



8621 San Mateo Blvd NE | Albuquerque, NM

OFFERING MEMORANDUM





TRUGREEN
Live life outside.

TD



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Executive Summary

Investment Summary

- **STRATEGIC LOCATION**
 - Located adjacent to the Interstate-25 / Paseo del Norte (NM-423) Interchange (\pm 200,000 Vehicles per day)
 - Located one block from Alameda Blvd (NM-528) \pm 30,000 Vehicles per day
 - Located 5 miles north of the “Big I” which is the I-25 / I-40 Interchange (\pm 320,000 Vehicles per Day), the busiest in the state of NM
- **STRONG TENANT/GUARANTOR**
 - TruGreen is the nation’s largest lawn care company with \pm 250 locations nationwide
- **STRONG MARKET FUNDAMENTALS**
 - The North I-25 Industrial Submarket of Albuquerque is one of the strongest of all of New Mexico. This specific submarket is the home to over 1,000 industrial buildings with an impressive 2.30% vacancy rate. Relating to this specific building size (9,380 Sq. Ft.) – only 2 STNL industrial buildings out of 282 STNL industrial buildings in all of Albuquerque between 8,000 SF and 12,000 SF are currently “For Lease” = 0.70% Vacancy
- **QUALITY BUILDING**
 - This property was originally built for TruGreen in 1994. The 9,380 Sq. Ft. building features 5,080 SF of warehouse space and 4,300 SF of two-story office space. The 7,500 SF building footprint sits on a large 1 acre lot (43,560 SF) allowing ample room for outside storage or possible future building expansions (17% Building/Lot Coverage). Four (4) grade level doors, a \pm 20' warehouse clear height, and fully fenced yard adds to the buildings functionality for countless uses.



financial overview

Tenant Summary

Tenant/Guarantor	TruGreen
Tenant Info	TruGreen is the nation's largest lawn care company with ±250 locations nationwide
Address	San Mateo Blvd NE, Albuquerque, NM 87113
Original Lease Commencement	1994
Lease Expiration	December 31, 2027 with 5 year additional Option
Current Annual Rent	\$74,568.00
Rent/SF	\$7.95
Lease Type	Industrial NNN
Tenant Responsibilities	OPEX - Taxes, Insurance, Utilities, Maintenance, etc.
Landlord Responsibilities	CAPEX - Roof/Structure, Parking Lot, HVAC

» PRICE	\$930,000
» CAP RATE	8.02%
» PRICE/SF	\$99.15
» Total Building SIZE (SF)	±9,380
» LOT SIZE (AC)	±1.00
» Lot SIZE (SF)	±43,560
» Building Footprint (SF)	±7,500
» Building/Lot Coverage	17%
» % Office / Office SF	45% / ±4,300 SF / 2 Floors
» Warehouse SF	±5,080
» Construction	Metal/Steel/Concrete
» Warehouse Clear Height	±20'
» Grade Level Doors	Four (4)
» YEAR Built	1994

PASEO DEL NORTE BLVD
± 53,000 VPD

Office
DEPOT

LOWE'S

CITY PARKS
MANAGEMENT

COURTYARD
BY MARRIOTT



Sprint

Walgreens

verizon

INTERSTATE
25

± 103,100 VPD

Ashley
HOMESTORE

Cabela's
WORLD'S FOREMOST OUTFITTERS

menchie's
frozen yogurt
KOHL'S
FIVE GUYS
Panera
BREAD
SKECHERS

SPRINGHILL SUITES
MARRIOTT
Jason's deli
DISCOUNT
TIRE

TARGET

EWING
Irrigation & Landscape Supply

SUBJECT
PROPERTY

cintas
READY FOR THE WORKDAY

CARmax

ATD
AMERICAN TIRE DISTRIBUTORS



PASEO DEL NORTE BLVD
± 53,000 VPD

PNM REEVES
GENERATING
STATION



TRANSWESTERN PIPELINE COMPANY
An ENERGY TRANSFER Company



SUBJECT
PROPERTY



ALAMEDA BLVD
± 30,000 VPD

**SUBJECT
PROPERTY**

INTERSTATE
25

PASEO DEL NORTE BLVD
± 70,000 VPD



TENANT Overview



about trugreen

TruGreen® is the nation's largest lawn care company, serving more than 2.3 million residential and commercial customers across the United States with lawn, tree and shrub care. TruGreen believes more life should be lived outside and is committed to providing a beautiful lawn to serve as the foundation for outside experiences and lifelong memories.

As the leader in the professional lawn care industry, TruGreen helps define responsible lawn care practices, conducts industry-leading education and training for our people, pioneers new application technologies and educates our customers on proper mowing and wise-use watering techniques. The company ranked 10th on the CareerBliss list of the 50 Happiest Companies in America for 2018. Today, there are approximately 314 TruGreen lawn care branches in the United States and Canada, plus about 35 franchise locations.