

Single-Tenant Net Lease Build-to-Suit Adjacent to Air Force Base

Offering
Memorandum

4000 Ranger Rd. SE | Albuquerque, NM 87106



FORTUNE 500 DEFENSE CONTRACTOR WITH OVER \$36 BILLION IN REVENUES

- Strong Parent Company Credit
- New Long-Term Ten (10) Year NNN Lease
- Newly-Constructed Secure Operations Facility in a Premier Business Park
- Mission-Critical Facility with Substantial Tenant Investment

NAISunVista

got space™

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Offering Memorandum

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All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.

Investment Overview

SECTION

1

THE OFFERING

NAI SunVista is pleased to offer the opportunity to purchase a new net-leased build-to-suit, secure operations facility for a Fortune 500 company, in Albuquerque, New Mexico.

The tenant plays a key defense role for the country and this facility is purpose-built to support a specific mission for the US Space Force. The initial lease commitment is for a ten (10) year base lease term with two (2) 5-year renewal options. The building is located immediately adjacent to Kirtland Air Force Base in a newly-created Business and Industrial Park named MaxQ. Max Q is an exclusive enhanced use leased property with the US Air Force.

Kirtland Air Force Base (KAFB) is the USAF's fifth-largest military installation worldwide; the base covers more than 50,000 acres southwest of Albuquerque, with 351 miles of roads and 108 tenant groups with separately defined missions with the US Military and Government.

OFFERING PRICE: \$13,651,250

NOI: \$955,587.56

CAP RATE: 7.00%

- New purpose-built facility specifically designed for the tenant
- ±25,749 SF secure operations facility
- Tenant active in support of United States Space Force with lengthy history of integral involvement in nation's security
- Brand new construction in development of business and research park called MaxQ

PROPERTY SUMMARY

ADDRESS	4000 Ranger Rd. SE Albuquerque, NM 87106
PROPERTY USE	Secure Operations Facility
YEAR BUILT	2023
BUILDING SIZE	±25,749 SF
LAND AREA	±2.13 Acres
OWNERSHIP INTEREST	Fee Simple on the Building
ENCUMBRANCES	None

TENANT & LEASE SUMMARY

TENANT	Disclosed Under Confidentiality Agreement
LEASE COMMENCEMENT	February 2, 2023
RENT COMMENCEMENT	April 1, 2023
LEASE EXPIRATION	March 31, 2033
INITIAL BASE RENT	\$965,587.56 (\$37.50/SF)
RENEWAL OPTIONS	Two (2), Five (5) Year Renewal Options
LEASE TYPE	NNN

Property Overview

SECTION

2



PROPERTY SUMMARY

ADDRESS	4000 Ranger Rd. SE Albuquerque, NM 87106
PROPERTY USE	Secure Operations Facility
YEAR BUILT	2023
BUILDING SIZE	±25,749 SF
LAND AREA	±2.13 Acres
PARKING	Over 5/1,000 SF
FOUNDATION	Slab on Grade
EXTERIOR WALLS	Frame Stucco
FRAME	Steel
ELECTRICAL	1600 Amp 120/208 3-phase
HVAC	Package Rooftop VAV with Hot Water Reheat
ROOF	Thermoplastic Polyolefin Membrane System

FACILITY FEATURES AND AMENITIES

- Open and enclosed office areas, secure office, secure conference and secure collaboration rooms, break room
- Onsite generator for operation of secure areas and approximately 20% of total electrical load
- Redundant systems as required for secure spaces
- Building is fully sprinklered

SITE PHOTOS



Location Overview

SECTION

3





A MIXED-USED DEVELOPMENT WHERE INNOVATION AND TECHNOLOGY TAKE FLIGHT

MaxQ is a mixed-use development on Kirtland Air Force Base, providing convenient access to more than 26,000 base workers and the surrounding community. MaxQ is designed to transform over 70 acres of under-utilized base land into over two million square feet of office, laboratory and retail space. While technically on Kirtland Air Force Base, the development will not be behind the military fence. The development does include secure office and lab space. However, parts of MaxQ, such as retail tenants, will be accessible to the public.

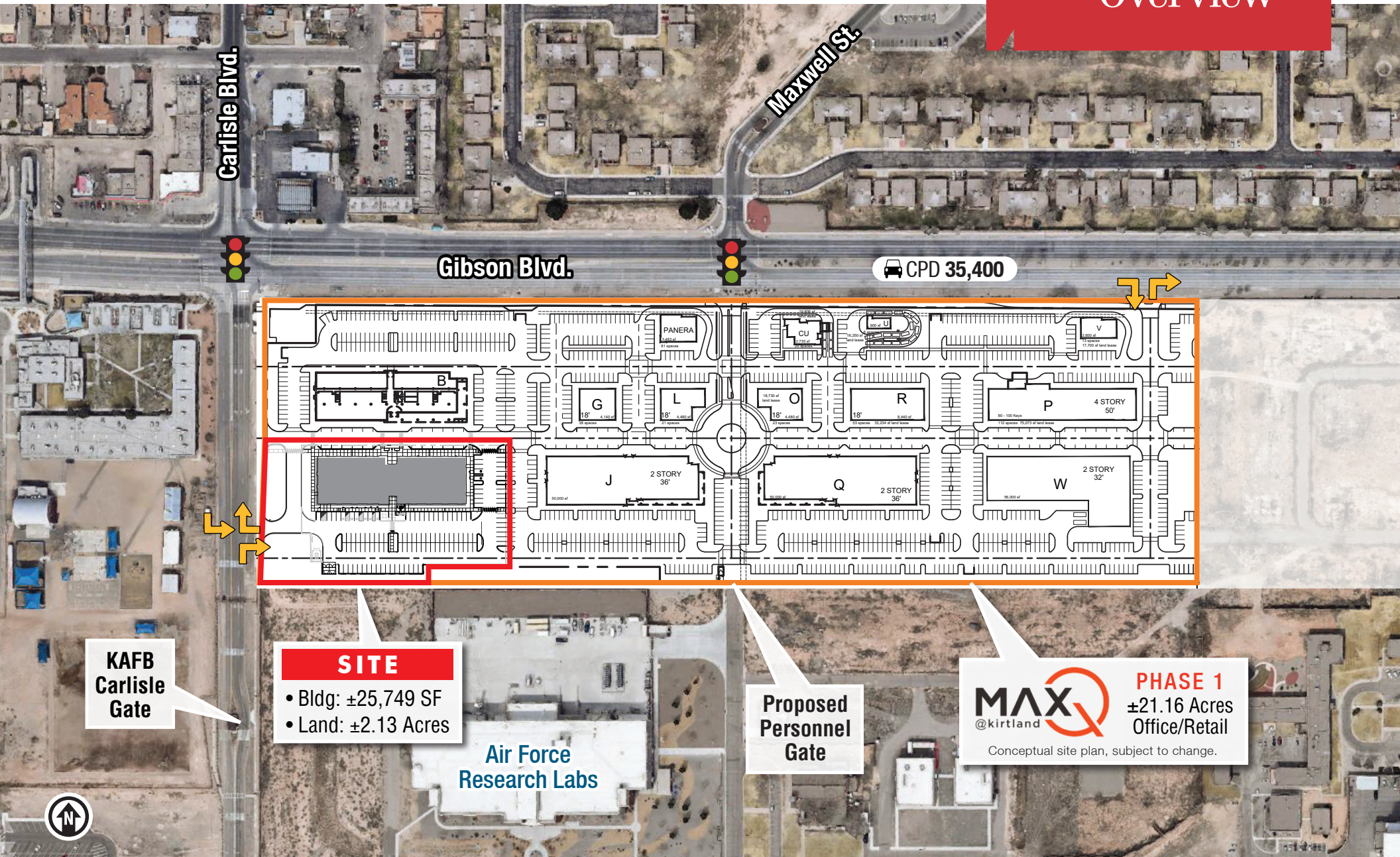
PROJECT HIGHLIGHTS:

- Mixed-uses campus including hospitality and restaurants.
- Proximity to Kirtland AFB and Sandia National Labs for contractor officing requirements
- Signalized intersection & direct Gibson Blvd. access
- Active trade area near Kirtland AFB, UNM stadiums, Isotopes Park, student housing, hospitality

Location Overview



Location Overview



Location Overview

AREA DEMOGRAPHICS

AEROSPACE & DEFENSE

±26,000 Jobs

In the Albuquerque Metro Area Including **Kirtland AFB, Sandia National Labs, Air Force Research Labs**, AAFES, Guard Reserve, DoD Contractors and Civil Service



SKILLED WORKFORCE

Albuquerque is #1 in nation for cities with the most college graduates.

±70,000 College Students Reside In Metro Area

32% Of the Population 25 or Older Have a Bachelor's Degree

One of the Largest Number of PhDs Per Capita in the Nation



1, 3 & 5-MILE DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	7,396	73,758	188,249
Average HH Income	\$87,076	\$71,115	\$71,992
Daytime Employment	3,367	67,803	180,596

Sports Venues Within 3 Miles

University Arena "The Pit"
15,411
Basketball Capacity

University Stadium
39,224
Football Capacity

Isotopes Park
11,124
Baseball Capacity

UNM Championship Golf Course
40,000
Rounds Per Year



EDUCATION



±40,000
Students



HOTELS



±2,800
Rooms

22 National Brand Hotels Within 3 Miles

HOUSING



±2,140
Units

11 Apartment Complexes Within 3 Miles

ABQ

Albuquerque International Airport

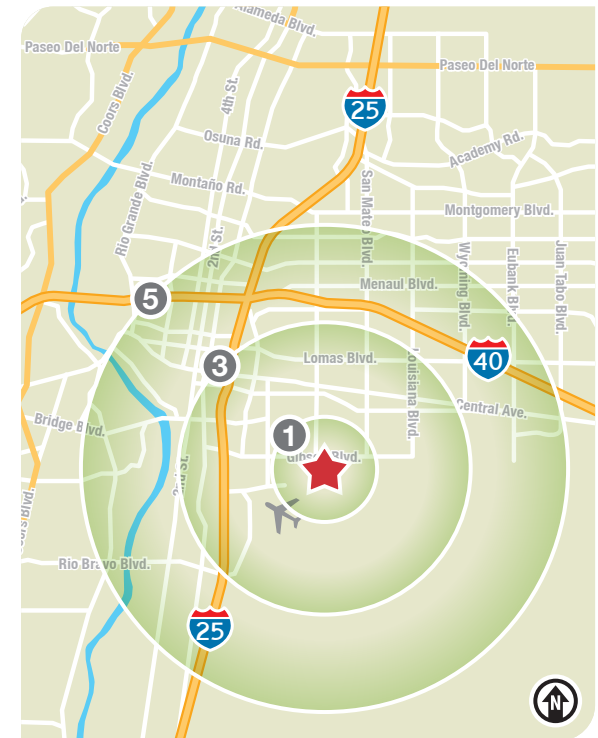
"Sunport" Facts & Figures Source: ABQSunport.com

5,405,662 Travelers

151,588 Takeoffs & Landings

415 Flights a day with eight major airlines: Advanced Air, Alaska, American, Delta, JetBlue, Spirit, Southwest & United

131,013 Tons of Cargo **\$2.22 Billion** In Economic Output for New Mexico



Demographic & Data Sources: ESRI 2023, New Mexico Economic Development Department, UNM, CNM, Kirtland AFB, Sandia Labs and ABQ Sunport. (Information is sourced and is deemed reliable but is not guaranteed.)



ALBUQUERQUE **NEW MEXICO**

Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 923,076. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe.

Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. Numerous high-tech, private companies as well as government institutions have recently expanded into the Rio Grande Valley. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes BlueHalo expanding its Albuquerque presence to four facilities. This commitment to the area is fueled by a new \$1.4B contract that will lead to more jobs and continued economic impact. Amazon is also expanding its presence in the area by adding another fulfillment center in Los Lunas. This is in addition to the new Albuquerque facility that was opened in 2021. The expansion expects to add another 1,000 jobs the area.

Albuquerque temperatures are characteristic of high, arid areas. Midday temperatures average 50 degrees in the winter and 90 degrees in the summer. Warm summer days yield to cool nights. Despite an average annual rainfall of eight inches, the city has an adequate water supply located in an aquifer beneath the city that is supplemented by the Rio Grande. Water is a valuable resource in Central New Mexico and conservation efforts continue to ensure that the supply will be adequate for generations to come.

Location Overview

ALBUQUERQUE BY THE NUMBERS







Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state’s most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world’s largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.


923,076
 Albuquerque Metro Population




The Largest
 City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)

					
566,387	241,133	\$92,972	\$52,179	21,085	291,840
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

In the News

Ranked 6th in America’s favorite cities list - *Travel + Leisure*
 Ranks among America’s best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD’s per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



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OFFERED EXCLUSIVELY BY:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

NAI SunVista

505 878 0001 | sunvista.com



2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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