

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 \$568,139
- 5 Buildings
- 14 Tenants
- Cell Phone Tower
- Staggered Leases
- ±5.88 Acres
- Long-Term Tenancy
- Under-Market Rents

NAISunVista

got space™

DJ Brigman, CCIM
DJ@sunvista.com
505 998 1562

Micah Gray
micah@sunvista.com
505 338 9878



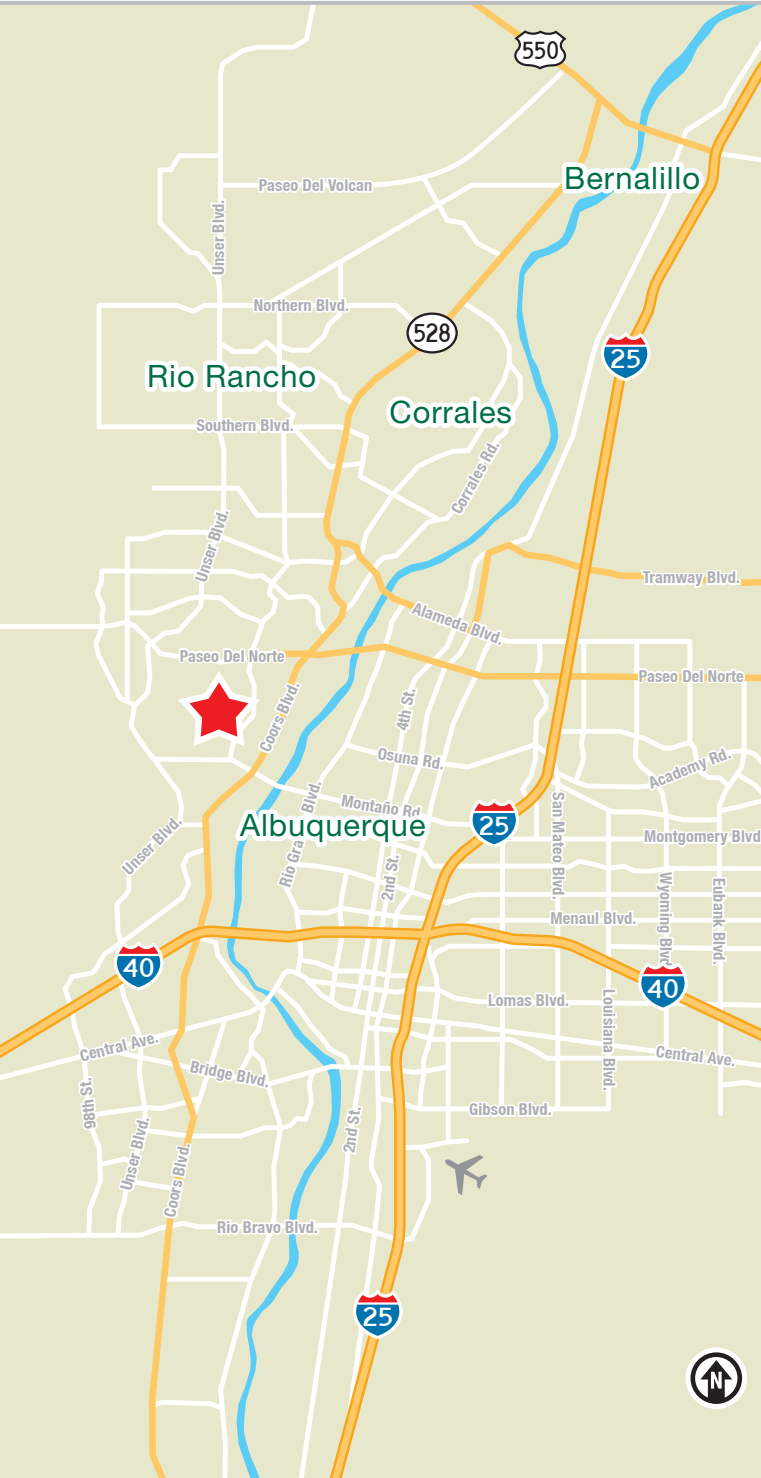
PROPERTY DESCRIPTION

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. A total of 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.



SALE PRICE	\$7,950,000
NET OPERATING INCOME (2024 Proforma with a 5% Vacancy Rate)	\$568,139
CAP RATE (2024 Proforma)	7.15%

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
JGMS GOVERNMENT SERVICES	NM DEPARTMENT OF HEALTH WIC	FLAWLESS MED SPA
BROWN BAG BEEF JERKY	MO'S GYM	DIVA'S NAILS

Property Site



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

Lyndon B. Johnson
Middle School

CPD 3,260

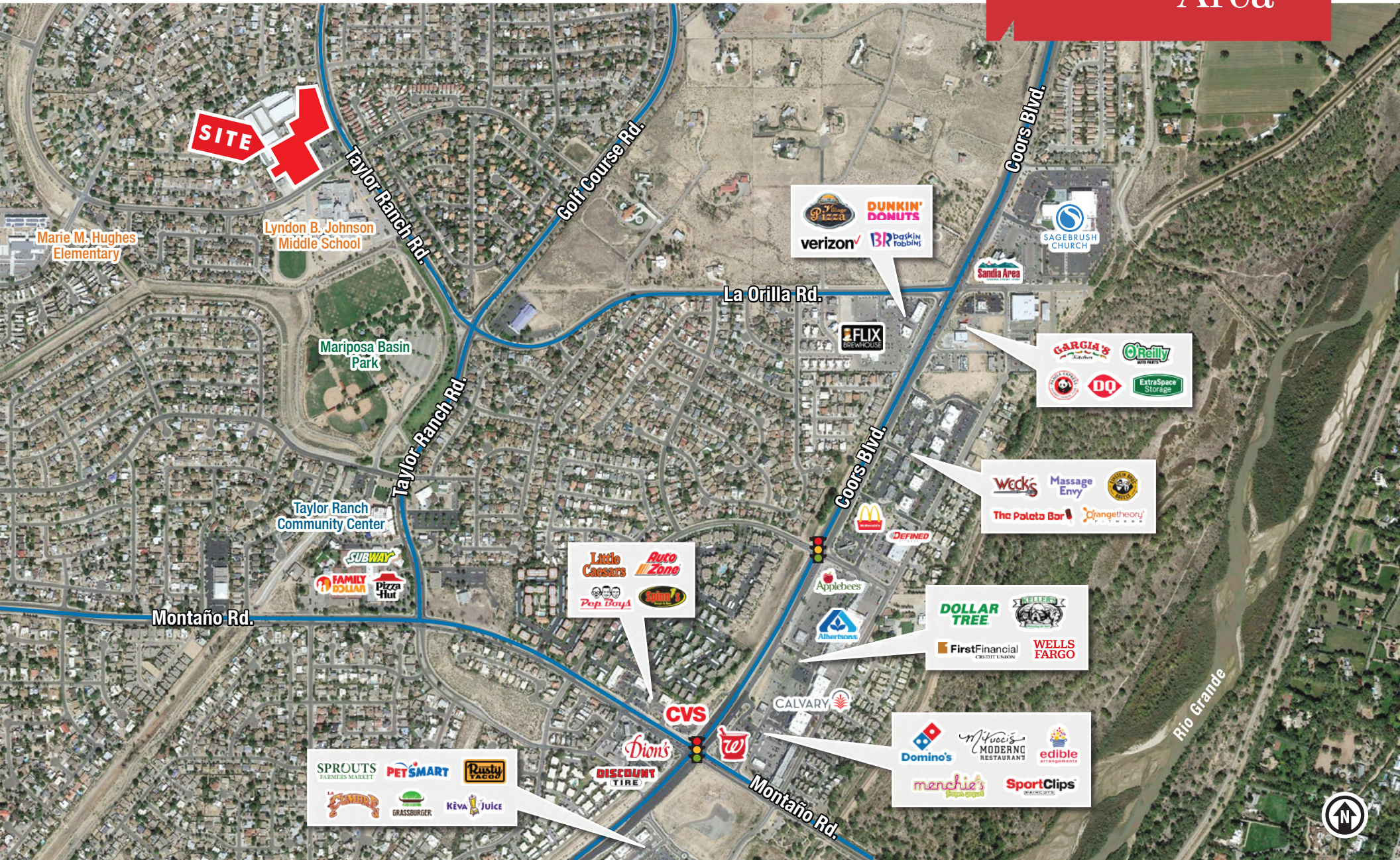
CPD 4,500

Property Photos



Property Photos





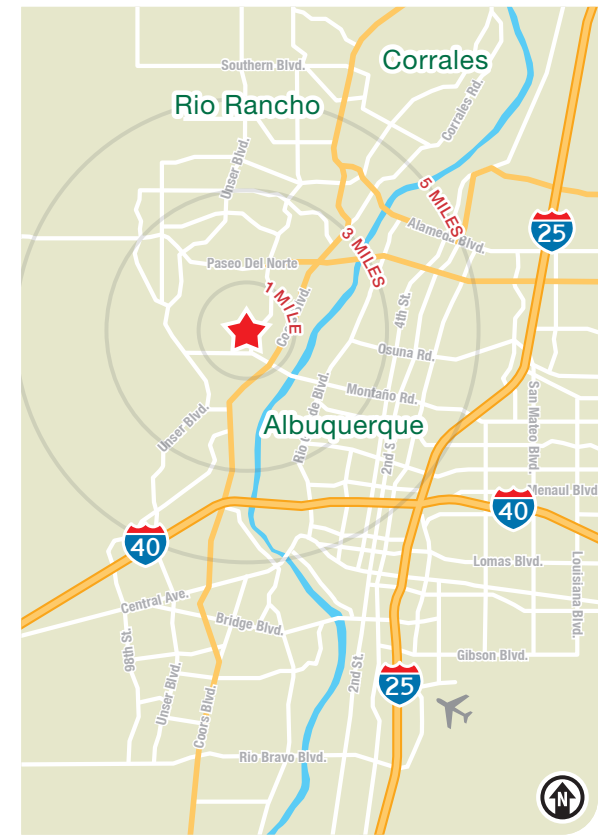
Demographics

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	13,334		71,032		184,797	
Households	5,563		29,003		74,901	
Families	3,662		19,094		48,072	
Average Household Size	2.39		2.43		2.45	
Owner Occupied Housing Units	4,329		21,777		54,856	
Renter Occupied Housing Units	1,234		7,226		20,045	
Median Age	39.9		38.5		37.7	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	250	4.5%	1,650	5.7%	5,914	7.9%
\$15,000 - \$24,999	196	3.5%	1,280	4.4%	4,151	5.5%
\$25,000 - \$34,999	255	4.6%	1,464	5.0%	4,160	5.6%
\$35,000 - \$49,999	605	10.9%	3,025	10.4%	7,900	10.5%
\$50,000 - \$74,999	1,173	21.1%	5,157	17.8%	12,912	17.2%
\$75,000 - \$99,999	921	16.6%	3,958	13.6%	10,261	13.7%
\$100,000 - \$149,999	1,178	21.2%	6,491	22.4%	15,970	21.3%
\$150,000 - \$199,999	478	8.6%	2,813	9.7%	6,916	9.2%
\$200,000+	504	9.1%	3,162	10.9%	6,713	9.0%
Median Household Income	\$81,513		\$85,411		\$79,663	
Average Household Income	\$108,868		\$115,694		\$106,435	
Per Capita Income	\$46,229		\$47,394		\$43,301	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,334	71,032	184,797
Average HH Income	\$108,868	\$115,694	\$106,435
Daytime Employment	1,177	12,318	61,845

2023 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.

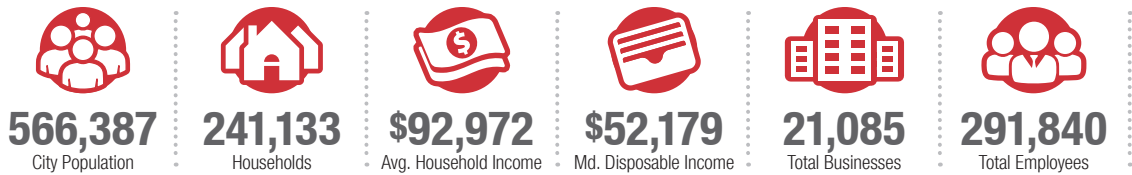
Albuquerque temperatures are characteristic of high, arid areas. Midday temperatures average 50 degrees in the winter and 90 degrees in the summer. Warm summer days yield to cool nights. Despite an average annual rainfall of eight inches, the city has an adequate water supply located in an aquifer beneath 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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)




923,076
Albuquerque Metro Population




The Largest
City in the State



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.

got space

NAI SunVista

OFFERED EXCLUSIVELY BY:



DJ Brigman, CCIM
DJ@sunvista.com
505 998 1562



Micah Gray
micah@sunvista.com
505 338 9878

DISCLAIMER

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from NAI SunVista and should not be made available to any other person or entity without the written consent of NAI SunVista. This marketing brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Some photos in this brochure may not be those of the actual property.

NAI SunVista has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, NAI SunVista has not verified, and will not verify, any of the information contained herein, nor has NAI SunVista conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NAI SunVista

505 878 0001 | sunvista.com    

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