

STABLE LOCAL TENANT RETAIL INVESTMENT

SWQ OF SAN PEDRO AND CONSTITUTION
1619-1625 SAN PEDRO DRIVE NE, ALBUQUERQUE, NM 87110



OFFERING MEMORANDUM



SALE PRICE
\$550,000



CAP RATE
6.7%



NOI
\$37,060.39



GLA
5,560 SF

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PROPERTY & LOCATION OVERVIEW | STABLE LOCAL TENANT INVESTMENT



1619–1625 San Pedro Dr NE offers a stable, income-generating opportunity located just outside Albuquerque’s highly active Uptown trade area—home to the highest daytime population in New Mexico.

This fully leased, 5,560 SF multi-tenant retail building features a diverse mix of local tenants, including a gym, dispensary, dog grooming salon, and tea shop—creating strong co-tenancy synergy and built-in foot traffic. The property fronts San Pedro Drive, which sees over 13,479 vehicles per day, providing excellent visibility.

There are no current vacancies, and the nearest lease expiration is in 2027, with options to renew. All tenants are currently on modified gross leases, presenting future upside for an investor to convert to triple net (NNN) lease structures upon renewal or re-tenanting.

Originally constructed in 1962, the building is made of beige brick masonry and features a combination of TPO and tar-and-gravel roofing. Each suite is equipped with a swamp cooler and radiant heating.

Signage includes individual building signage for each unit and a shared pylon sign with four tenant panels. This is an ideal opportunity for investors seeking stable in-place income with long-term potential in one of Albuquerque’s most active retail corridors.

BUILDING OVERVIEW

PROPERTY ADDRESS	1619-1625 San Pedro Drive NE, Albuquerque, NM 87110
LOCATION	SWQ of San Pedro and Constitution
SUBMARKET	Southeast Heights
COUNTY	Bernalillo
LOT SIZE	0.25 AC
ZONING	MX-M
YEAR BUILT	1962
CURRENT OCCUPANCY	100%
LEASE TYPE	Modified Gross
SALE PRICE	\$550,000



DEMOGRAPHIC SNAPSHOT (3 MILES)



137,322
2024 POPULATION
35MILE RADIUS



\$79,155
2025 AVERAGE INCOME
3 MILE RADIUS



SALE PRICE
\$550,000



CAP RATE
6.7%



GLA
5,560 SF



EXISTING NOI
\$37,060.39



129,588
2025 DAYTIME POPULATION
3 MILE RADIUS



10,672 VPD
SAN PEDRO DR

RENT ROLL

Suite	Tenant	Status	Sq Ft	Annual Rent	Rent PSF	Monthly Rent	Lease Expiration	Annual Increases
1619	Barking Bad	Occupied	1,390	\$14,376.60	\$10.34	\$1,198.05	12/31/2033	3%
1621	Rough Rider Barbell Club	Occupied	1,390	\$12,916.20	\$9.29	\$1,076.35	2/14/2027	3%
1623	Holy Cannabis	Occupied	1,390	\$15,449.64	\$11.11	\$1,287.47	2/18/2027	3%
1625	The Brass Teapot	Occupied	1,390	\$14,247.60	\$10.25	\$1,187.30	1/31/2028	3%



INCOME

Gross Operating Income: **\$58,482.19**

EXPENSES

Property Tax (actual): \$4,522.20

Cleaning & Maintenance: \$1,425.00

Insurance (estimate): \$4,000.00

Repairs & Maintenance: \$3,838.57

Utilities: \$2,281.24

Management (7.5%): \$4,386.16

Legal & Other Fees \$968.63

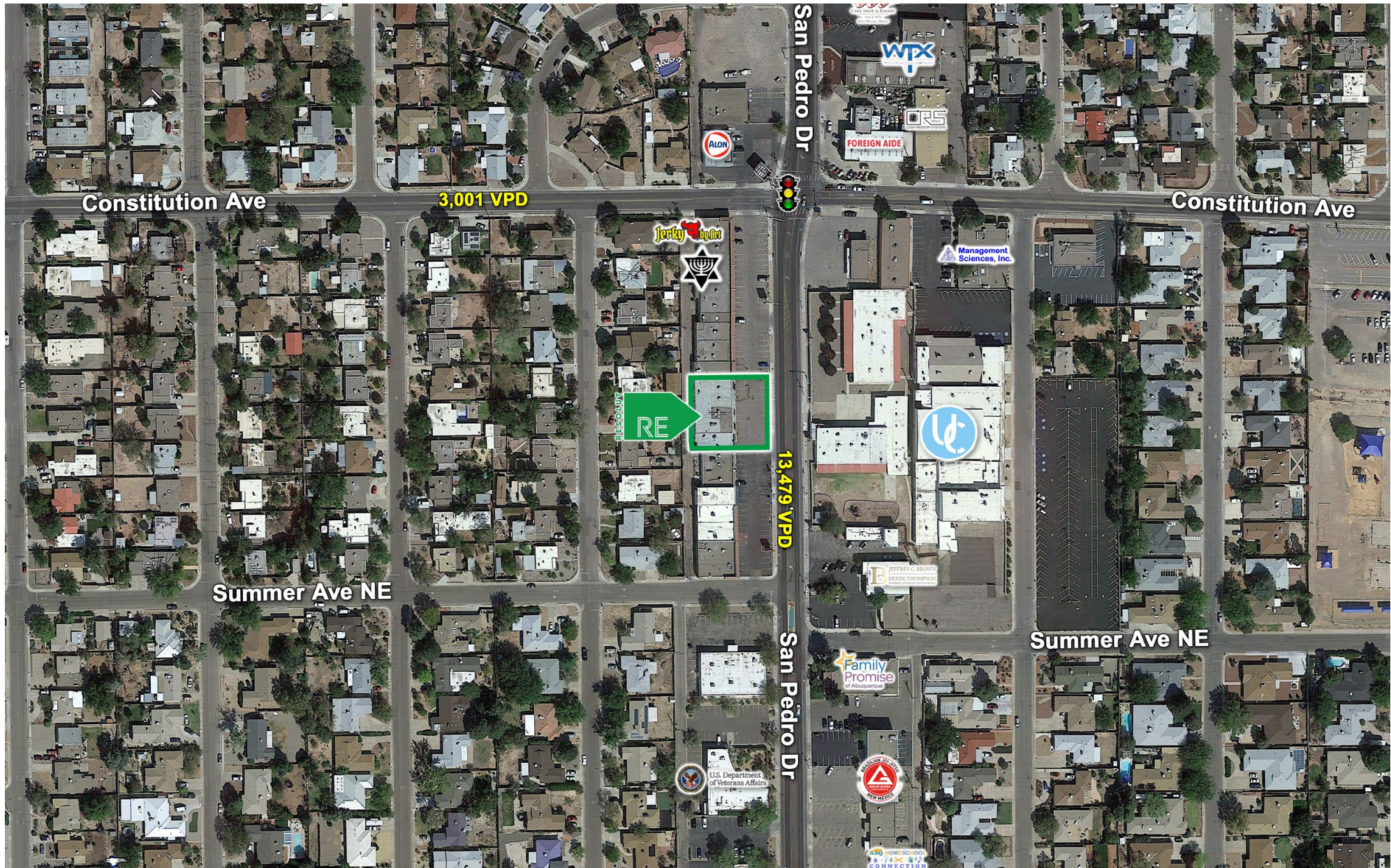
Net Operating Expenses **\$21,421.80**

Net Operating Income **\$37,060.39**

Offering Price **\$550,000**

Capitilization Rate **6.7%**





LOCATION OVERVIEW | STABLE LOCAL TENANT INVESTMENT





REMSA TROY
COMMERCIAL ADVISOR

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Remsa's journey began with a non-traditional path – as a CRE social media marketing intern while attending Central New Mexico Community College (where he earned the prestigious Bridge to Success Scholarship). Born in Liberia, Monrovia, and raised in Albuquerque, Remsa brings a unique perspective to the New Mexico commercial real estate landscape. This, combined with his social media savvy, allows him to craft innovative solutions and maximize exposure for his clients, ensuring they get the most out of every deal.

Remsa is a licensed, commercial retail real estate broker specializing in land and retail properties for leasing and investment sales.

Remsa has a proven track record, representing landlords like Westwood Financial, Mimco, Lebor Holding, Eisenberg Co., and securing tenants like Domino's Pizza, Tasty Pot, JJ Hawaiian BBQ, and more. Recognizing the growing role of social media and AI in commercial real estate, Remsa leverages these resources to his clients' advantage. In fact, he closed his first two deals within 6 months of licensure – all thanks to a single Instagram post!

Actively involved in the industry, Remsa is a member of the New Mexico Association of Realtors (NMAR) and the Commercial Association of Realtors (CARNM).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

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DANIEL KEARNEY
PRICIPAL/QUALIFYING BROKER

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Daniel began his real estate career while attending the University of New Mexico in early 2014. During that time, he began working for a local commercial development and brokerage house that was a market leader in volume of commercial transactions. Over the years, he has helped owners, investors, and business owners identify opportunities to achieve their goals, through commercial real estate investments, lease-up and site selection. In January of 2018, he was part of the team that launched RESOLUT RE, New Mexico division. As Assistant Vice President, he will continue to service his tenant rep clients with analytics, research and site selection services, his landlord rep clients with leasing up their properties, and his investors with fulfilling their commercial real estate investment goals, through acquisitions and dispositions.

During his career, Daniel has helped many property owners dispose of their commercial assets and is constantly identifying off-market opportunities for local and national investors. He takes pride in making sure his clients' goals and objectives are clearly outlined and met. He turns over every rock and finds deals that are not discernable to the untrained eye. His passion for commercial real estate and, more importantly, how it impacts businesses and people, gives him the passion and the drive to go the extra mile for his clients day-in and day-out.

Daniel is a member of the REALTORS® Association of New Mexico (RANM), the New Mexico CCIM Chapter and of the International Council of Shopping Centers (ICSC).

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