

**Offering
Memorandum**

Rio Grande Plaza / Mixed Use Compound

Eight Free-Standing Buildings

901 Rio Grande Blvd NW, Albuquerque, NM



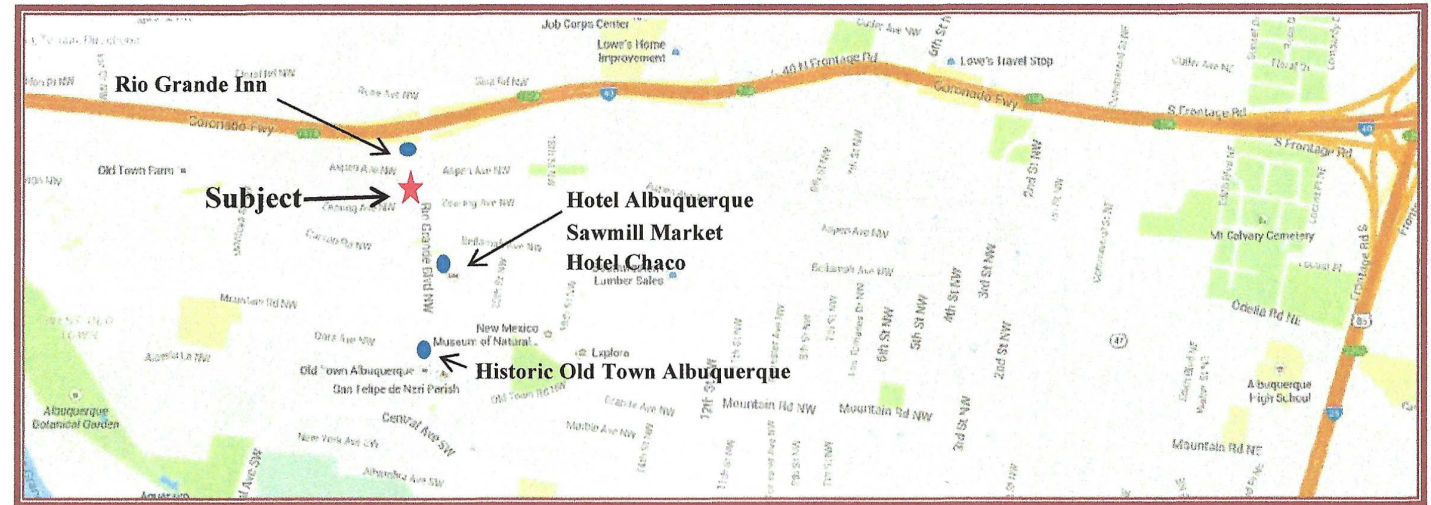
OBERSTEIN
PROPERTIES, INC.

David Oberstein: Owner / Broker
david@obersteinproperties.com 505-470-2345

± 57,455 SF on ± 4.3 AC.

Offering Summary

Location



Site Plan

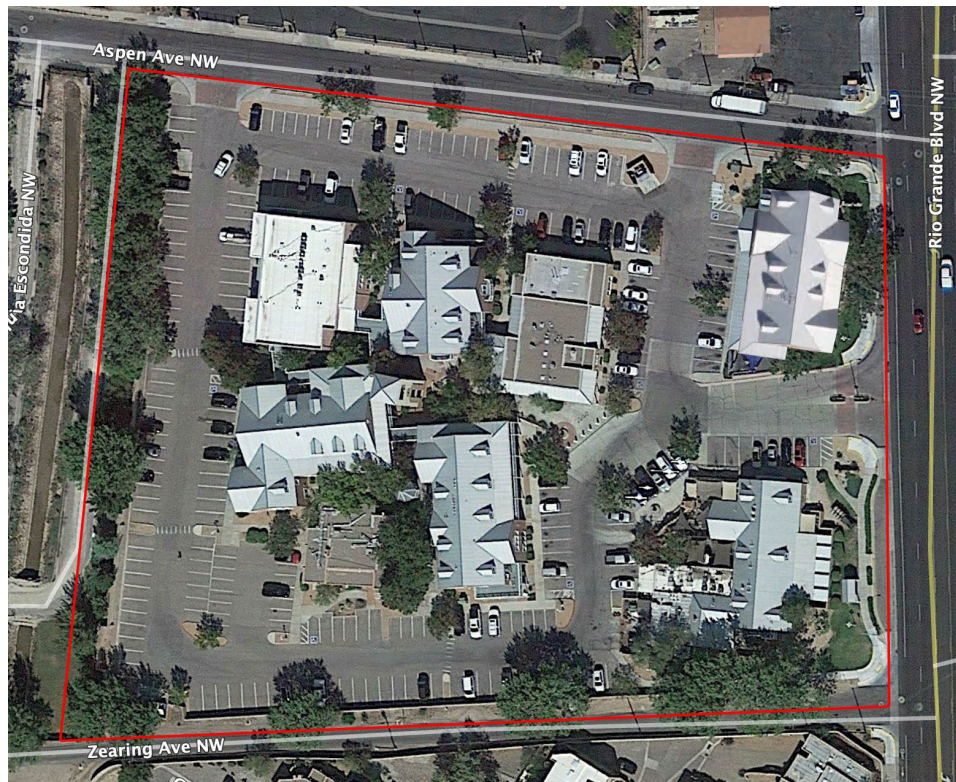
Rio Grande Plaza in Albuquerque, New Mexico is a distinctive commercial Complex situated at 901 Rio Grande Blvd NW, just south of I-40 in the city's historic **Old Town district**.

The property sits within the scenic **Rio Grande Valley**, giving it a pleasant, welcoming atmosphere suited for both business and visitor traffic. Notable tenants include **DH Lescombes Winery** and **Two Cranes Bistro & Brew**, which help draw steady foot traffic and contribute to the plaza's destination-style appeal. Its location near major routes, ample parking, and a beautiful courtyard setting make it easy to find and comfortable to visit.



Offering Summary

Site



North ↑

Financials

Sale Price	\$11,100,000
CAP Rate	7.0%
Net Operating Income	\$776,039

Location

ADDRESS: 901 Rio Grande Boulevard NW
Albuquerque, NM 87109

TOTAL BUILDINGS SIZE: ± 57,455 SF

LAND SIZE: ± 4.3 Acres

ZONING: SU-1, Special Use for C-1 and O1 Uses

Highlights

- ✓ Beautiful Courtyard Setting Throughout
- ✓ Diverse Mix of Tenants
- ✓ Easy Access to Downtown, Uptown, Airport, the West Side, I-40 and I-25
- ✓ Elevator access to second floor suites
- ✓ 4:1,000 Parking Ratio
- ✓ Located in HUB Zone
- ✓ Zoning: SU-1, Special Use for C-1 and O-1

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Offered By: **David Oberstein**
Owner / Broker

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Offering Summary

Property Name

Location

Type of Property

Size of Property

Rio Grande Plaza

901 Rio Grande Blvd, Albuquerque

Mixed Use

57,455 Sq.Ft.

Annual Property Operating Data

February 2026

	\$/SQ FT or \$/Unit	% of GOI		COMMENTS/FOOTNOTES
Ordinary Income/ Expense				
1 Rental Income				
2 Rent	\$ 16.00	77.1%	\$ 919,483	2026 Scheduled Rent
3 CAM / RE Tax	\$ 4.51	21.7%	\$ 258,903	2026 Scheduled CAM / Tax Reimbursements
4 Prior Year's CAM / Tax Recapture	\$ 0.21	1.0%	\$ 12,000	Estimated 2025 CAM / Tax Recapture
5 Utility Reimbursements	\$ 0.03	0.2%	\$ 1,808	2025 Actual
6 Rental Income	\$ 20.75	100.0%	\$ 1,192,194	
7 GROSS OPERATING INCOME			\$ 1,192,194	
8 Expense	\$/SQ FT	%		
9 Insurance	\$ 0.61	2.94%	\$ 35,071	2026 Budgeted
10 Janitorial Services	\$ 0.32	1.55%	\$ 18,522	2026 Budgeted
11 Management Fees	\$ 1.13	5.43%	\$ 64,677	2026 Budgeted
12 Porter Services	\$ 0.54	2.62%	\$ 31,200	2026 Budgeted
13 Misc Expense	\$ 0.05	0.25%	\$ 3,000	2026 Budgeted
14 Landscape / Snow Removal	\$ 0.50	2.42%	\$ 28,800	2026 Budgeted
15 Repairs and Maintenance - Recoverable	\$ 0.93	4.50%	\$ 53,668	2026 Budgeted
16 Fire Protection	\$ 0.10	0.50%	\$ 6,000	2026 Budgeted
17 Property Taxes	\$ 1.65	7.96%	\$ 94,860	2026 Budgeted
18 Utilites				
19 Electricity	\$ 0.15	0.70%	\$ 8,400	2026 Budgeted
20 Water & Sewer & Refuse	\$ 0.37	1.79%	\$ 21,300	2026 Budgeted
21 Security	\$ 0.38	1.81%	\$ 21,600	2026 Budgeted
22 Telephone	\$ 0.09	0.44%	\$ 5,229	2026 Budgeted
23 Seasonal Decorations	\$ 0.09	0.41%	\$ 4,928	2026 Budgeted
24 Repairs and Maintenance - Nonrecoverable	\$ 0.31	1.51%	\$ 18,000	2026 Budgeted
25 Pest Control	\$ 0.02	0.08%	\$ 900	2026 Budgeted
26 Total Expense	\$ 7.24	34.91%	\$ 416,155	
27				
28 Net Ordinary Income	\$ 13.51	65.09%	\$ 776,039	
29 Less: Debt Service				
30 Interest Expense				
31 Cash Flow Before Taxes	\$ 13.51	65.09%	\$ 776,039	

The information contained herein is prepared by Oberstein Properties, Inc. based upon various internally generated assumptions and hypotheses for internal use. No representation, warranty or guaranty of any kind is made respecting the accuracy or completeness or any level of performance or any other results. This information has not necessarily been reviewed and no recipient is entitled to rely upon it for any purpose.

Prepared By:

David Oberstein, Manager



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Tenant Mix

Two Cranes Bistro & Brew
Waxing the City
Sunwest Actuarial Services
ROC Real Estate
Victoria Lucero – Attorney
Janov Law Firm
Balleau Ground Water, Inc.
Trail Ahead Therapy
P.J. Woodlands
New Mexico Appleseed
Labor of Love Home Health
Duke City Dental & Hygiene

Les Combs Winery
Sandi Smiles
Edward D. Jones
Westway Staffing Services
Albuquerque Med Spa
Meltdown Studio
Amanda Sena - Insurance
The Edwards Group
Casa Grande Realty
The Treehouse Counseling
Guru Sport Functional Therapy
New Mexico Coalition Against Domestic Violence

