

Prime Neighborhood Retail Center with Diverse Tenant Mix

Offering Memorandum



6911 Taylor Ranch Rd. | Albuquerque, NM 87120

NW Coors Blvd. & Montano Rd. NW

VALUE-ADD INVESTMENT OPPORTUNITY

- NOI: \$540,311
- 14 Tenants
- Staggered Leases
- Long-Term Tenancy
- 5 Buildings
- Cell Phone Tower
- ±5.88 Acres
- Under-Market Rents

NAISunVista

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PROPERTY DESCRIPTION

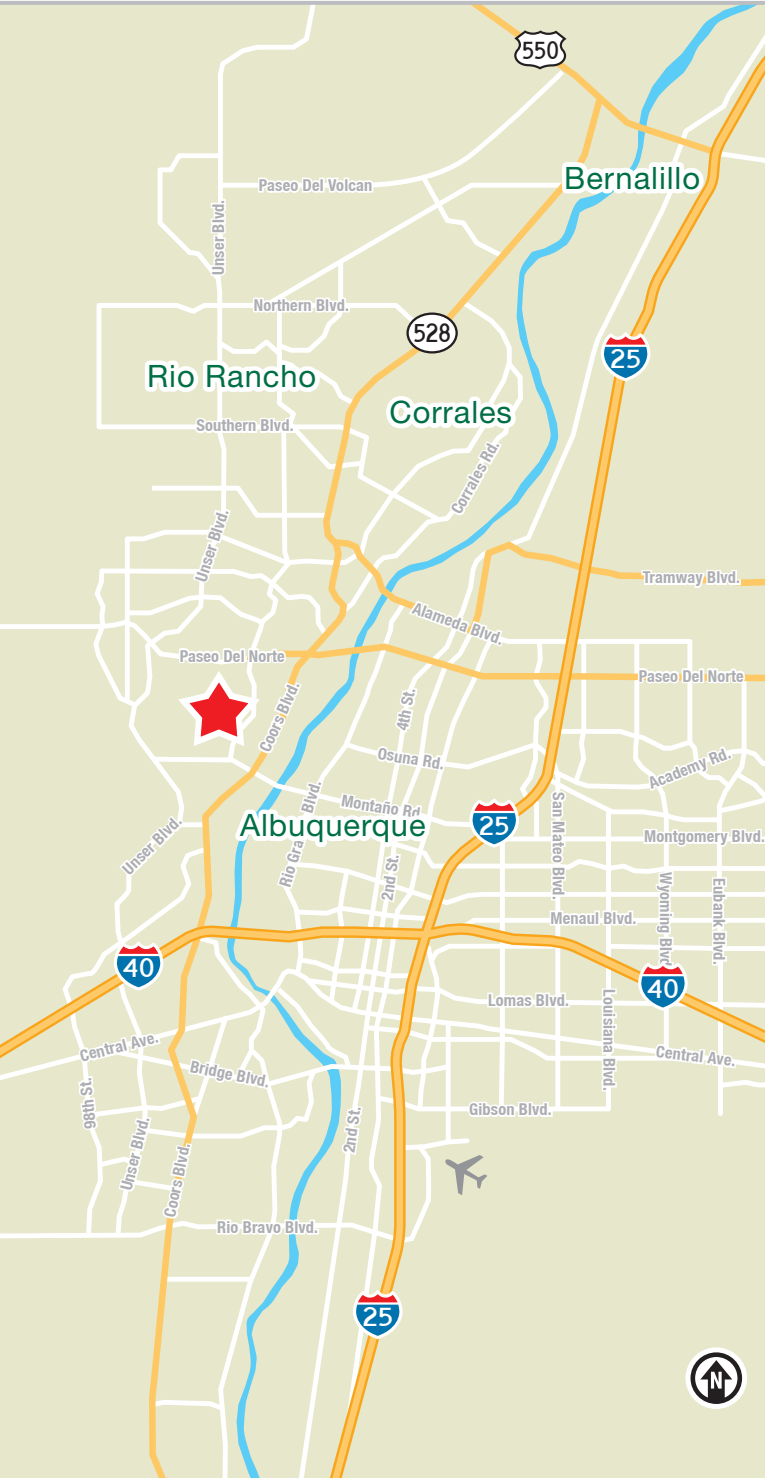
Welcome to an exceptional investment opportunity nestled in the heart of a thriving suburban community. This sprawling retail center spans an impressive $\pm 37,926$ square feet on ± 5.88 acres, and boasts a collection of five distinct buildings, each contributing to its unique charm and functionality. The tenant mix includes a cell phone tower and 14 tenants, ranging from boutique shops to essential services including government tenants. This retail center offers a dynamic mix of businesses catering to various consumer needs. Including local favorites, the tenant roster ensures steady foot traffic and sustained occupancy.

With a proactive approach the landlord prioritizes regular maintenance, prompt responses to tenant concerns, and fostering a collaborative relationship with each occupant. This hands-on approach not only enhances tenant retention but also cultivates a sense of community within the retail center.

Situated in a bustling suburban enclave, the retail center benefits from convenient access. Its strategic location near residential neighborhoods, LB Johnson Middle School and Mariposa Basin Park ensures a steady flow of customers from the surrounding community and beyond.

Don't miss out on the chance to own a thriving suburban retail center, where exceptional tenancy, beautiful landscaping, unparalleled landlord support, and strategic positioning converge to create a lucrative investment opportunity.

Property Summary



SALE PRICE	\$6,754,000
NET OPERATING INCOME (Based on Actual Rent Roll)	\$540,311
CAP RATE	8.00%

INVESTMENT OVERVIEW

LOCATION

The Northwest Quadrant of Taylor Ranch Rd. and Homestead Circle NW

ADDRESS

6911 Taylor Ranch Rd
Albuquerque, NM 87120

TOTAL BUILDINGS SIZE

±37,926 SF

LAND SIZE

±5.88 Acres



IDO ZONING

MX-M

INVESTMENT HIGHLIGHTS

- 5 buildings nestled in the heart of a thriving suburban community
- 14 tenants, ranging from boutique shops to essential services
- Dynamic mix of businesses catering to various consumer needs.
- Near LB Johnson Middle School and Mariposa Basin Park
- Staggered leases
- Long-term tenancy
- Under-market rents
- Cell phone tower

TENANT MIX

 (CELL TOWER)	1ST CLASS LEARNING CENTER	JUNTOS THERAPY SERVICES
 (FORMERLY 7-11)	A TOUCH OF HEALING MASSAGE	DR. GILBERT FERNANDEZ DDS
SALON SIERRA		US ARMY RECRUITING
DIVA'S NAILS	NM DEPARTMENT OF HEALTH WIC	FLAWLESS MED SPA
BROWN BAG BEEF JERKY	MO'S GYM	JGMS GOVERNMENT SERVICES
	MENDED HOUSE COUNSELING	

Property Site



SITE
Bldgs: ±37,926 SF
Land: ±5.88 Acres

Lyndon B. Johnson
Middle School

Homestead Cir. NW

CPD 3,260

CPD 4,500

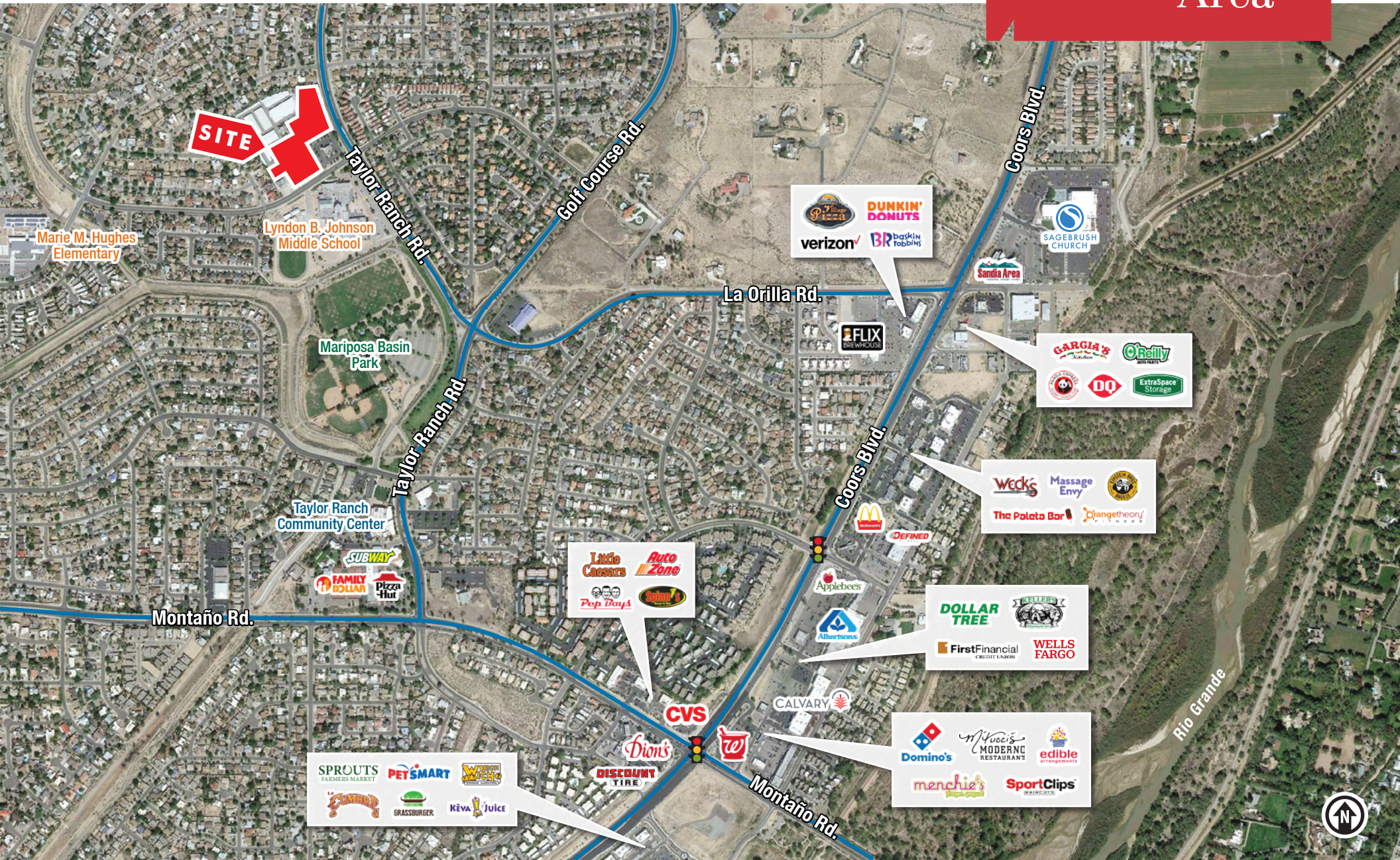
Taylor Ranch Rd. NW

Property Photos



Property Photos





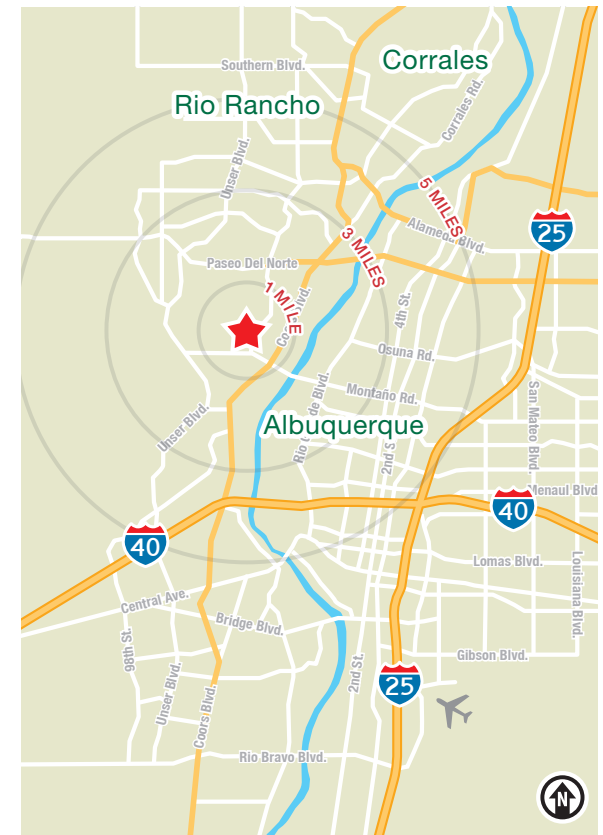
Demographics

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	13,933		70,924		184,217	
Households	5,844		29,036		74,760	
Families	3,733		18,760		47,035	
Average Household Size	2.38		2.43		2.44	
Owner Occupied Housing Units	4,420		22,412		56,142	
Renter Occupied Housing Units	1,424		6,624		18,618	
Median Age	42.0		40.7		40.1	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	231	4.0%	1,400	4.8%	4,794	6.4%
\$15,000 - \$24,999	223	3.8%	1,439	5.0%	4,557	6.1%
\$25,000 - \$34,999	226	3.9%	1,302	4.5%	3,776	5.1%
\$35,000 - \$49,999	537	9.2%	2,770	9.5%	7,323	9.8%
\$50,000 - \$74,999	1,011	17.3%	4,712	16.2%	12,167	16.3%
\$75,000 - \$99,999	1,187	20.3%	4,558	15.7%	11,799	15.8%
\$100,000 - \$149,999	1,430	24.5%	6,737	23.2%	15,834	21.2%
\$150,000 - \$199,999	539	9.2%	3,100	10.7%	7,776	10.4%
\$200,000+	455	7.8%	3,009	10.4%	6,726	9.0%
Median Household Income	\$87,437		\$89,081		\$83,299	
Average Household Income	\$107,000		\$112,897		\$106,099	
Per Capita Income	\$45,396		\$46,289		\$43,226	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,933	70,924	184,217
Average HH Income	\$107,000	\$112,897	\$106,099
Daytime Employment	1,355	14,130	62,441

2024 Forecasted by Esri





ALBUQUERQUE | NEW MEXICO

Centrally located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 936,582. 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 to 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.

Market Analysis

ALBUQUERQUE | WESTSIDE







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.


926,835
 Albuquerque Metro Population


The Largest
 City in the State







ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)

 564,818 City Population	 240,894 Households	 \$93,257 Avg. Household Income	 \$54,893 Md. Disposable Income	 22,362 Total Businesses	 296,914 Total Employees
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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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.

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