



SINGLE TENANT MEDICAL OFFICE INVESTMENT

SEQ CENTRAL AVE & ALVARADO DR
124 ALVARADO DRIVE SOUTHEAST, ALBUQUERQUE, NM 87108



OFFERING MEMORANDUM

CONFIDENTIALITY & 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.

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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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



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124 Alvarado is a 5,900 SF freestanding medical building located in the SE Heights Submarket of Albuquerque. The property has been the longtime home to Active Life Prosthetics & Orthotics, who expanded in 2020 to occupy the entire building. The tenant has a lease in place until February 2026 and offers a stable, single-tenant investment for the next owner of the property. Currently, the landlord pays for property tax and property insurance and the tenant covers all utilities and general maintenance of the property. The building is refrigerated air, features a well-maintained TPO roof, upgraded electrical and fiber internet.

- Single Tenant Medical Office Investment
- Recently renovated space with TPO roof, HVAC and upgraded electrical
- 8.5% Cap Rate with few landlord responsibilities
- Long term tenancy and recent expansion to lease entire building



BUILDING OVERVIEW

PROPERTY ADDRESS	124 Alvarado Drive Southeast, Albuquerque, NM 87108
LOCATION	SEQ Central Ave & Alvarado Dr
SUBMARKET	SE Heights
COUNTY	Bernalillo
LOT SIZE	0.59 AC
PARKING RATIO	4.7 per 1,000
ZONING	MX-M
YEAR BUILT	1986
NUMBER OF TENANTS	1
LEASE TYPE	Modified - Tenant Pays Utilities and Maintenance Landlord Pays Property Tax and Insurance

DEMOGRAPHIC SNAPSHOT (3 MILES)



94,037
2022 POPULATION
3 MILE RADIUS



\$75,615
2022 AVERAGE INCOME
3 MILE RADIUS



41 Years
2022 AVERAGE AGE
3 MILE RADIUS



PRICE
SOLD



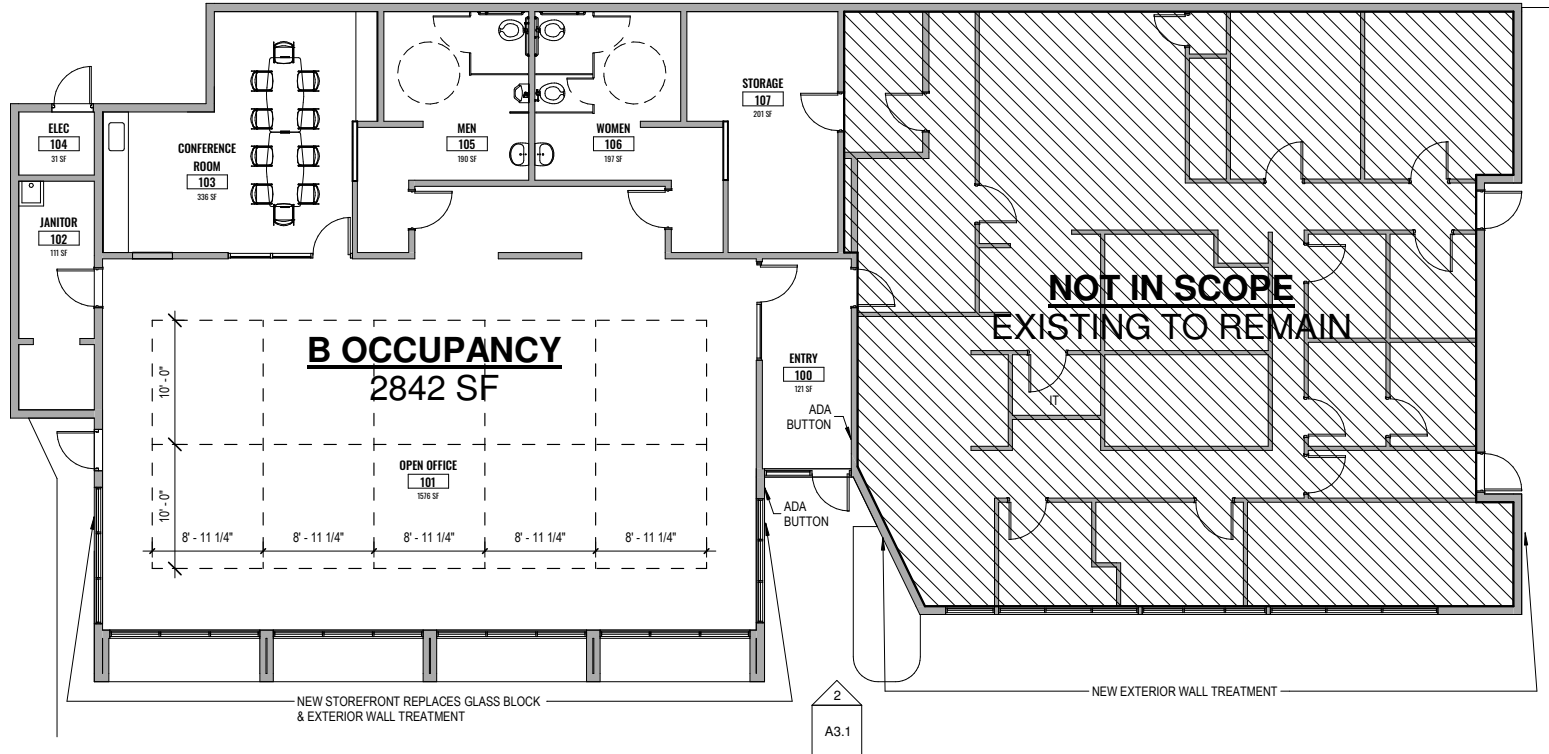
CAP RATE



GLA
5,900 +/- SF



NOI



2 First Floor Plan
1/8" = 1'-0"





Active Life ottobock.

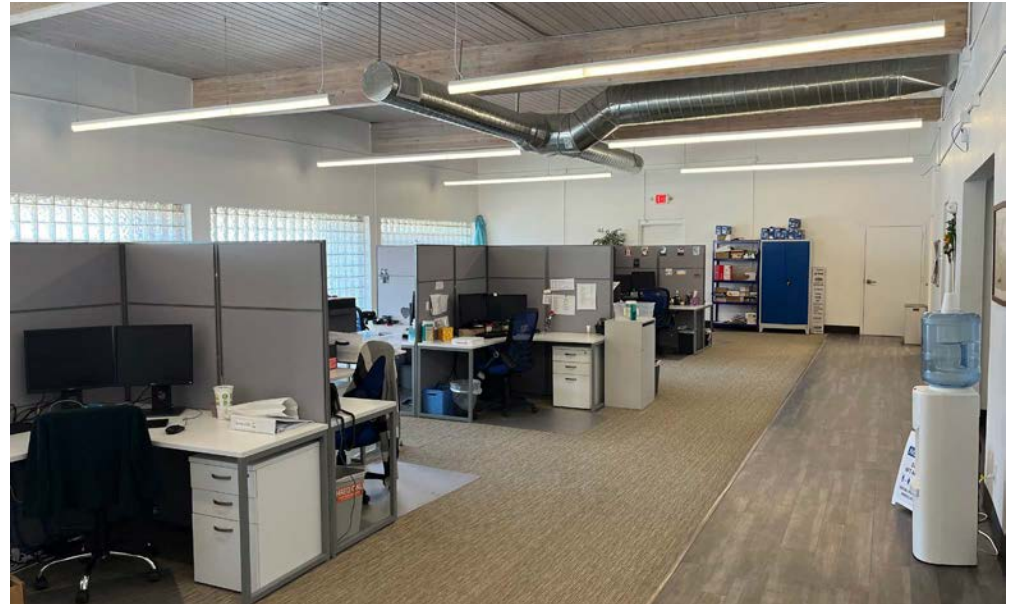
Active Life, powered by parent company ottobock, was founded by board-certified caregivers who wanted to make a difference for adults and children by providing the most advanced technology and current applications for orthotics, prosthetics and compression therapy.

Active Life currently operates in 16 locations across New Mexico and California and offers in-house lab and fabrication for custom, rapid response solutions for their customers.

www.goactivelife.com

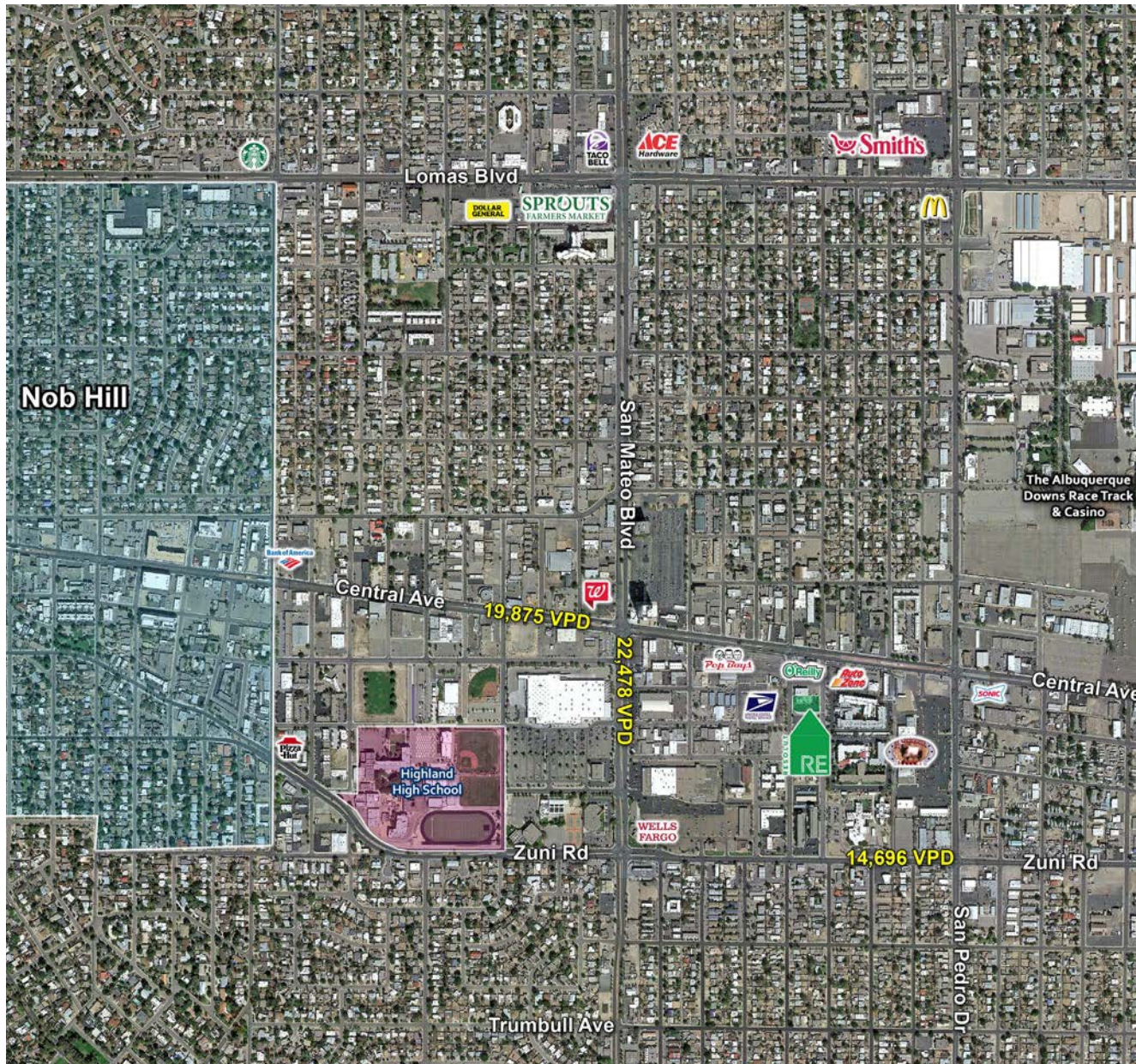
www.ottobock.com







LOCATION OVERVIEW | SINGLE TENANT MEDICAL OFFICE INVESTMENT



The property is located near the intersection of Alvarado Dr and Central Ave, directly east of the Nob Hill and University districts. The lot is fully fenced for secure ingress/egress after hours and has entry and exit points to the east and west with ample parking. Other draws to the area include The Fairgrounds, Kirtland Air Force Base, and Albuquerque Sunport, creating a centralized place of business for a medical office.



**AUSTIN TIDWELL, CCIM
VICE PRESIDENT**

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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.

FOR MORE INFORMATION PLEASE VISIT:

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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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