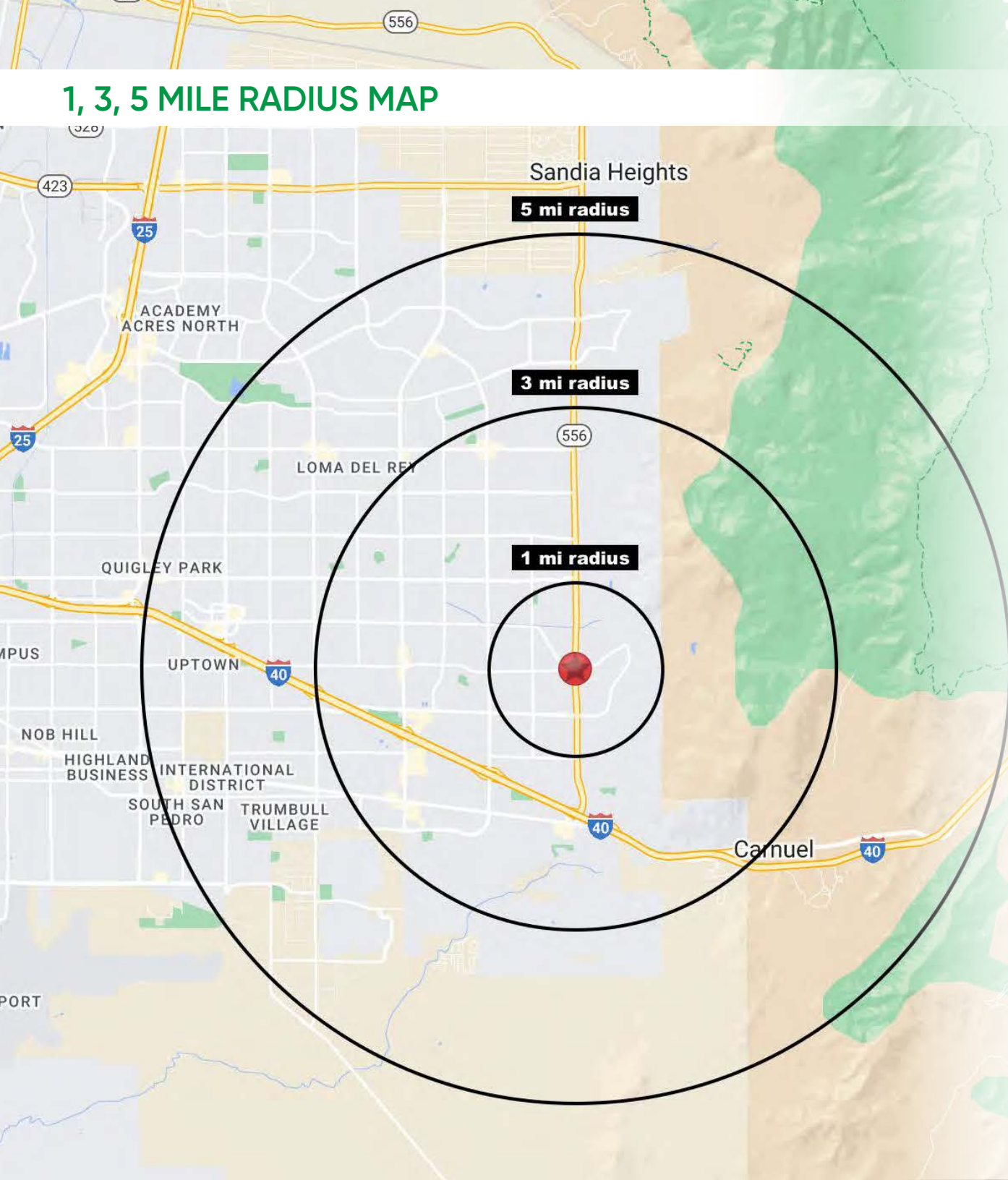
Balanced is a local Physical Therapy and Wellness Center with 6 facilities across Albuquerque, Rio Rancho and Bernalillo. Services range from Pediatrics to Geriatrics, Hand Therapy to TMJ, Golf Swing Analysis to Women's health, and many more in between.



www.waggingtailsdg.com

Waggin Tails Dog Grooming is a local full service, fun, high end, clean and friendly dog grooming salon that offers breed standard haircuts and a la carte specialty grooming services. Waggin Tails has called the Skyview Center home for the past five years and has recently renewed for another five year term.

1, 3, 5 MILE RADIUS MAP



POPULATION

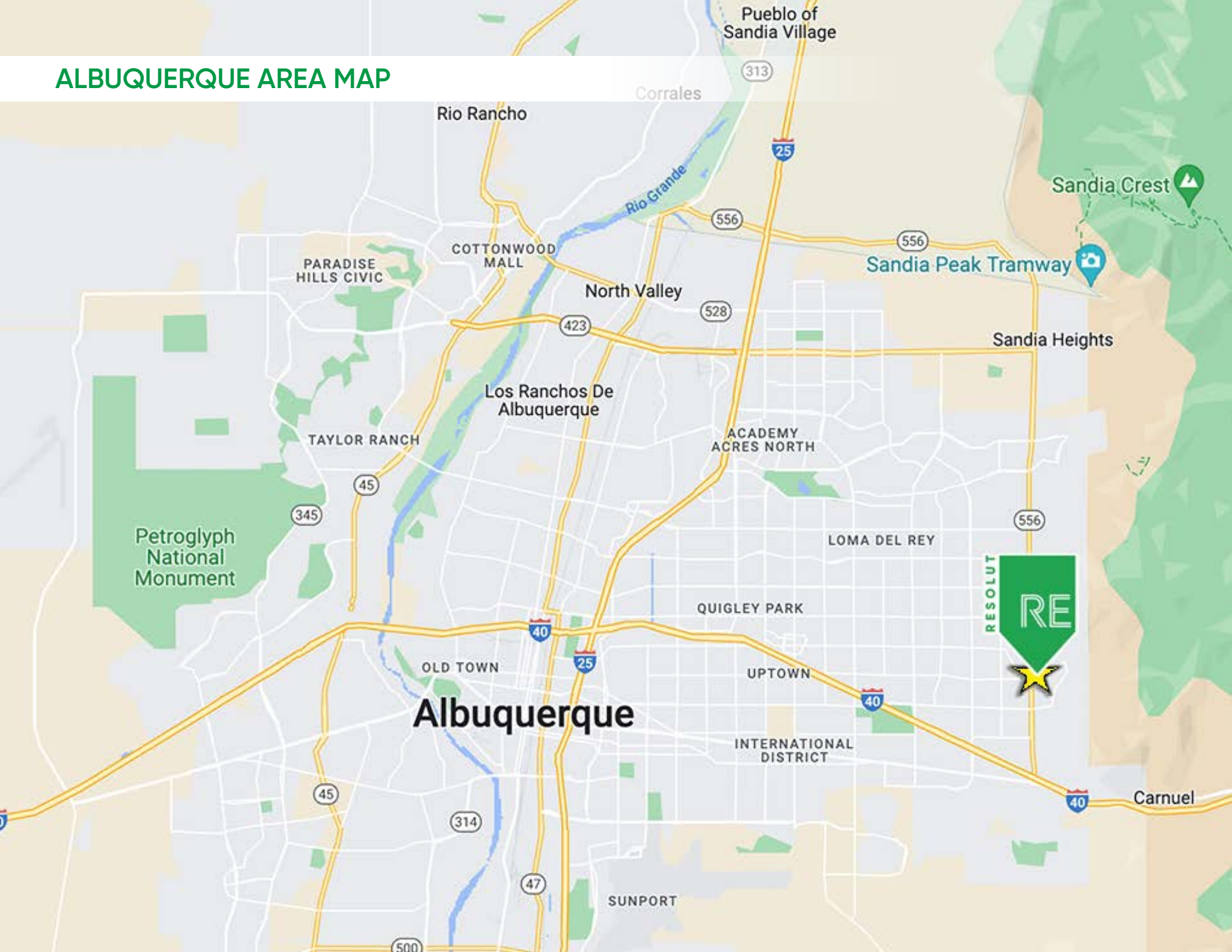
	1 MILE	3 MILE	5 MILE
2022 Population	18,194	94,037	197,656
2027 Population Projection	20,340	95,433	198,528
Total Employees	8,500	45,437	93,259



INCOME

	1 MILE	3 MILE	5 MILE
2022 Avg Household Income	\$79,060	\$75,615	\$77,883
2027 Avg Household Income	\$80,819	\$87,176	\$90,633

ALBUQUERQUE AREA MAP



Petroglyph National Monument

Albuquerque



LISTING AGENT



AUSTIN TIDWELL, CCIM
PRINCIPAL

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Office 505.337.0777

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.

FOR MORE INFORMATION PLEASE VISIT:

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LISTING AGENT



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).

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ROB POWELL **CHIEF EXECUTIVE OFFICER**

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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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