MONTGOMERY MEDICAL OFFICE CONDO

10151 Montgomery Blvd NE, Bldg 3 Suite B | Albuquerque, NM

OFFERING MEMORANDUM

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Montgomery Medical Office Condo

CONTENTS

01 Executive Summary
- Investment Summary

02 Location
- Location Summary
- Local Business Map
- Aerial View Map

03 Property Description
- Property Features
- Building Floorplan
- Additional Aerial
- Additional Aerial 2
- Property Images

04 Demographics
- General Demographics

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Brokerage License No.: 9158

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MONTGOMERY MEDICAL OFFICE CONDO

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	10151 Montgomery Blvd NE, Bldg 3 Suite B Albuquerque NM 87111
COUNTY	Bernalilo
MARKET	North East
BUILDING SF	8,827 SF
NET RENTABLE AREA (SF)	6,827
YEAR BUILT	1998
YEAR RENOVATED	2020

FINANCIAL SUMMARY

PRICE	$1,800,000
PRICE PSF	$263.66
CAP RATE (CURRENT)	-0.05%

Office Condo

- This well-designed medical office condo offers over 6,827 square feet of functional healthcare space, thoughtfully laid out to support a busy medical practice. The total square footage also includes 731 square feet of common area for the entry and restrooms. The facility includes 13 exam rooms, providing ample capacity for multiple providers and efficient patient flow.
  The office features two private physician offices along with two additional staff offices supporting administrative work, consultations, and management operations. A spacious 20' x 25' can be used as a treatment room, providing flexibility for procedures, specialty care, or expanded clinical services.
- Patients are welcomed by a large 44' x 16' waiting area, designed to comfortably accommodate high patient volume. The office also includes separate check-in and check-out desks, improving workflow and creating an organized patient experience.
  Additional amenities include three restrooms, a dedicated laundry room, and a staff break room, ensuring convenience and comfort for both patients and employees.
  Overall, this property provides an efficient, professional environment ideal for a medical, specialty care, or multi-provider healthcare practice.
- The property is part of a medical office condominium complex consisting of three separate buildings. The subject building contains two medical office condominium units, with the primary office occupying approximately 66% of the building. The two units share 733 square feet of common area, which includes a shared hallway. The previous owner was a dental clinic, and the plumbing was capped in the floor.

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MONTGOMERY MEDICAL OFFICE CONDO

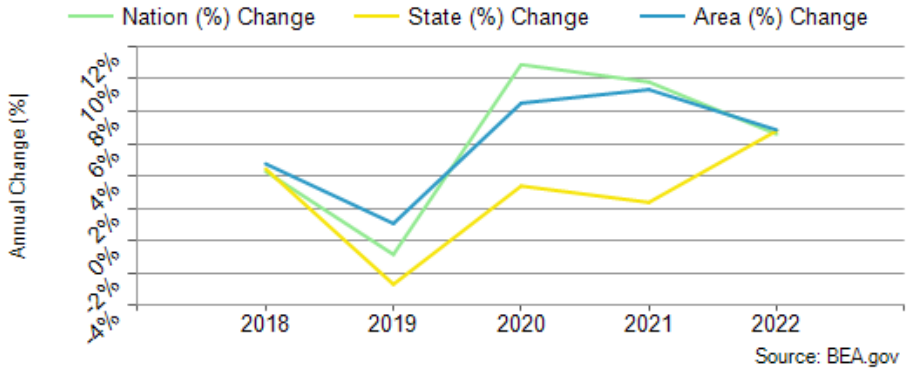
02 Location

Location Summary
Local Business Map
Aerial View Map

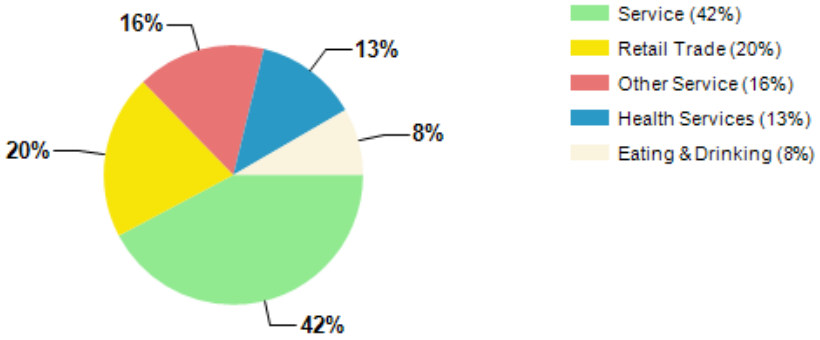
NE Albuquerque

- Located in the Northeast Heights of Albuquerque along Montgomery Boulevard, the Bear Canyon Professional Center is a well-established medical and dental office condominium community serving the surrounding residential neighborhoods. The complex is home to a variety of specialty healthcare providers, including dermatology clinics, oral and maxillofacial surgery practices, periodontal specialists, and endodontic and general dental providers. The center offers a convenient cluster of specialized medical and dental services, creating a professional healthcare hub that serves patients from across the Northeast Heights and greater Albuquerque area

Bernalillo County GDP Trend



Major Industries by Employee Count



Largest Employers

Sandia National Laboratories	13,361
Presbyterian Health System	12,644
Albuquerque Public Schools	11,867
University of New Mexico Hospital	7,256
City of Albuquerque	7,020
University of New Mexico	4,641
Kirtland Air Force Base (Military)	4,100
State of New Mexico	3,946

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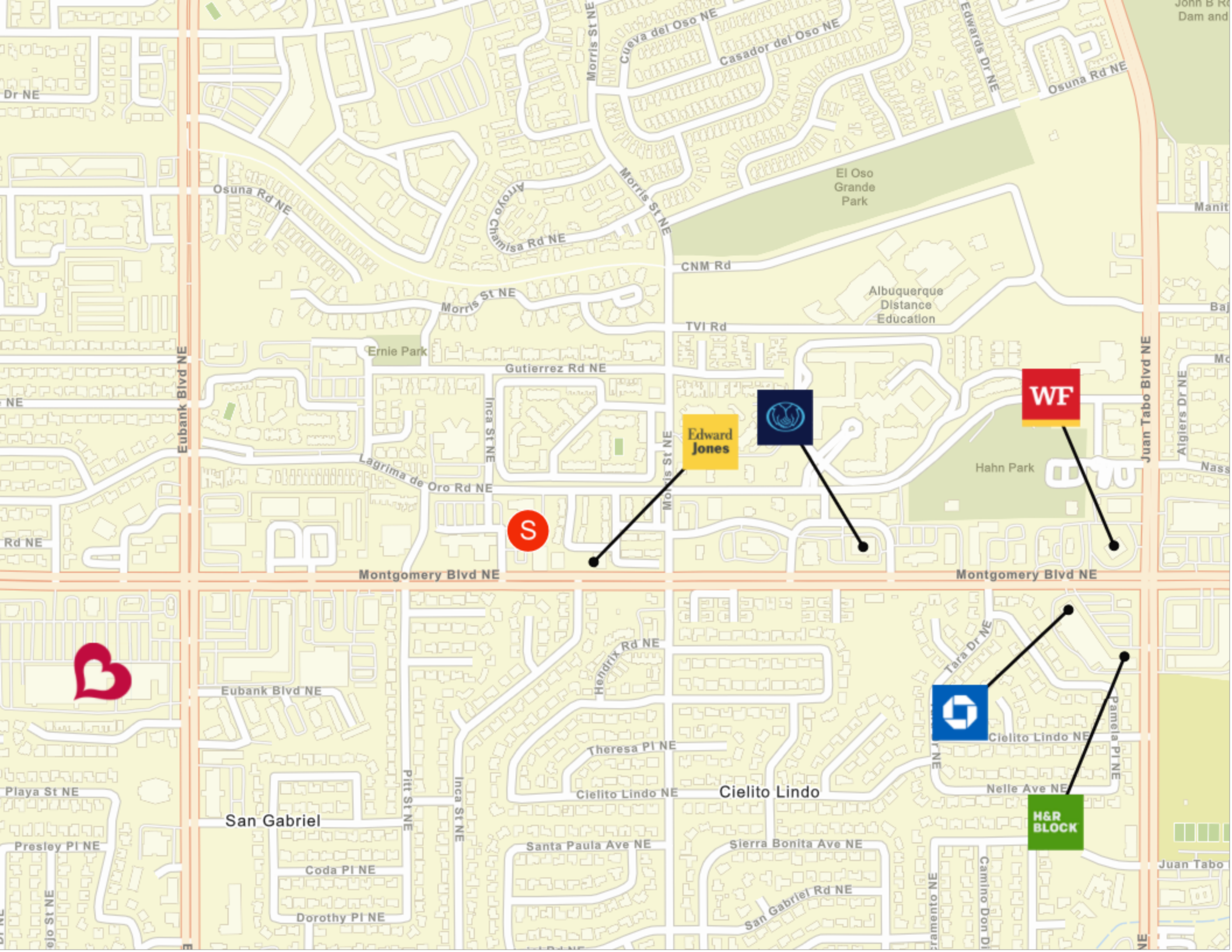
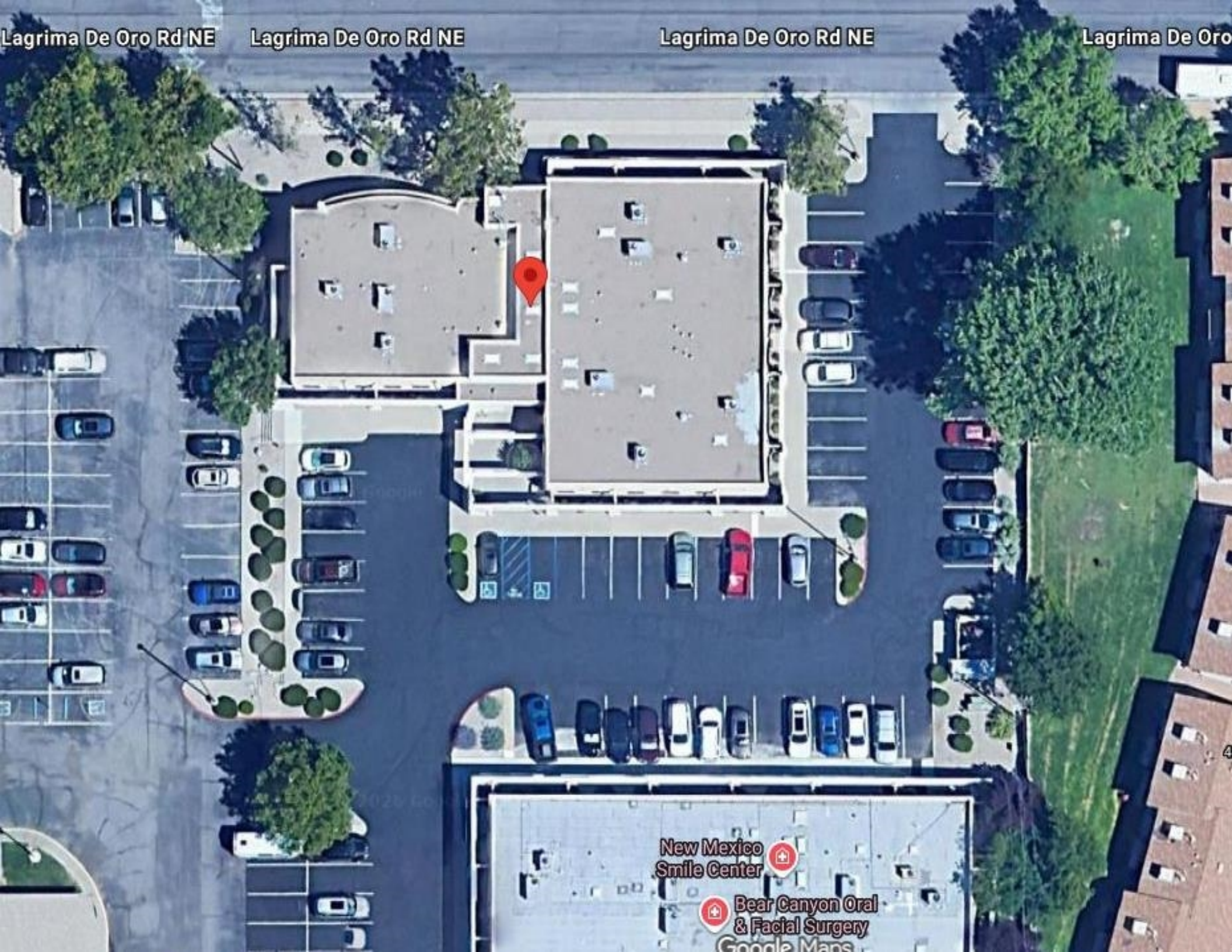

Edward Jones
WF
H&R BLOCK
Montgomery Blvd NE
Montgomery Blvd NE
Eubank Blvd NE
Juan Tabo Blvd NE
Morris St NE
Osuna Rd NE
Osuna Rd NE
Chamisa Rd NE
CNM Rd
TVI Rd
Gutierrez Rd NE
Lagrima de Oro Rd NE
Inca St NE
Cueva del Oso NE
Casador del Oso NE
Edwards Dr NE
El Oso Grande Park
Albuquerque Distance Education
Ernie Park
Hahn Park
Hendrix Rd NE
Tara Dr NE
Pamela Pl NE
Cielito Lindo NE
Cielito Lindo
Nelle Ave NE
Theresa Pl NE
Eubank Blvd NE
Pitt St NE
Inca St NE
Playa St NE
San Gabriel
Presley Pl NE
Coda Pl NE
Dorothy Pl NE
Santa Paula Ave NE
Sierra Bonita Ave NE
San Gabriel Rd NE
Camino Don Diego NE
Juan Tabo
Algiers Dr NE


Lagrima De Oro Rd NE
Lagrima De Oro Rd NE
Lagrima De Oro Rd NE
Lagrima De Oro
New Mexico Smile Center
Bear Canyon Oral & Facial Surgery
Google Maps

MONTGOMERY MEDICAL OFFICE CONDO

03 Property Description

Property Features

Building Floorplan
Additional Aerial
Additional Aerial 2
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	8,827
NET RENTABLE AREA (SF)	6,827
YEAR BUILT	1998
YEAR RENOVATED	2020
# OF PARCELS	1
ZONING TYPE	MX-T
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
PARKING RATIO	6:1
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
ADA COMPLIANT	Yes
ELEVATOR	N/A

MECHANICAL

HVAC	YES
FIRE SPRINKLERS	NO

CONSTRUCTION

FOUNDATION	Cement
FRAMING	Steel
EXTERIOR	Stucco
PARKING SURFACE	Paved
LANDSCAPING	Xeriscaping

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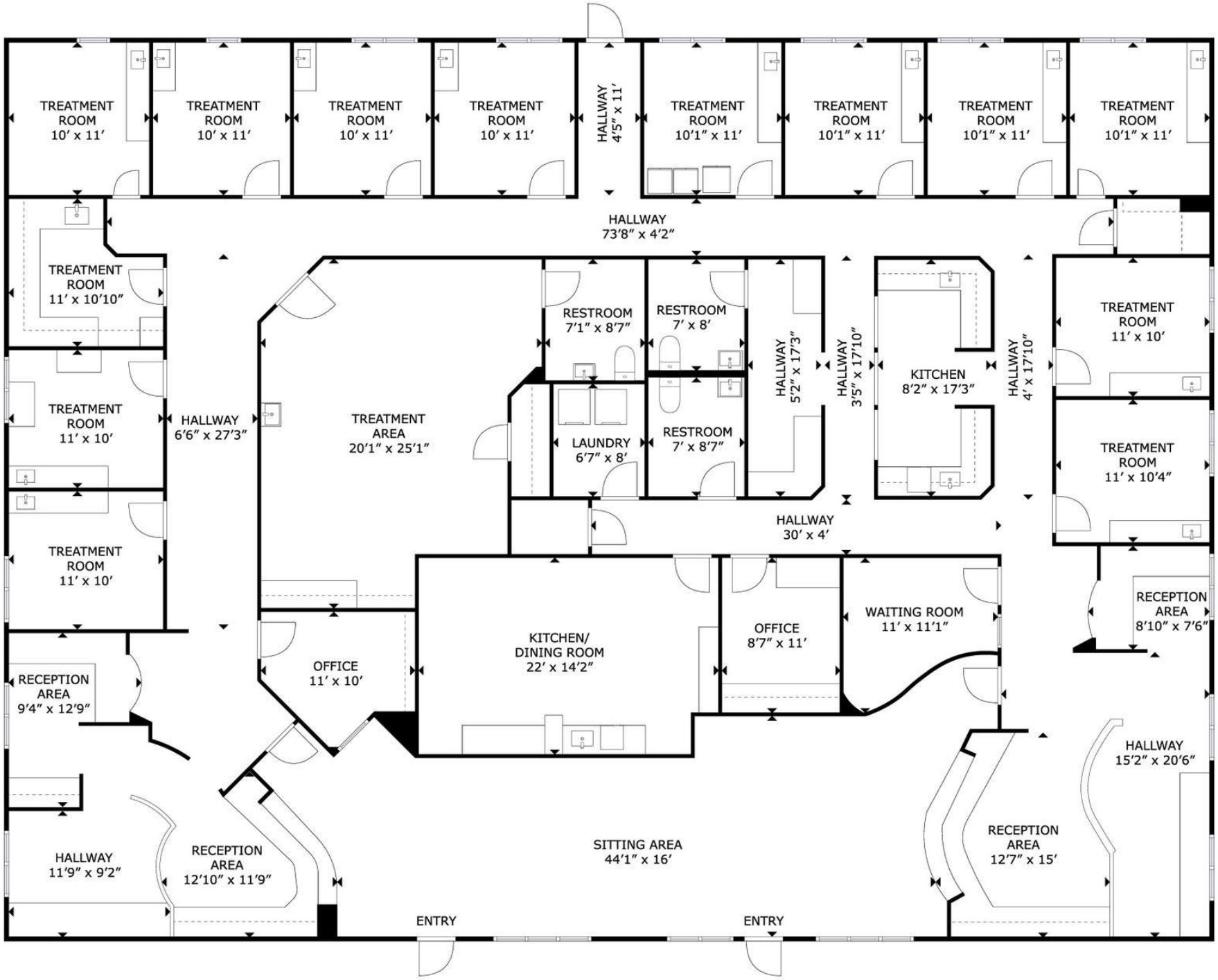

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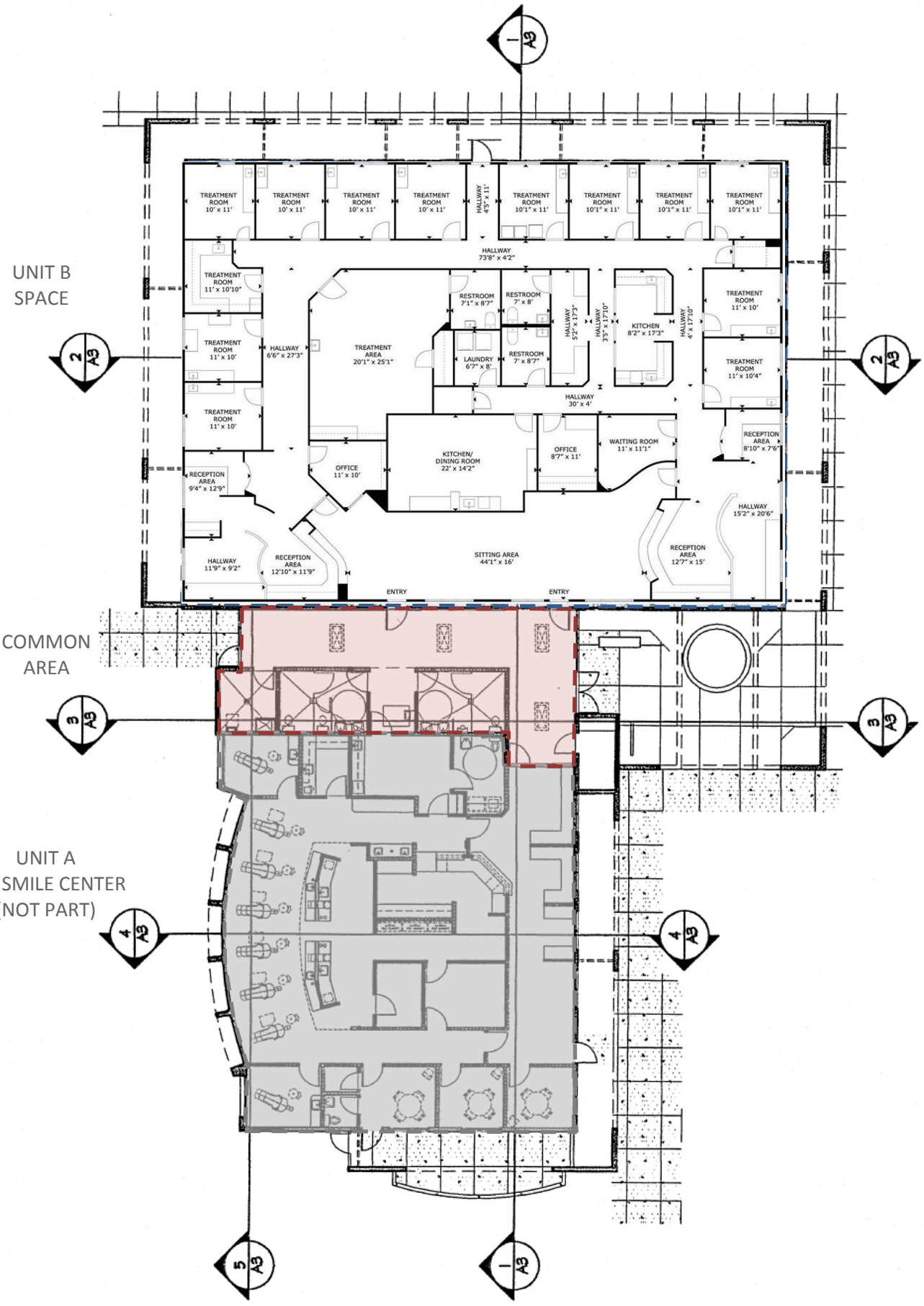
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.


UNIT B
SPACE
COMMON
AREA
UNIT A
NM SMILE CENTER
(NOT PART)
TREATMENT ROOM 10' x 11'
TREATMENT ROOM 10'1" x 11'
HALLWAY 4'5" x 11'
HALLWAY 73'8" x 4'2"
TREATMENT ROOM 11' x 10'10"
TREATMENT ROOM 11' x 10'
HALLWAY 6'6" x 27'3"
TREATMENT AREA 20'1" x 25'1"
RESTROOM 7'1" x 8'7"
RESTROOM 7' x 8'
HALLWAY 5'2" x 17'3"
HALLWAY 3'5" x 17'10"
KITCHEN 8'2" x 17'3"
HALLWAY 4' x 17'10"
TREATMENT ROOM 11' x 10'
TREATMENT ROOM 11' x 10'4"
LAUNDRY 6'7" x 8'
RESTROOM 7' x 8'7"
HALLWAY 30' x 4'
RECEPTION AREA 8'10" x 7'6"
RECEPTION AREA 9'4" x 12'9"
OFFICE 11' x 10'
KITCHEN/ DINING ROOM 22' x 14'2"
OFFICE 8'7" x 11'
WAITING ROOM 11' x 11'1"
HALLWAY 15'2" x 20'6"
HALLWAY 11'9" x 9'2"
RECEPTION AREA 12'10" x 11'9"
SITTING AREA 44'1" x 16'
RECEPTION AREA 12'7" x 15'
ENTRY
ENTRY
1 A3
2 A3
3 A3
4 A3
5 A3

EAGLE POINT
APARTMENTS
LA GRIMA DE ORO RD
SITE
MORRIS STREET
ExtraSpace Storage
VCA
FIRST CHRISTIAN CHURCH
MONTGOMERY BLVD
SONIC
MARBLE

NM Endodontic Specialists
SITE
Buen Salud Inc
New Mexico Smile Center
BEAR CANYON
FIRST CHRISTIAN CHURCH
LAGRIMA DE ORO RD.
MONTGOMERY BLVD

Building Entrance

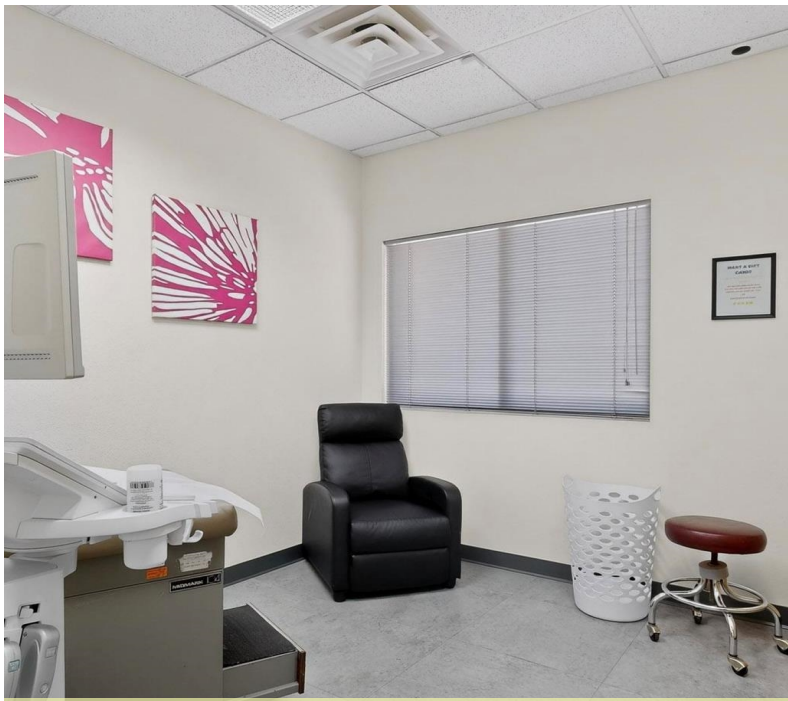
Building Hallway

Waiting Room

Staff Office

Reception

Reception Storage



Exam Room

Exam Room

Exam Room

Equipment Room

Lab Area

Dr. Office

Dr. Office

Breakroom

Laundry Room

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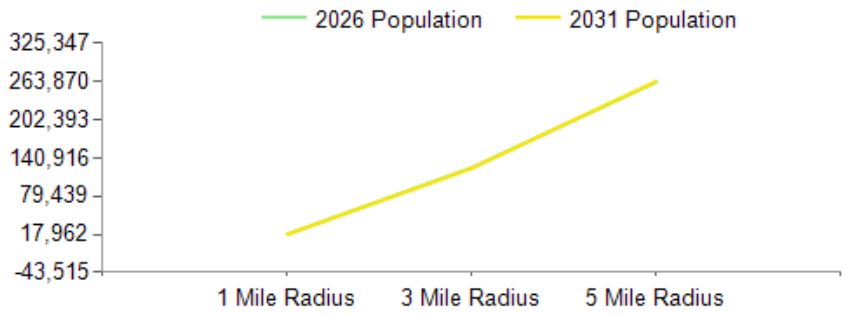
04 **Demographics**

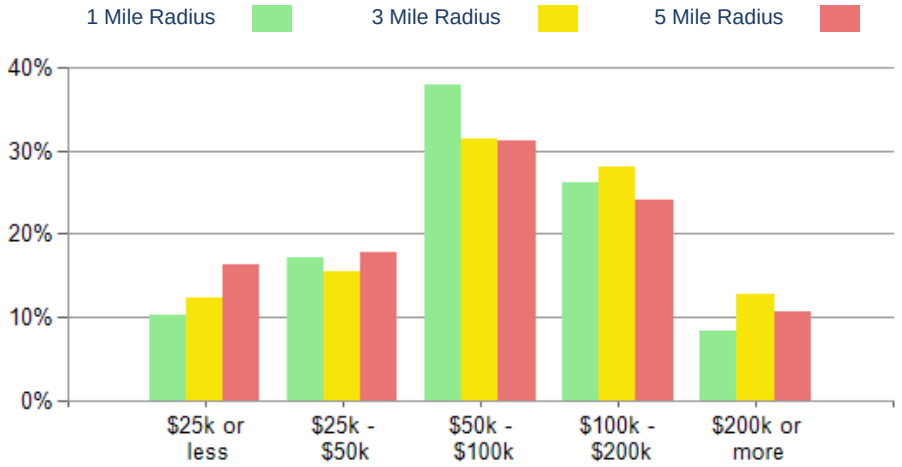
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,777	125,579	249,604
2010 Population	18,750	128,081	264,241
2026 Population	18,162	125,076	262,830
2031 Population	17,962	124,327	263,870
2026 African American	552	3,534	9,083
2026 American Indian	906	5,812	15,624
2026 Asian	720	5,226	12,579
2026 Hispanic	5,542	39,429	96,507
2026 Other Race	1,215	8,830	26,335
2026 White	11,766	79,725	151,172
2026 Multiracial	2,984	21,820	47,724
2026-2031: Population: Growth Rate	-1.10%	-0.60%	0.40%

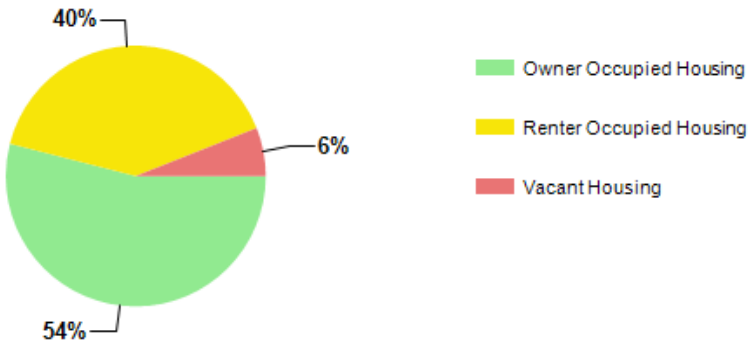
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	456	3,843	10,138
$15,000-$24,999	441	3,234	9,218
$25,000-$34,999	522	3,498	9,215
$35,000-$49,999	989	5,299	12,044
$50,000-$74,999	2,054	10,729	22,898
$75,000-$99,999	1,281	7,191	14,218
$100,000-$149,999	1,635	9,756	17,130
$150,000-$199,999	673	6,266	11,401
$200,000 or greater	730	7,280	12,610
Median HH Income	$74,046	$80,475	$70,137
Average HH Income	$96,187	$112,936	$102,324



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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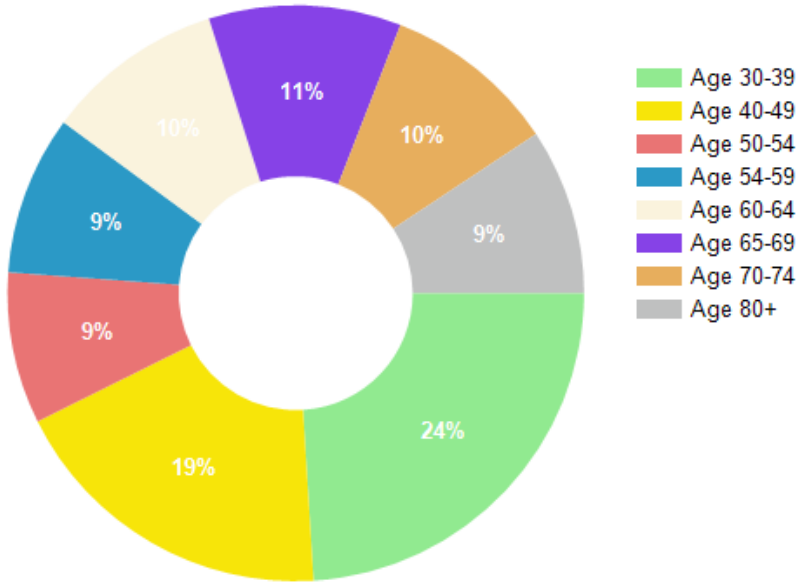
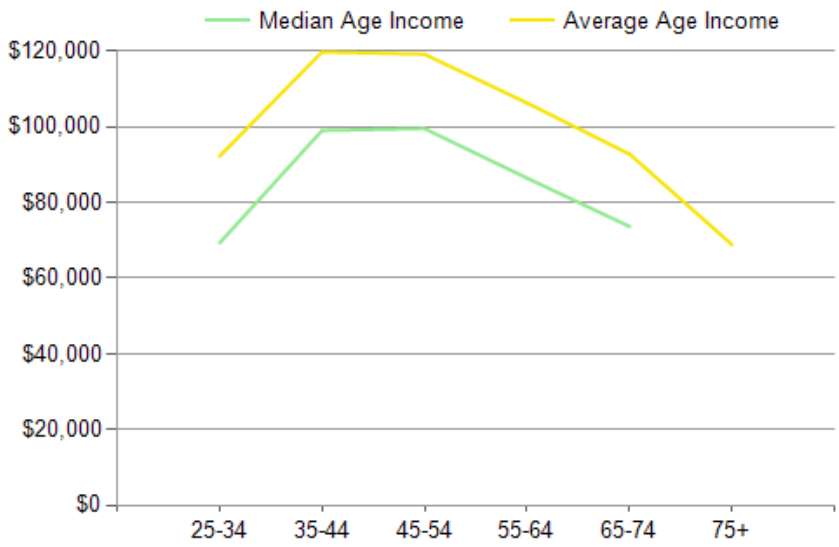
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,341	8,478	18,629
2026 Population Age 35-39	1,297	8,339	18,142
2026 Population Age 40-44	1,101	8,073	17,225
2026 Population Age 45-49	947	6,954	14,993
2026 Population Age 50-54	934	6,820	14,778
2026 Population Age 55-59	983	7,128	15,093
2026 Population Age 60-64	1,101	8,461	17,310
2026 Population Age 65-69	1,185	8,511	16,957
2026 Population Age 70-74	1,072	8,060	15,259
2026 Population Age 75-79	1,024	6,678	12,077
2026 Population Age 80-84	716	4,400	7,935
2026 Population Age 85+	906	4,199	7,254
2026 Population Age 18+	15,434	103,695	215,251
2026 Median Age	44	44	42
2031 Median Age	45	46	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$69,309	$76,575	$66,833
Average Household Income 25-34	$92,213	$105,115	$94,388
Median Household Income 35-44	$99,030	$105,159	$86,508
Average Household Income 35-44	$119,782	$133,179	$118,586
Median Household Income 45-54	$99,535	$108,801	$90,297
Average Household Income 45-54	$119,190	$140,575	$125,223
Median Household Income 55-64	$86,461	$100,911	$80,996
Average Household Income 55-64	$106,303	$132,186	$118,477
Median Household Income 65-74	$73,653	$75,099	$63,539
Average Household Income 65-74	$92,793	$106,522	$95,850
Average Household Income 75+	$68,847	$78,184	$73,111

Population By Age





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