CREDIT TENANT INVESTMENT OPTUM LEASED MOB OPP NE HEIGHTS

9101 Montgomery Blvd NE, Albuquerque, NM 87111







- Longtime Healthcare Facility
- Renovated and Updated Healthcare Building in Heart of Northeast Heights
- Attractive Demographics with 140,000+ People within 3-Mile Radius and Average Household Income of Over \$90K within 3-Mile Radius
- Well Established, Single-Tenant, Stand Alone, 12,579+/- SF Medical Office Facility on a Sizable 1.58 Acres
- Centrally Positioned in Heavily Populated & Desirable Trade Area in ABQ
- MX-T Commercial Zoning
- Over 450' of Frontage Along Major Commercial Corridor with over 36,700 VPD Along Montgomery Blvd.
- Nearby Activity Generators Include Target, Walgreens, Michael's, Natural Grocers, Hobby Lobby, Marshalls and Numerous Retail & QSR Pad Users
- Available at \$4,900,000, equivalent to 6.75% Cap Rate

Contact: Mark or Mariah Edwards



Leasing \Brokerage \Development

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PROPERTY PROFILE

Project: OPTUM LEASED MEDICAL OFFICE BUILDING

Location: 9101 Montgomery Blvd NE, 87111

In Northeast Heights
Albuquerque, New Mexico

Land Area: 1.5830 Acres per February 2008 ALTA/ACSM Survey

Gross Building Area; 12,579 square feet in single-story, freestanding structure

Legal Description: TRACT 20-A1, BLOCK 20, OFIMANO J GUTIERREZ LOWER

TERRACE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE, 29 1990 IN VOLUME 90C, FOLIO

153

UPC #: 102006127801540106 - 1.5830 AC

Improvements Description: The improvements include an existing freestanding medical office

building comprised of good quality pre-engineered metal frame construction with a brick exterior. The roof is heavy gauge metal panel. The build-out is average-quality medical office, with a reception area, waiting room, several exam rooms, medical lab, x-ray room, nurse's station, employee break area, private offices, and ADA compliant restrooms. HVAC includes 12 roof-mounted combination units with refrigerated air-cooling and gas-fired forced air heat, most of which have been replaced with last 5 to 10 years. Parking lot is in good condition with good surface drainage. In

2023, parking lot was crack-filled & resealed.

Zoning: MX-T, Mixed Use Commercial Transitional, City of ABQ

Year Built: 1990 - originally built as a medical office facility for Lovelace, Inc.

with subsequent renovations, updates and upgrades performed over the last 30 years by Lovelace, ABQ Health Partners, Davita

Medical Group & Optum, all of whom were company related.

of Parking Spaces: 92 total inclusive of 9 handicap accessible spaces for a total on-site

parking ratio of 7.3:1000

Lease & Tenant Information:

Leased to Optumcare New Mexico, LLC, a wholly owned subsidiary of United Healthcare Services, Inc. since May 2019; Previously leased to Davita Medical Group since August 2017; Previously lease to ABQ Health Partners since 2012. Initially leased to Lovelace, Inc. in 1990. Change in tenancies due to divestitures, mergers or acquisitions. Current 10-year lease extension commenced November 2019 thru October 2029 with 1.5% annual escalations and

three 5-year renewal options.

CURRENT RENT SCHEDULE IS AS FOLLOWS:

<u>Period</u>	Rate Per SF	Monthly Rent	Annual Rent
November 1, 2020 – October 31, 2021	\$24.80	\$25,994.00	\$311,927.98
November 1, 2021 – October 31, 2022	\$25.17	\$26,383.91	\$316,606.90
November 1, 2022 – October 31, 2023	\$25.55	\$26,779.67	\$321,356.00
November 1, 2023 – October 31, 2024	\$25.93	\$27,181.36	\$326,176.34
November 1, 2024 – October 31, 2025	\$26.32	\$27,589.08	\$331,068.99
November 1, 2025 – October 31, 2026	\$26.71	\$28,002.92	\$336,035.02
November 1, 2026 – October 31, 2027	\$27.11	\$28,422.96	\$341,075.55
November 1, 2027 – October 31, 2028	\$27.52	\$28,849.31	\$346,191.68
November 1, 2028 – October 31, 2029	\$27.93	\$29,282.05	\$351,384.56

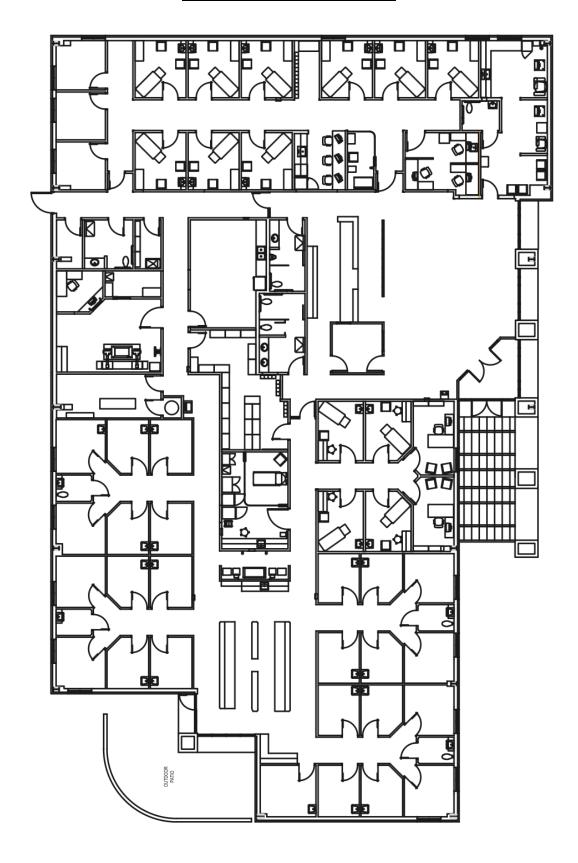
Landlord obligations are roof maintenance & replacement, structural, parking lot resurfacing & HVAC replacement.

Tenant is responsible for all property taxes, fire and extended coverage insurance and all interior and exterior maintenance and repairs not covered by Landlord.

SALE PRICE: \$4,900,000, equivalent to 6.75% cap rate

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

FLOORPLAN – 12,579 SF



EXTERIOR PIX

















INTERIOR PIX













SITE PLAN



11 SPACES & 8-6 " 85-0"

ROOF DRAIN LEADER,
EXTEND AS SHOWN
NEEMER STRUCKED SUPPORT
FRAME AND SOLID CHECKERED
TOP W/SKID RESISTANT PRUSH

49

KEYED NOTES

(4)

(10)

REQUIRED LANGSCHPE (155 HET LOT AREA); 0.15 x 41,280 ST = 6,192 SF LANGSCHPE (1907 ST = 77,820 ST = 6,192 SF LANGSCHPE AREA (1907 ST = 17,120 (R04) = 17,120 ST = 7355 GF = 7355

EXISTING LANDSCAPING CALCULATIONS
DOSTING LOT AREA (NO CHANGE): 60,065 SF (1,586 ACRE)
NET LOT AREA: \$2,539 SF - 11,260 SF (EXISTING BLDC) = 41,280 SF.

(2) ACCESSIBLE PARKING

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(1) TYPICAL RAILING DETAIL

1.-6" DM Θ

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ZONNO EN-1 (PRO C. (CYTCC AND NETHITOWN)
ADDRESS: YOUNG NOT CONTROL AND NETHITOWN
DOSTING RELIABLE AND STATE OF THE STATE EXING ON-SITE PARKING: 85 SPACES (9 ACCESSIBLE) PEVISED ON-SITE PARKING: 92 SPACES (9 ACCESSBLE) NOLUDES 8 PEGULAR ACCESSBLE PARKING SPACES AND 1 VAN, PER NA BLDG CODE. REQUIRED BIKE PARKING: 92/20 = 5 SPACES REQUIRED MOTORCYCLE PARKING: 1

BULE OOATS

2 COATS

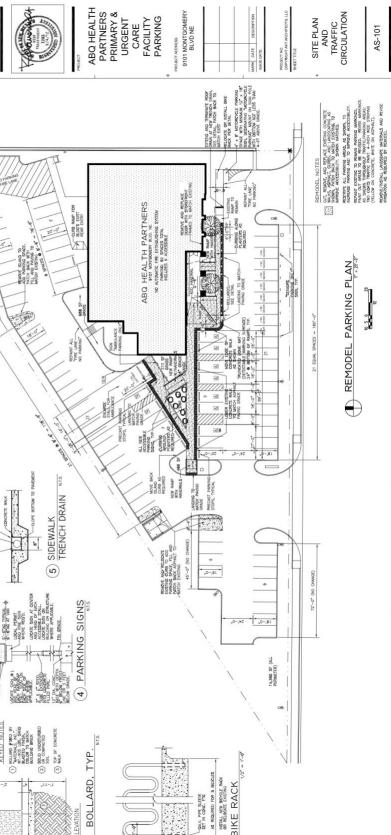
2 COATS

PARTIE ON ASPHAL

REQUIRED, SEE PLAN

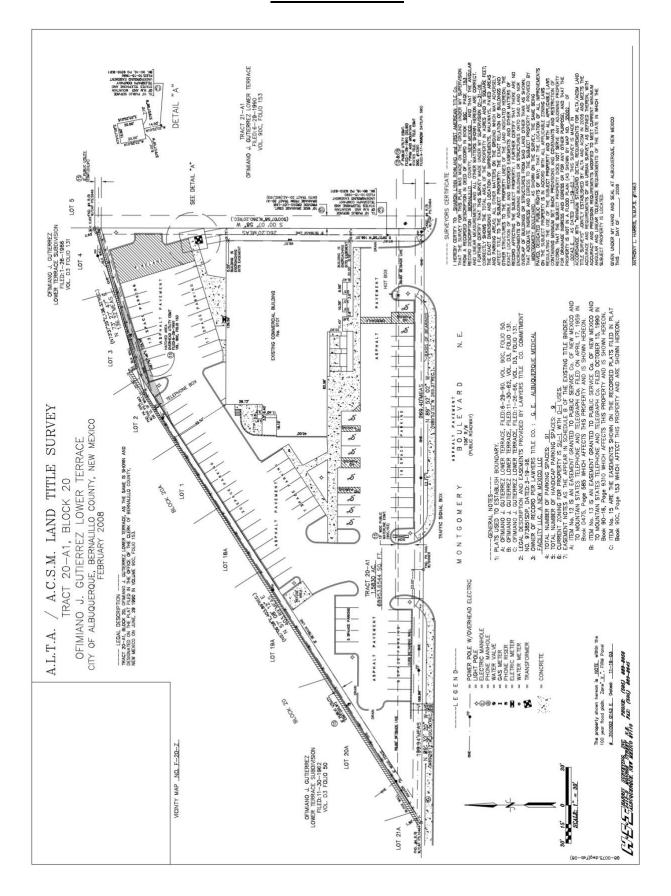
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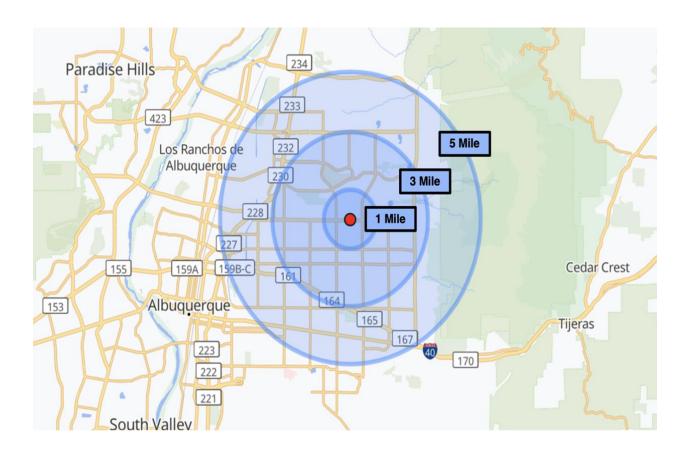


6 BIKE RACK

ALTA SURVEY



DEMOGRAPHICS





1 MILE	3 MILE	5 MILE
19,667	140,428	286,710

POPULATION



	1 State Indiana	
85,880	90,915	90,019

AVG HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
5,680	63,217	168,721

DAYTIME EMPLOYMENT



Montgomery Blvd	Wyoming Blvd
36,700 VPD	43,700 VPD