

100% OCCUPIED INDUSTRIAL PROPERTY
WELL PRICED ASSET/ GREAT LOCATION
STRONG, LONG TERM TENANCY

INVESTMENT PROPERTY

For Sale

186,000 sf

Zoned NR-GM



PLEASE DO NOT DISTURB THE TENANTS, CALL THE BROKERS FOR INFORMATION!

Albuquerque Tortilla Property

1700 Desert Surf Circle NE/4300 Alexander Blvd. NE

Albuquerque, NM 87107

250521

250513

Albuquerque Tortilla Property

Investment Property For Sale



Deal Summary

- ◆ **Sale Price: \$19,200,000 (\$103 PSF)**
- ◆ **100% Occupied** by two strong tenants with **WALT of 8.4**
- ◆ **±186,000 SF** within **± 8.5 Acres**
- ◆ Year 1 Estimated NOI of **\$1,182,300**
- ◆ Going in cap rate of **6.16%**, increasing to **7.00%** in Year 2
- ◆ Priced well below replacement cost
- ◆ Close proximity to Interstate 25 and Interstate 40



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Executive Summary

Duke City Commercial LLC is pleased to exclusively offer 1700 Desert Surf Circle NE and 4300 Alexander Blvd. NE, known as the Albuquerque Tortilla Property in Albuquerque, New Mexico. The property consists of two adjoining buildings consisting of approximately 186,000 sf on 8.5 acres located in the desirable North I-25 Corridor. The property benefits from its close proximity and easy access to Interstate 25 and I-40.

The Albuquerque Tortilla Property is fully occupied and offers a stable income stream from two strong food production tenants, that are committed to the property with a WALT of over 8 years. There is also a unique opportunity for potentially significant upside for a long term owner.

GRUMA is a publicly traded company on the Mexican stock exchange, and has occupied the property since 2011, and has over 11 years of term remaining, as it recently extended its lease through **June 30, 2036** with a 12% bump in its rental rate as of May 1, 2026, with approximately 3% annual increases thereafter. They also have two 5-year renewal options remaining at market rent.

Aliya's Foods is a privately owned international company which has occupied the property since 2023 and exercised the first of two 5 year renewal options to extend its lease term through **November 30, 2029** at the same rate. Their second option will also remain at the same rate.



4300 Alexander Blvd. NE

- ◇ ± 107,300 sf, leased by **Gruma Corp** since 2011
- ◇ Building constructed in 1986
- ◇ ± 4.3 acres
- ◇ 7 dock high doors/ 3 drive in door
- ◇ 89 parking spaces

1700 Desert Surf Circle NE

- ◇ ± 78,800 sf, leased by **Aliya's Foods** since 2011
- ◇ Building Constructed in 2007
- ◇ ± 4.3 acres
- ◇ 9 dock high doors/ 1 drive in door
- ◇ 109 parking spaces

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Tenant Information



Founded in 1999 by Anis & Noorudin Jiwani, **Aliya's Foods** is a family-owned and operated company originating from Alberta, Canada. Over the years, our commitment to exceptional culinary experiences has fueled our growth and reputation. Our capabilities are as impressive as our commitment to quality. Our highly automated facilities meet the rigorous standards of SQF, HACCP, CFIA, and USDA certifications. This allows us to produce various types of products, including fresh, frozen, and shelf-stable options.

GRUMA, S.A.B. de C.V., is one of the world's leading tortilla and corn flour producers. **GRUMA** was founded in 1949 and is engaged primarily in the production of corn flour and tortillas. With leading brands in most of its markets, **GRUMA** has operations in the United States, Mexico, Central America, Europe, Asia, and Oceania. **GRUMA** is headquartered in San Pedro Garza García, Mexico, and has approximately 23,000 employees and 72 plants. In 2022, **GRUMA** had net sales of US\$5.5 billion, of which 74% came from non-Mexican operations.

In the **United States**, **GRUMA** is one of the leading corn flour and tortilla producers, serving industrial, retail, and foodservice customers. Its tortilla business operates 20 plants producing tortillas, tortilla chips, and other related products and the main brands include Mission®, Guerrero® and Calidad®. Through its corn flour business, **GRUMA** operates six plants and the main brand is Maseca®.

**Not just one, but TWO strong
international tenants!**

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Strong Local Industrial Market

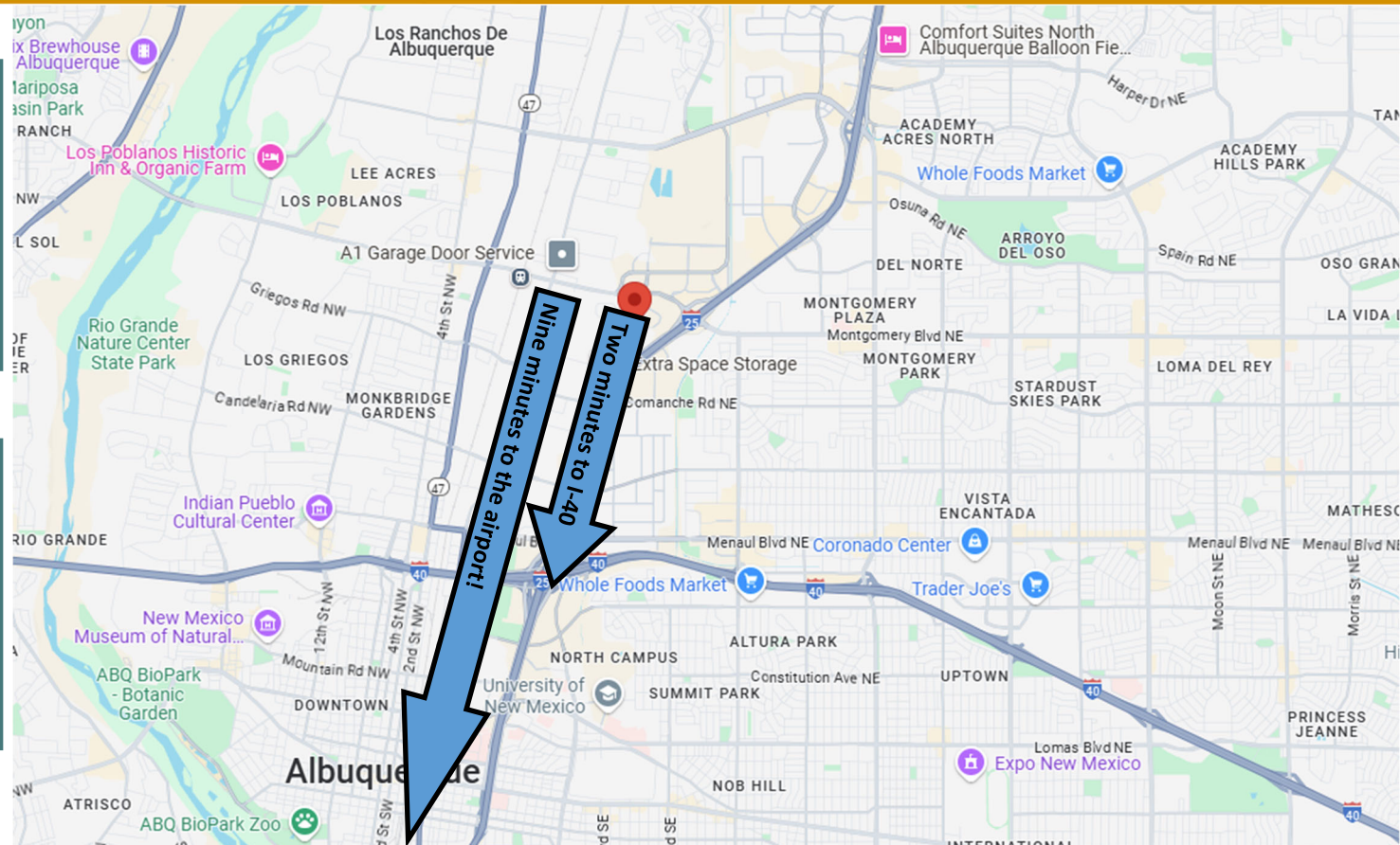
Albuquerque Industrial Market

- 47.4 million sf of industrial properties
- \$10.67 psf Ave. Asking Rent (NNN)
- 3.6% vacancy

North I-25 Submarket

- 16.8 million sf of industrial properties
- 1/3 of Albuquerque industrial sf
- and 1/2 of Albuquerque ind. buildings
- 3.9% vacancy

CBRE Albuquerque Market stats Q1 2025



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Convenience to Nearby Amenities

Conveniently Located



Population within a 60 minute drive:

1,023,579

Metro populations:

923,076

Median Age:

38.5

Albuquerque Tortilla Property

Investment Property For Sale



Confidentiality and Disclaimer

Confidentiality Agreement

Your receipt of this Memorandum acknowledges that you agree:

- (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property,
- (ii) you will hold it in the strictest confidence,
- (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Duke City Commercial LLC, and
- (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Duke City Commercial LLC.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Duke City Commercial LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Duke City Commercial LLC, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

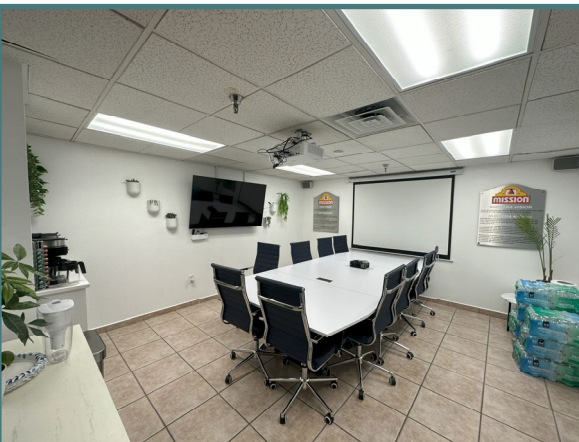
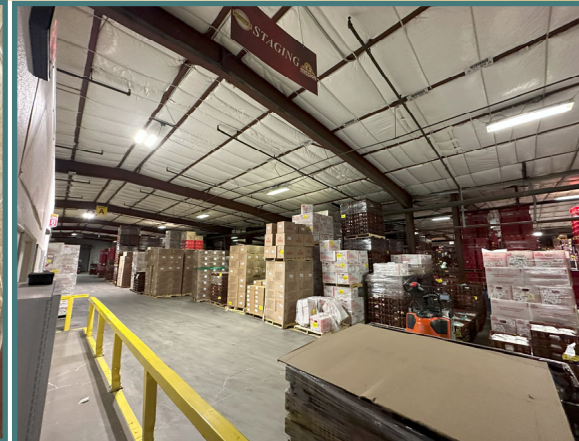
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Photos



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