



OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT

NEQ MOUNTAIN RD & RIO GRANDE BLVD
2001 Mountain Rd NW Albuquerque, NM 87104



OFFERING MEMORANDUM



SALE PRICE
\$1,401,083.53



CAP RATE
8.5%



NOI
\$119,092.10



GLA
±5,526 SF

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

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2001 Mountain Rd NE is a multi-building, mixed-use condominium project as part of Felipe Plaza in Old Town Albuquerque. Building F consists of two tenants, the Albuquerque Veterans Center (5,076 SF) and Monarch Del Rey Barber Shop (450 SF) and is 100% leased. Albuquerque Vet Center pays rent, plus a set operating cost, whereas Monarch pays electric and janitorial. Both leases have short terms remaining, making this investment a great play for an experienced investor or even an owner/user who plans to occupy the office space. Common areas are covered by the Felipe Plaza Condo Association and property is managed by Colliers International. This Old Town building features a beautiful Spanish-style stucco with decorative vigas and blends in well with the historic architecture of the historic area.

The building is connected to the parking garage for the condominium and is right in the heart of the Sawmill District, joining Hotel Albuquerque, Hotel Chaco, Sawmill Market and is directly north of the Historic Old Town Albuquerque.



BUILDING OVERVIEW

PROPERTY ADDRESS	2001 Mountain Road Northwest Albuquerque, NM 87104
LOCATION	NEQ Mountain Rd & Rio Grande Blvd
SUBMARKET	Old Town
COUNTY	Bernalillo
ZONING	MX-M (Moderate Density)
YEAR BUILT	1995
Percentage of Condo	13.12%
Lease Expiration	Vet Center: 12/14/2027 Monarch Del Rey: 9/30/2026

INVESTMENT HIGHLIGHTS

- Two tenant office investment with the U.S. Department of Veterans Affairs and Barber Shop
- Prime Old Town Albuquerque location within Felipe Plaza and adjacent to the Sawmill District
- Great opportunity for investor or owner/user with current leases expiring in 2027
- VA pays rent and majority of operating expenses associated with the investment
- Beautiful Spanish-style building with well-maintained common areas and parking structure



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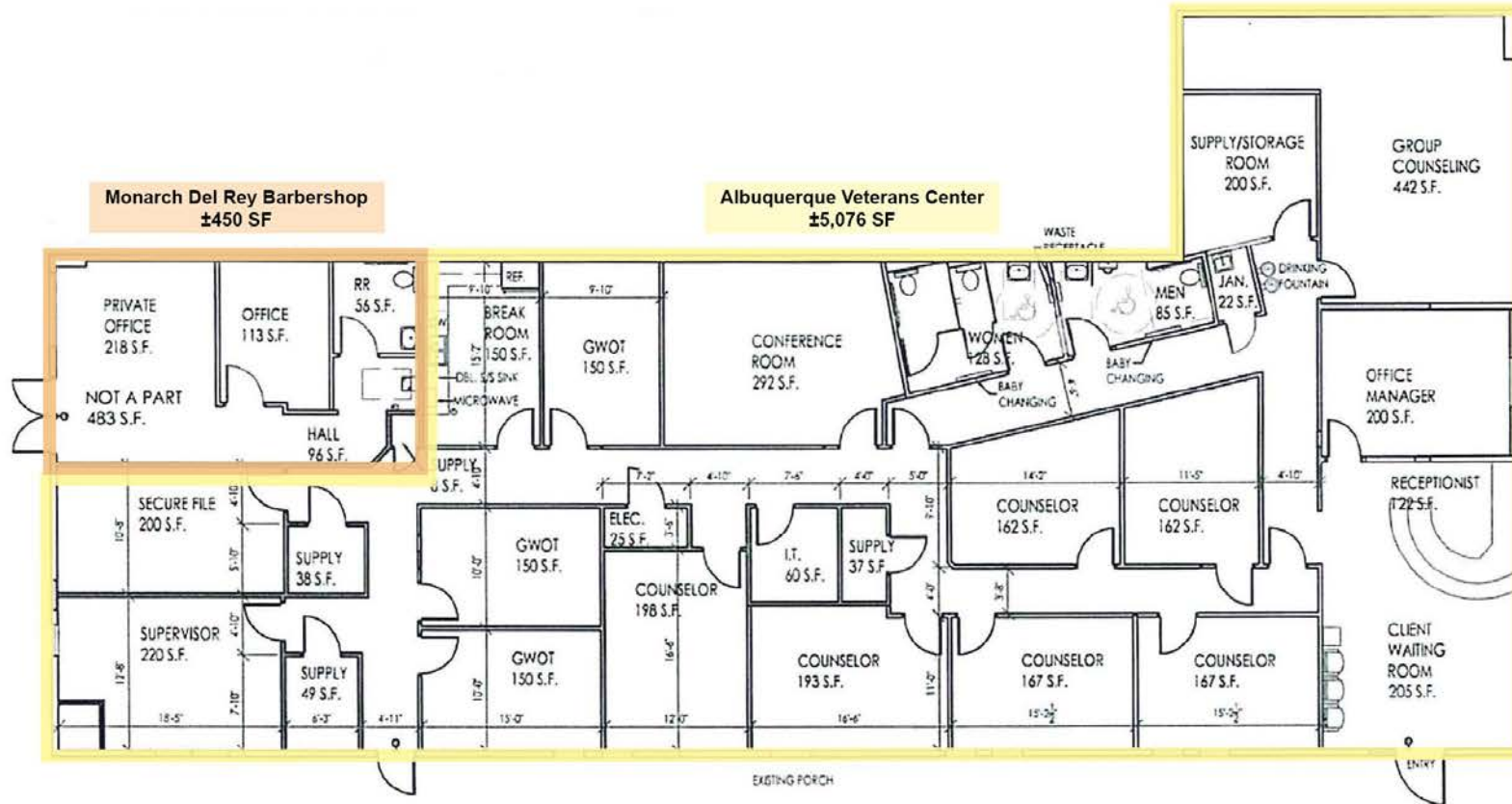
GLA
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EXTERIOR PHOTOS | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



2001 Mountain Rd NW, Building F: Floor Plan



LOCATION OVERVIEW | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



DEMOGRAPHICS | OLD TOWN ALBUQUERQUE VET CENTER INVESTMENT



POPULATION
96,878 (3 MILE)



INCOME:
\$77,167 (3 MILE)

POPULATION	1 MILE	3 MILE	5 MILE
2025 Population	11,098	96,878	246,339
2030 Population Projection	10,679	92,317	235,655
Annual Growth 2025-2030	-0.8%	-0.9%	-0.9%
Historical Annual Growth 2020-2025	0%	-0.4%	-0.3%
Medium Age	41.3	38.5	38.0
Bachelor's Degree or Higher	46.1%	35.9%	35.4%
U.S. Armed Forces	8	86	789

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$93,022	\$77,167	\$87,131
Medium Household Income	\$66,198	\$56,448	\$66,161
< \$15,000 - \$25,000	783	5,314	9,755
\$25,000- \$35,000	369	3,948	8,933
\$35,000- \$50,000	545	5,073	11,890
\$50,000- \$75,000	884	7,295	18,045
\$75,000 - \$100,000	660	5,074	14,415
\$100,000 - \$125,000	478	3,216	9,317
\$125,000 - \$150,000	195	1,999	6,245
\$150,000 - \$200,000	302	2,599	6,835
\$200,000+	682	2,472	7,309

*Source: SITESUSA 2026



AUSTIN TIDWELL, CCIM
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Prior to joining RESOLUT RE, Austin Tidwell was one of the top producing brokers for a New Mexico development and property management team that was ranked in the top 5 commercial real estate brokerage firms, locally, since 2013. He has extensive knowledge of the development process and with identifying opportunities, as it pertains to the purchase of investment properties.

Over the years, Austin has worked with national and local companies like Crunch Fitness, Lovelace Medical Group, State Farm, Metro PCS, Arby's, Blake's Lotaburger, Anytime Fitness, Piñon Coffee Company, AAA New Mexico and Grassburger. And while he still focuses on his tenant representation accounts, he also engages in a lot of landlord representation work, along with third-party investment sales. In fact, his background in advertising and marketing, and the subsequent strategic relationships with television, newspaper and trade publications that he was able to form, really benefit his clients with promoting their listings and closed transactions.

Austin received his Bachelor of Business Administration from the University of New Mexico, with a concentration in Marketing. He is also on the Board of Directors for the New Mexico CCIM Chapter and is a Certified Commercial Investment Member (CCIM).

FOR MORE INFORMATION PLEASE VISIT:

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Daniel began his real estate career while attending the University of New Mexico in early 2014. During that time, he began working for a local commercial development and brokerage house that was a market leader in volume of commercial transactions. Over the years, he has helped owners, investors, and business owners identify opportunities to achieve their goals, through commercial real estate investments, lease-up and site selection. In January of 2018, he was part of the team that launched RESOLUT RE, New Mexico division. As Assistant Vice President, he will continue to service his tenant rep clients with analytics, research and site selection services, his landlord rep clients with leasing up their properties, and his investors with fulfilling their commercial real estate investment goals, through acquisitions and dispositions.

During his career, Daniel has helped many property owners dispose of their commercial assets and is constantly identifying off-market opportunities for local and national investors. He takes pride in making sure his clients' goals and objectives are clearly outlined and met. He turns over every rock and finds deals that are not discernable to the untrained eye. His passion for commercial real estate and, more importantly, how it impacts businesses and people, gives him the passion and the drive to go the extra mile for his clients day-in and day-out.

Daniel is a member of the REALTORS® Association of New Mexico (RANM), the New Mexico CCIM Chapter and of the International Council of Shopping Centers (ICSC).

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