



Accelerating success.

Investment Opportunity | Offering Memorandum

Medical Office Condo

3917 West Rd., Suite 101
Los Alamos, NM 87544

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Lic. No. 2022-0940



Investment Highlights

Colliers is pleased to bring to market a fully leased, 3,100 square foot medical office condominium in Los Alamos, New Mexico. The property is ideally located within the Los Alamos Medical Center, the only hospital in Los Alamos county and a major healthcare provider for Northern New Mexico, and is situated on a 30 year ground lease with approximately 4 years of term remaining with one 15 year option.

Pricing Summary

Sale Price	\$920,000.00
NOI	\$67,725.36
CAP	7.36%
Condo Size	± 3,100 SF
Zoning	GC

Operating Expense Data

Annual Rent	\$90,000.00
*Condo Association Dues	\$22,274.64
Net Operating Income	\$67,725.36

*Condo Association Dues cover all utilities, ground lease rent, accounting fees, and taxes.

Property Features

- High medical office demand with 90% occupancy in Los Alamos
- Additional potential investment opportunities in adjacent condos
- Building is fully occupied
- Abundant free parking for both employees and pedestrians
- Adjacent to award winning Los Alamos Medical Center

Tenant Information



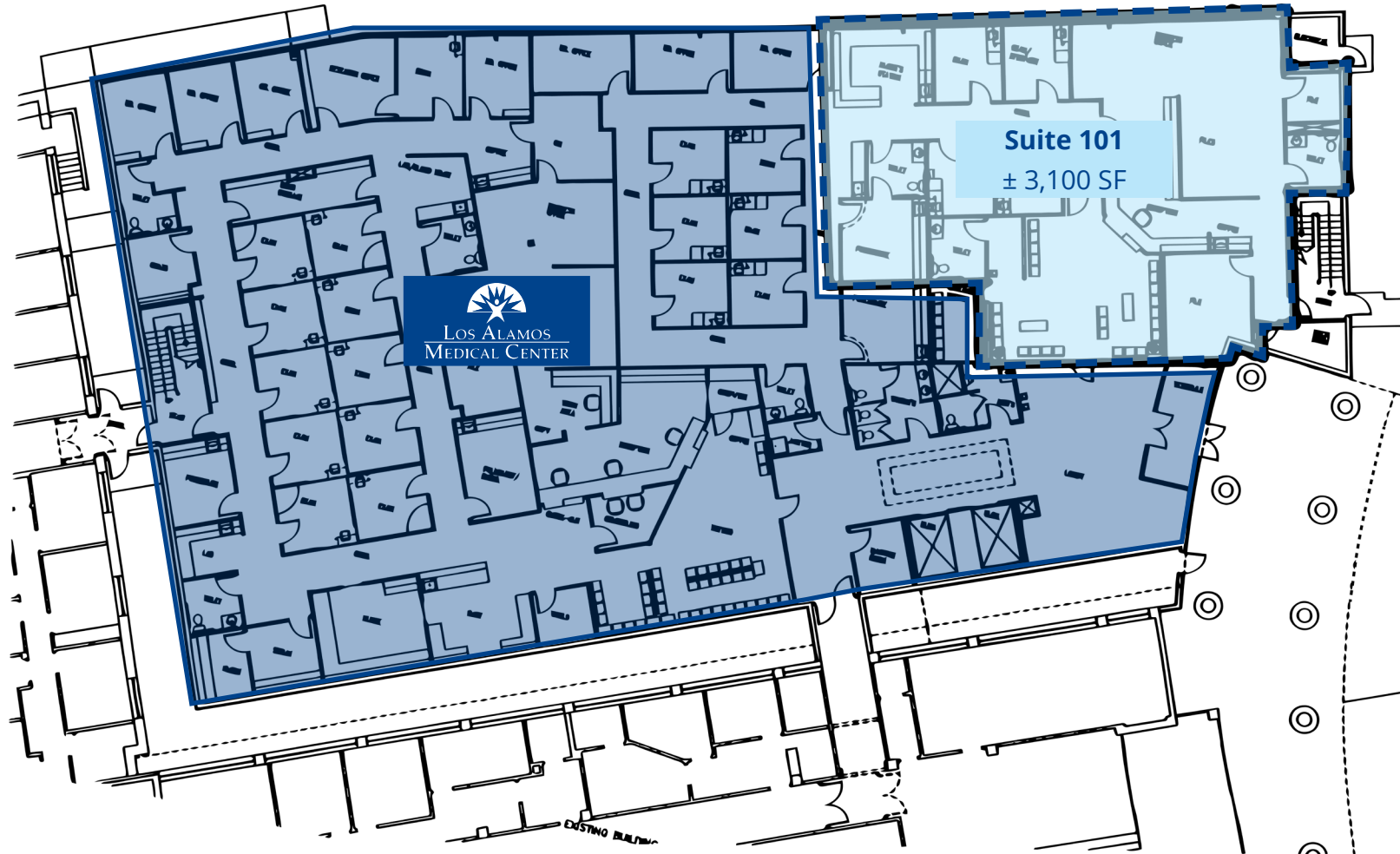
HealthWorks Medical is a privately owned company that specializes in designing and managing custom occupational healthcare programs. HealthWorks services employers of all sizes across the nation, providing fully individualized primary and occupational medicine care clinics as well as management and in-house implementation of corporate wellness programs. HealthWorks is a provider of N3B, the largest subcontractor to Los Alamos National Labs.

Lease Abstract

Lease Commencement	2/15/2024
Lease Expiration	4/29/2027
Lease Term	3 Years
Term Remaining	2 Years
Base Rent	\$90,000.00
Options	Three Options 5/1/2027 - 4/30/2030: \$92,700.00 5/1/2030 - 4/30/2031: \$95,481.00 5/1/2031 - 4/30/2032: \$98,345.43
Lease Type	Full Service
Landlord Responsibility	Roof, Structure, and HVAC



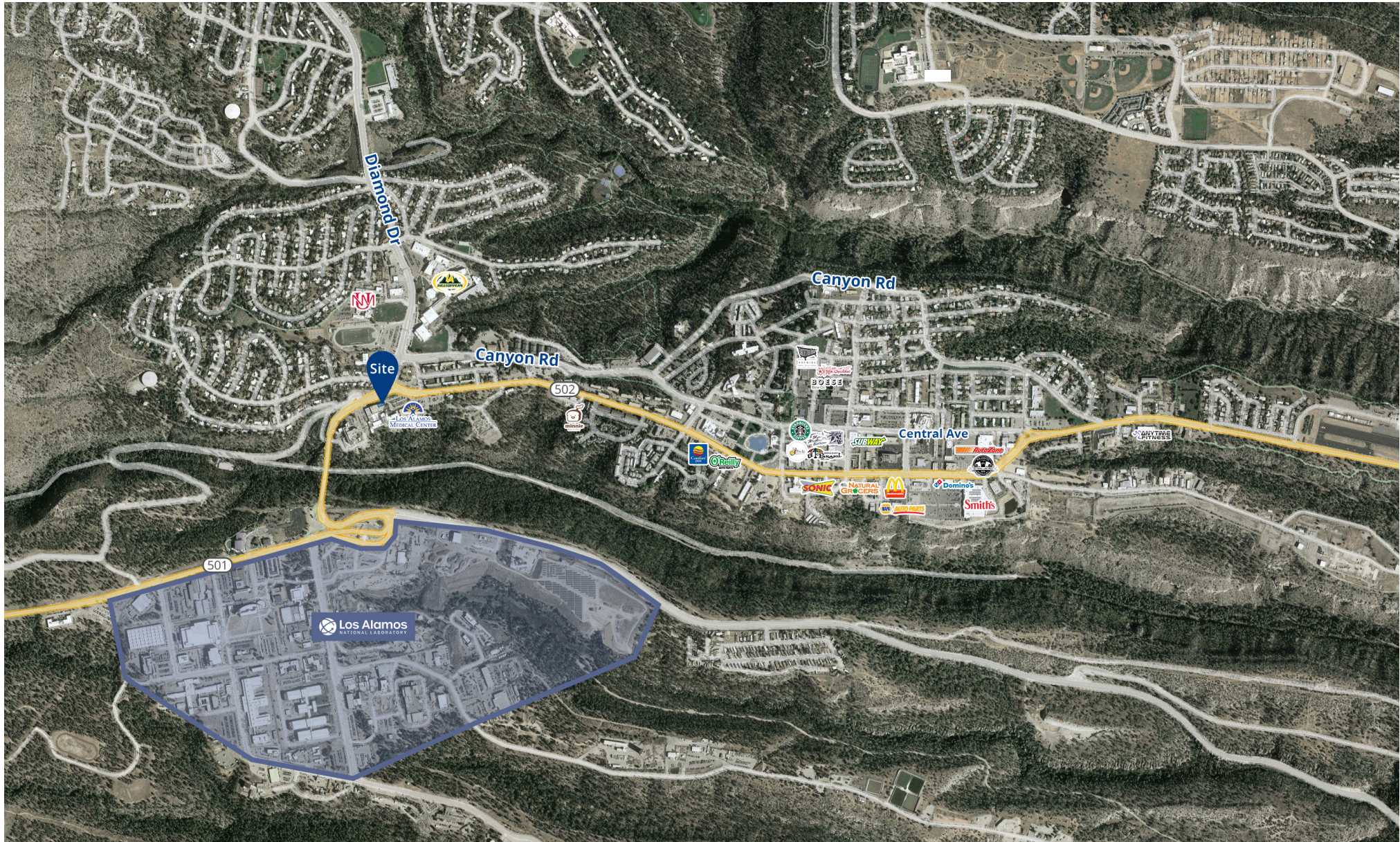
Floor Plan



Intersection Aerial



Trade Area Aerial



Los Alamos | NM

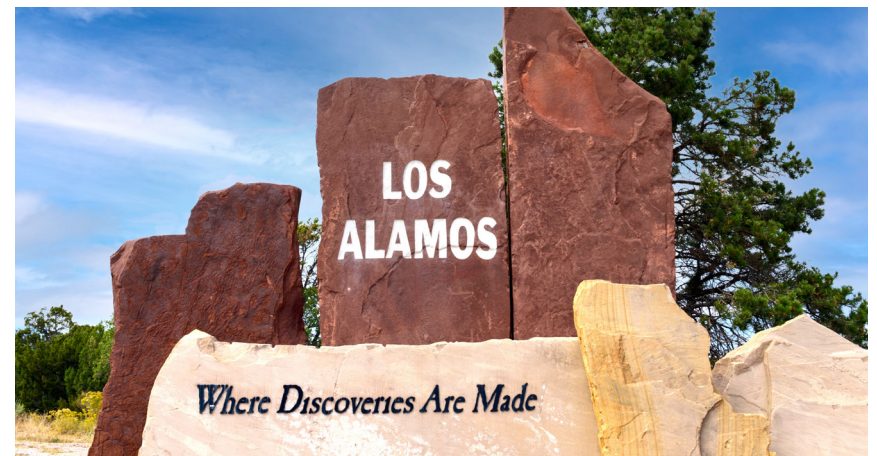
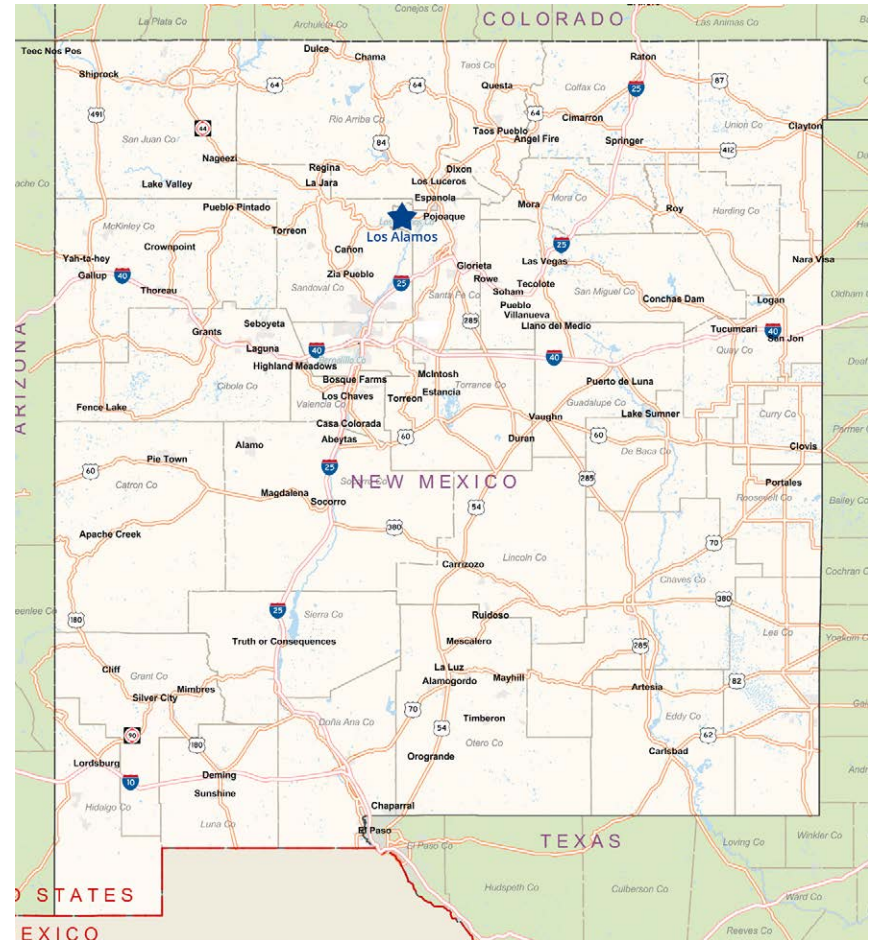
Los Alamos County is a small community that possesses a world-wide reputation for scientific and technological development. Community life features small-town living with friendly neighbors, low crime and an excellent school system. Cultural and recreational opportunities abound, with plenty of hiking and biking trails, skiing at the local Pajarito Ski Resort, and visits to nearby Valles Caldera National Preserve and Bandelier National Monument.

The population of Los Alamos county is approximately 20,000 people. The largest employer in the region, Los Alamos National Laboratory, is a multi-program, federally funded research and development center that employs roughly 14,150 people. Of that workforce, approximately 7000 people commute to Los Alamos from Northern New Mexico, Santa Fe, and the Albuquerque area, nearly doubling the Los Alamos population during a standard work week.

Los Alamos stands as one of the safest counties in the country, with a 2022 crime rate that is 6.8 times smaller than the national average. The unemployment rate of Los Alamos is under 1% and the average household income is one of the largest in the state at \$177,242.

Contributing to its reputation of excellence, the people of Los Alamos have among the highest levels of educational attainment of any community anywhere, with 46.6% of residents holding a graduate or professional degree and 77.5% holding a college degree. The Los Alamos public school district typically ranks as one of the top school districts in the state and in the nation and was named College Board Advanced Placement District of the Year in 2023.

For more information, visit www.losalamosnm.us.





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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

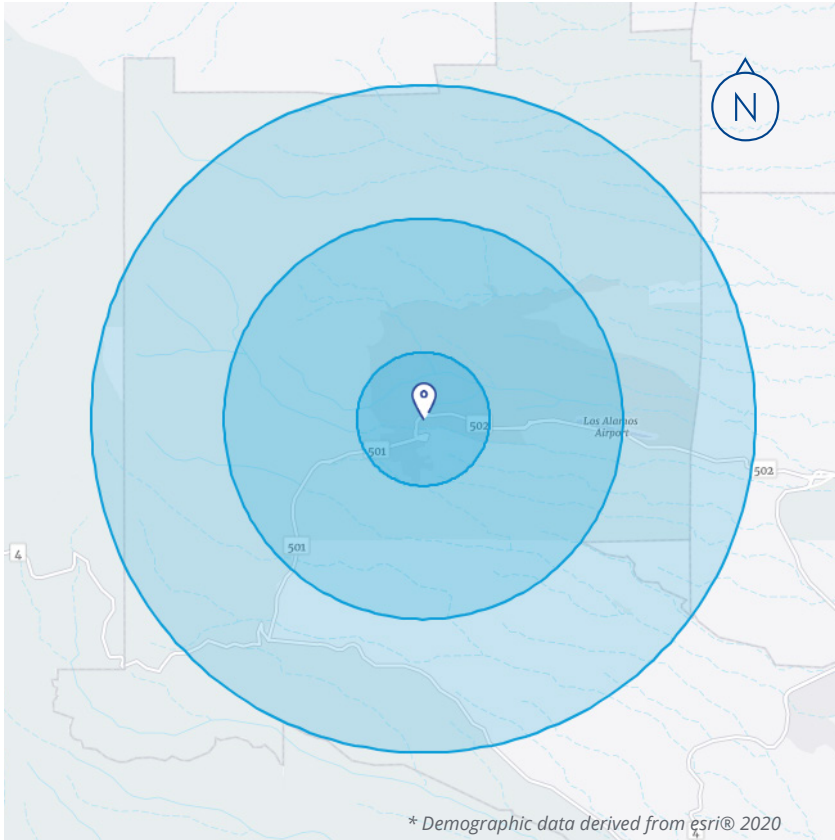
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Demographics*



	1 MILE	3 MILES	5 MILES
Population	4,427	12,329	13,316
Households	2,181	5,439	5,880
Median Age	45.6	45.5	46.2
Average HH Income	\$149,434	\$161,229	\$164,687
Per Capita Income	\$69,340	\$70,249	\$71,314
Daytime Population	14,475	21,861	22,869
College Education	82.8%	77.5%	77.6%

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