

Offering Memorandum

Mixed-Use Retail Center Opportunity

LOCATED IN THE NORTH VALLEY



585 Osuna Rd. NE | Albuquerque, NM 87113

NWQ Osuna Rd. & Edith Blvd. NW

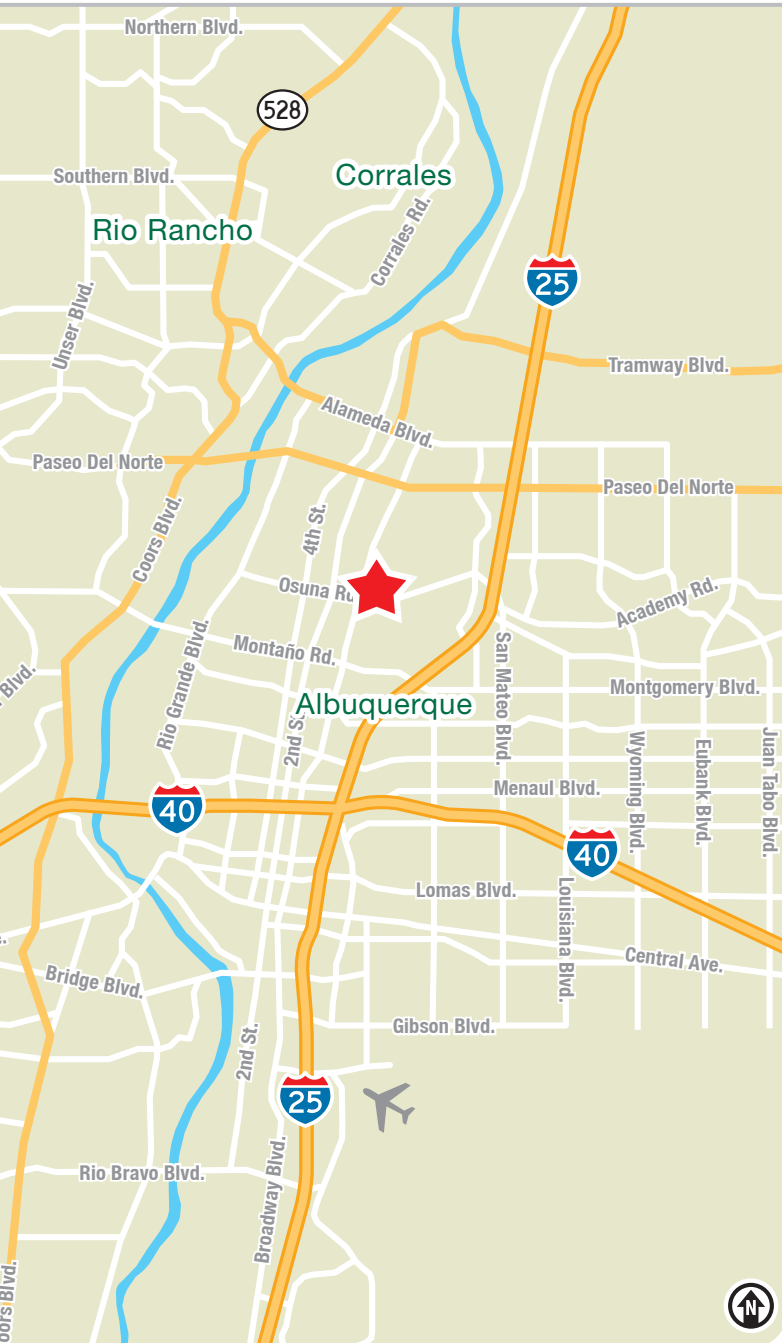
NAISunVista

got space™

Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

Property Summary



SALE PRICE

\$1,700,000 (\$178.95/SF)

PROFORMA CAP RATE

7.5%

PROFORMA NET OPERATING INCOME

\$152,000

(Proforma rents at \$16.00/SF + NNN)

INVESTMENT OVERVIEW

LOCATION

The northeast quadrant of Edith Blvd. & Osuna Rd. NE

ADDRESS

585 Osuna Rd. NE
Albuquerque, NM 87113

TOTAL BUILDINGS SIZE

±9,500 SF

LAND SIZE

±0.93 Acres

ZONING

C-1, Bernalillo County

INVESTMENT HIGHLIGHTS

- Current occupancy: ±5,500 RSF
- A unique opportunity for an experienced retail investor or owner/user to buy a property under replacement costs
- Tenants include Amadeo's Pizza, Subway and Volcanic Training
- Tenants have been in the center since 2014
- Located directly across from Sandia Prep
- Less than 1/2 mile from Vista del Norte neighborhood
- Great visibility to ±20,200 cars per day
- Please do not disturb tenants
- 5:1,000 parking ratio










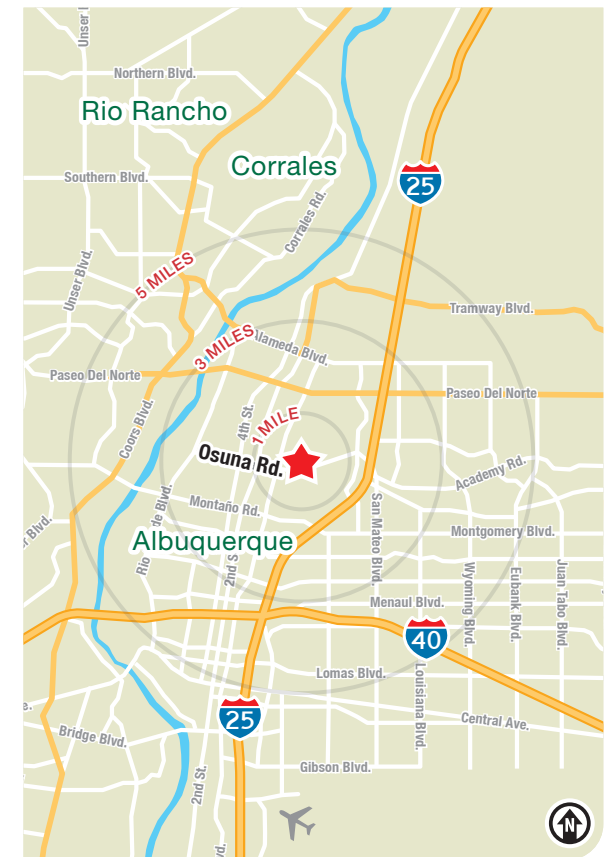
AREA DEMOGRAPHICS

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	6,174		69,732		226,341	
Households	2,828		32,334		102,632	
Families	1,650		16,318		53,958	
Average Household Size	2.18		2.13		2.16	
Owner Occupied Housing Units	2,218		18,890		64,042	
Renter Occupied Housing Units	610		13,444		38,590	
Median Age	45.6		41.0		41.3	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	2024		2024		2024	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	180	6.4%	3,307	10.2%	9,172	8.9%
\$15,000 - \$24,999	206	7.3%	3,713	11.5%	9,004	8.8%
\$25,000 - \$34,999	193	6.8%	3,150	9.7%	7,626	7.4%
\$35,000 - \$49,999	331	11.7%	4,212	13.0%	11,753	11.5%
\$50,000 - \$74,999	492	17.4%	5,529	17.1%	15,746	15.3%
\$75,000 - \$99,999	368	13.0%	3,797	11.7%	13,874	13.5%
\$100,000 - \$149,999	520	18.4%	4,426	13.7%	17,329	16.9%
\$150,000 - \$199,999	397	14.0%	2,421	7.5%	8,858	8.6%
\$200,000+	142	5.0%	1,779	5.5%	9,265	9.0%
Median Household Income	\$75,639		\$56,113		\$70,787	
Average Household Income	\$94,622		\$81,962		\$98,681	
Per Capita Income	\$41,635		\$37,975		\$44,929	

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	6,174	69,732	226,341
 Average HH Income	\$94,622	\$81,962	\$98,681
 Daytime Employment	6,243	83,837	193,113

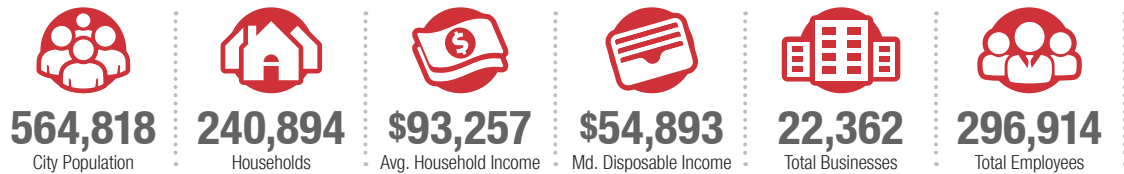
2024 Forecasted by Esri



ALBUQUERQUE | NEW MEXICO

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 2024 Demographics)



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*



926,835
 Albuquerque
 Metro
 Population



**The
 Largest**
 City in the State

TOP 8 REASONS TO
CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

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.

All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.