

MEDICAL ANCHORED NNN INVESTMENT

FOR SALE / INVESTMENT PROPERTY / 1608 7TH ST, LAS VEGAS, NM 87701



SALE PRICE: \$2,072,000

CAP RATE: 6.50%

BUILDING SIZE* +/-7,400 SF

LAND SIZE +/- 0.456 Acres

FEATURES

- 10 Year Absolute NNN Sale - Leaseback
- Zero Landlord Responsibilities
- Multi-Tenant Building with Master Guarantor
- Medical Anchored
- Strong Tenant with Multiple Locations throughout the SW
- Excellent Visibility
- Recently Renovated in 2020

Absolute Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA
(505) 489-8538
rita@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net



Property Summary



Absolute Investment Realty has been selected as the exclusive representative for the sale of this attractive Medical Office Property located in Las Vegas New Mexico. Tenants include Foot & Ankle Specialist along with Cricket and a Dreamz Dispensary a retail cannabis dispensary.

This stunning medical office property boasts a prime location in the heart of a bustling commercial district in Las Vegas, NM. The recently renovated property features contemporary design elements and high-quality finishes throughout.

This impressive medical office property represents a unique and lucrative investment opportunity, offering stable, long-term cash flow potential and strong appreciation prospects. Don't miss out on the chance to add this exceptional property to your portfolio and capitalize on the growing demand for healthcare services. Contact us today to learn more.

[**VIEW WEBSITE >**](#)

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PROPERTY INFORMATION

PROPERTY ADDRESS

1608 7th Street, Las Vegas, NM 87701

PROPERTY DESCRIPTION

Medical Anchored Multi-Tenant

PROPERTY SIZE*

(+/-) 0.252 Acres

* Property and Building Size are per the San Miguel, NM county assessor

Building SIZE*

(+/-) 7,400 SF

* Property and Building Size are per the San Miguel, NM county assessor

TENANCY

Multi – Medical, Cell Phone and Cannabis Retail

LOCATION

Centrally located, near fast food restaurants

SIGNAGE

Building and Street Signage

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



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INVESTMENT SUMMARY



Foot & Ankle Specialists, the seller and primary owner of the Property will execute an Absolute NNN Sale-Leaseback for the entire Property at closing. Foot and Ankle Specialists is the master tenant is responsible for all expenses, repair & maintenance of the property. Master Tenant has been at this location since 2020, effectively giving the buyer the simplicity of a Single Tenant Net Leased Investment, with the security of a multi-tenant investment.

The building is a dedicated complete medical facility with exam rooms, treatment rooms, x-ray facilities, and offices.

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LEASE & FINANCIAL INFORMATION

TENANT	Foot & Ankle Specialists
NOI	\$134,700
LEASE TYPE	Absolute NNN – Sale Leaseback
LANDLORD RESPONSIBILITIES	None
LEASE TERM	10 years, Commencing at Closing
RENTAL INCREASES	10% every 5 years
OPTION TERMS	2, 5-year Options
TENANCY	Single
GUARANTY	Corporate

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ABOUT THE TENANT

Based in Bountiful UT, Foot & Ankle Specialists is a podiatry specialist and foot & ankle surgeon with locations throughout Utah and New Mexico. Founded in 2003 by Dr. Ryan Anderson, Foot & Ankle Specialists has grown to 13 clinics, 2 vascular labs and one pathology lab.

Tenant Financial Information Available upon request and executed confidentiality agreement.

<https://www.footanklenm.com/>



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TENANT INFORMATION

TENANT

Ryan K. Anderson DPM PC –
operated by Foot & Ankle Specialists

OPERATING AT THIS LOCATION Foot & Ankle Specialists

AREAS OF SPECIALTY

Podiatry & Vascular Medicine

YEARS IN BUSINESS

19+ (Founded 2003)

YEARS AT THIS LOCATION

Since 2020

STATES

Utah & New Mexico

CLINICS

14 Total, 8 in Utah, 6 in New Mexico

SUPPORT FACILITIES

2 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

WEBSITES

www.footanklenm.com

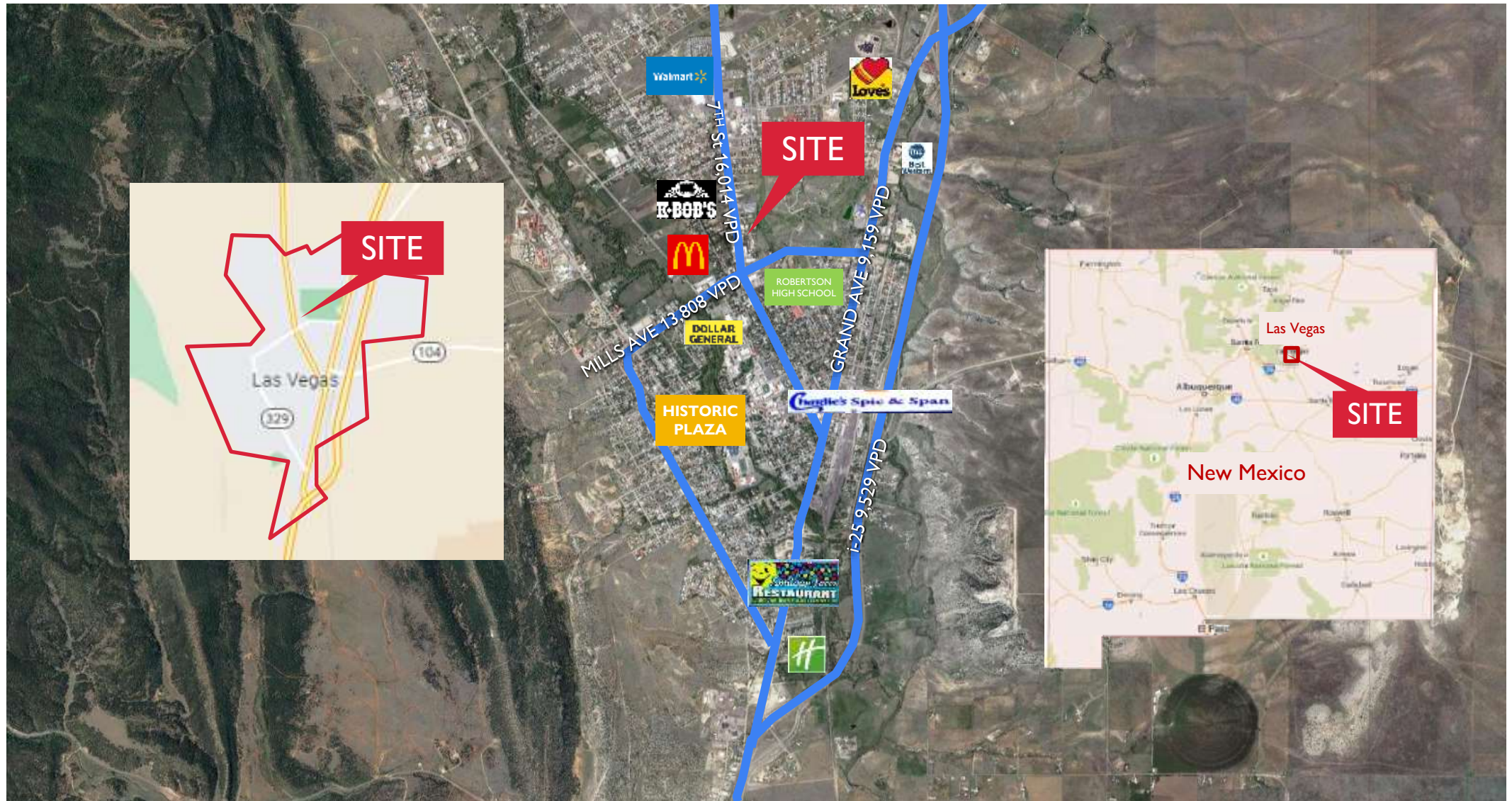
CORPORATE HEADQUARTERS

596 West 750 South
Suite 300
Bountiful UT, 84010



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LAS VEGAS, NM



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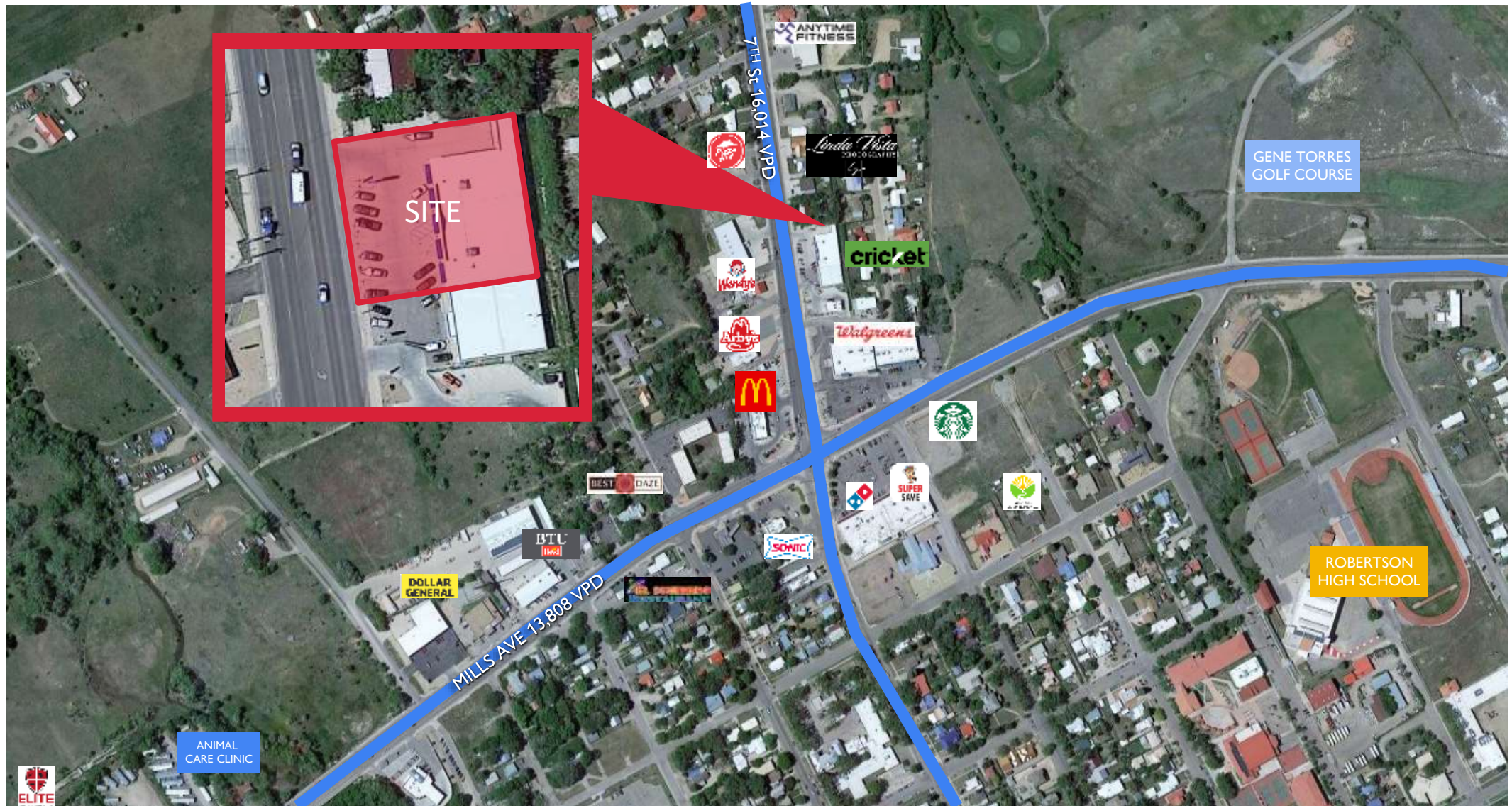
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TRADE AREA



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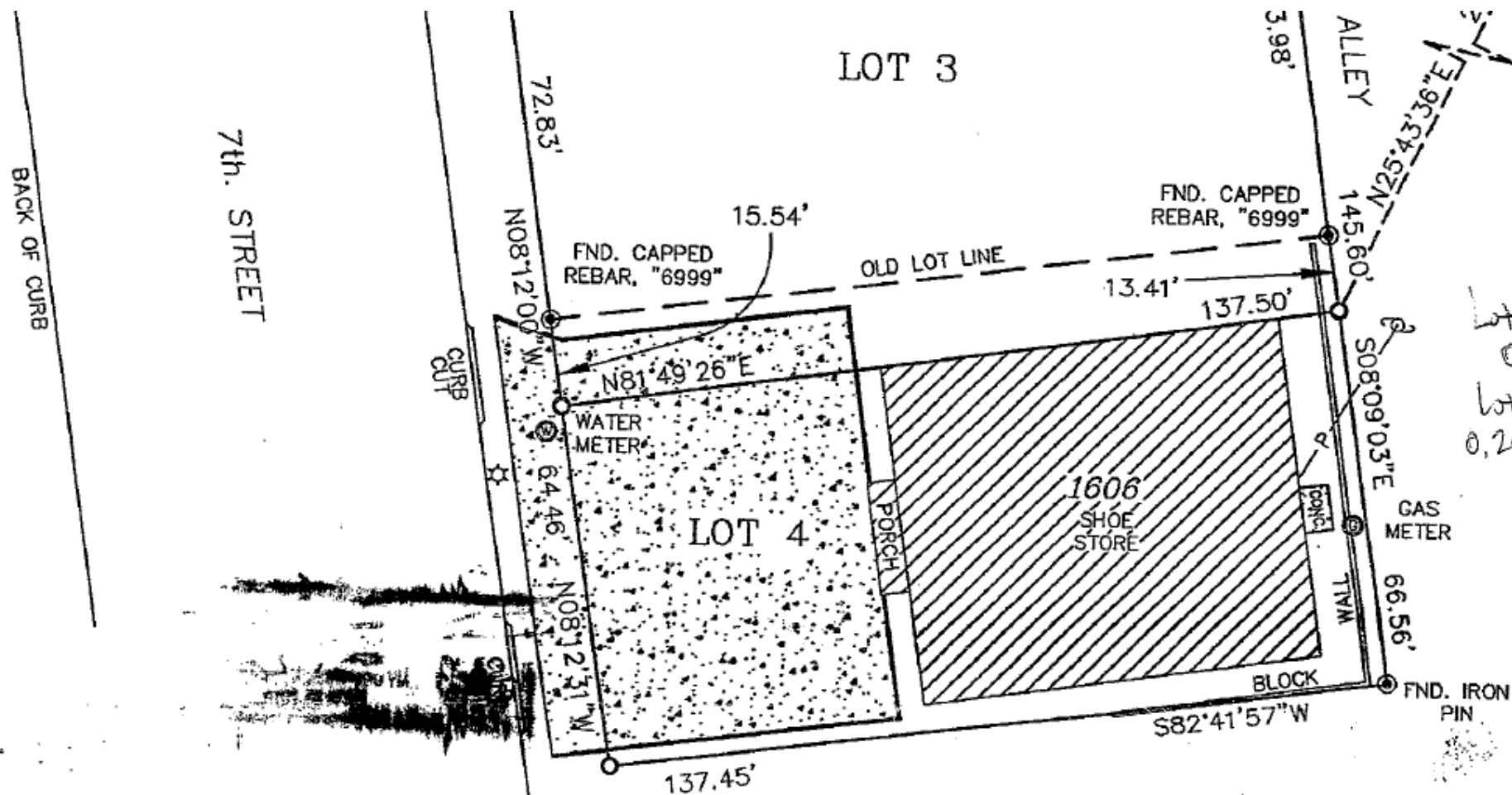
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SITE SURVEY



Lots 2+3 =
0.4609 ac
Lot 4 =
0.2067 ac
ARE

LOTS 2 &
LOT 4 =
AREA TAK

N/F RICHARD ELIAS, LOT 5
BK. & PG. UNAVAILABLE
UPC # 1-094-094-521-009

COUNTY OF SAN MIGUEL)
STATE OF NEW MEXICO)

SS #1438

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ABSOLUTE
Investment Realty

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PROPERTY PHOTOS



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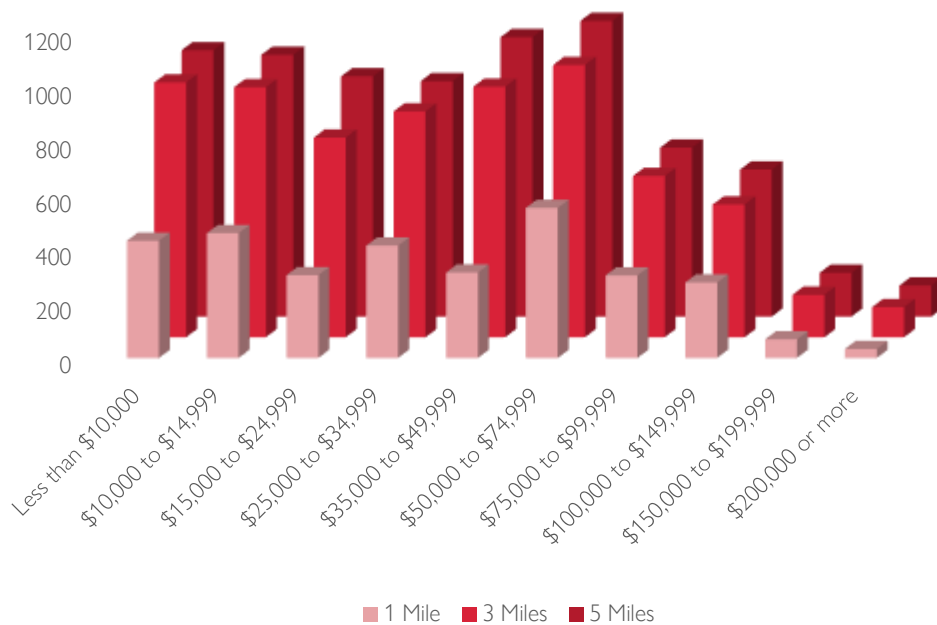


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	7,166	\$38,040	39.6
3 Mi	15,431	\$36,162	40.0
5 Mi	16,814	\$36,201	40.1



TRAFFIC COUNTS

7 th St	16,014 VPD
MILLS AVE	13,697 VPD

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LAS VEGAS, NM

Not to be confused with the city where what happens stays, Las Vegas New Mexico is an up-and-coming destination for commercial real estate investors looking to capitalize on a city on the rise. A prime location just an hour east of Santa Fe, Las Vegas offers a unique blend of historic charm and modern amenities that make it an attractive location for commercial development. The city's picturesque setting and rich cultural heritage provide a unique backdrop for commercial investment, while its tourism industry ensures that businesses have access to a steady stream of visitors and customers.

One of the biggest draws of Las Vegas is its stunning natural beauty. The city is surrounded by breathtaking mountain ranges, and the Rio Gallinas river runs right through the heart of downtown. Las Vegas is also steeped in history, with over 900 buildings on the National Register of Historic Places.

Investors looking for a competitive edge will find plenty to love in Las Vegas, where the cost of living and doing business is significantly lower than in many other cities in the Southwest. The city's pro-business environment, coupled with its strong and growing economy, make it an ideal location for startups and established businesses alike. Whether you're looking to invest in retail, hospitality, or office space, Las Vegas, New Mexico offers a wealth of opportunities for commercial real estate investors looking to make their mark in the Southwest.

LAS VEGAS NM DEMOGRAPHICS



Population

13,157



Median HH Income

\$34,335

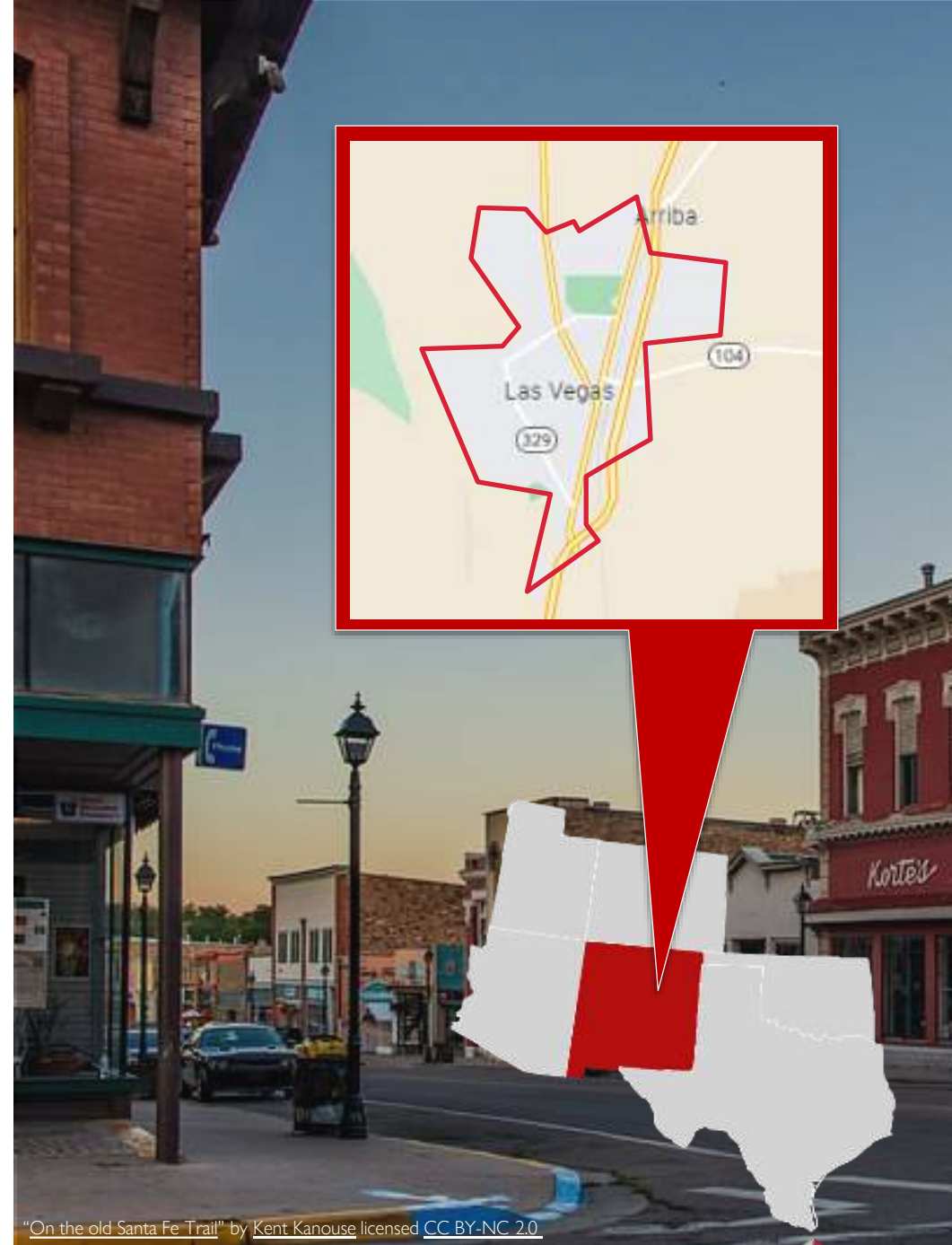
2020 Estimates

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



RITA CORDOVA Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, insurance and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.