

SINGLE TENANT OFFICE INVESTMENT

NWQ OF 21 MAIN STREET
21 MAIN STREET, EDGEWOOD NM 87015



OFFERING MEMORANDUM



PRICE
\$795,000



CAP RATE
8.0%



NOI
\$63,618.96



GLA
5,000 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.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



Rob Powell, CCIM
Principal
rpowell@resolutre.com
505.337.0777

resolutre.com

Jeremy Salazar, CCIM
Vice President
jsalazar@resolutre.com
505.337.0777



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INVESTMENT OVERVIEW

PROPERTY ADDRESS	21 Main Street Edgewood, NM 87015
LOCATION	NWQ of 21 Main Street
SUBMARKET	Edgewood
COUNTY	Santa Fe
LOT SIZE	1.29 AC
ZONING	C-2
CURRENT OCCUPANCY	100%

ASSET PROFILE

- **Asset Type:** Single-Tenant Office
 - **Occupancy:** 100%
 - **Gross Rental Income:** \$72,099.96
- ANNUAL OPERATING EXPENSES(As of 2025)
- **Property Tax:** \$3,212
 - **Repairs & Maintenance:** \$ 2,500
 - **Property Insurance:** \$2,769
 - **Total Operating Expenses:** \$8,481
 - **Net Operating Incom:** \$63,618.96



PROPERTY HIGHLIGHTS

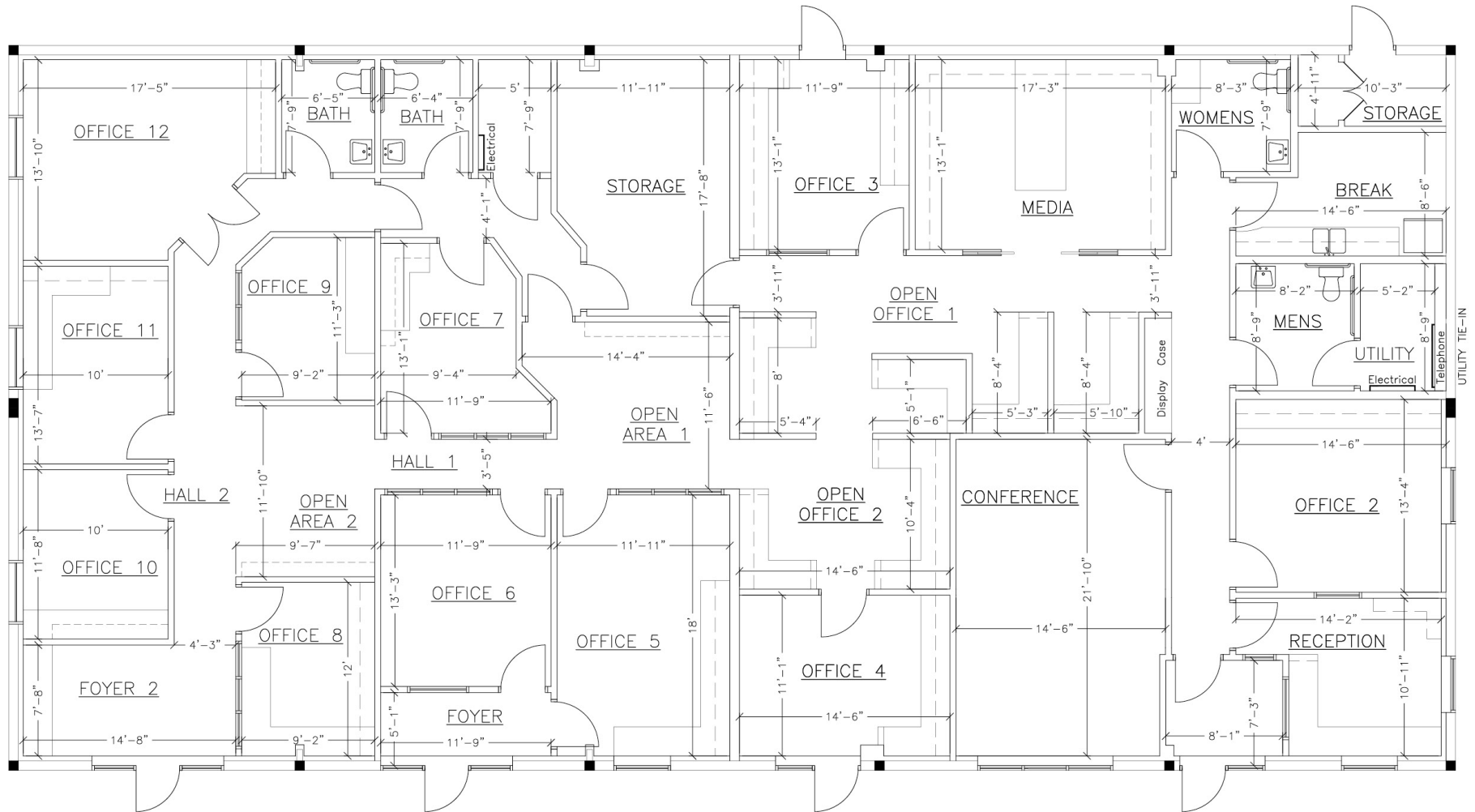
- .36 acre paved parking lot
- .5 acre secured, gated yard with remote entry
- Functional office floor plan
- Solar panels
- New paint & carpet
- Parking lot resurfaced in 2016
- Quick I-40 & Route 66 access

PROPERTY OVERVIEW

Single Tenant investment opportunity guaranteed by the Town of Edgewood. The 5-year lease, executed October 2024, provides 3% annual rent escalations throughout the initial term and the two 5-year extension options. The tenant is responsible for all interior and exterior repairs and maintenance leaving the landlord responsible for only property taxes, insurance, and maintenance/repairs to roof. The current lease rate of \$14.00 PSF is a very replaceable rent in this market considering the lack of available office space in the immediate and surrounding area.



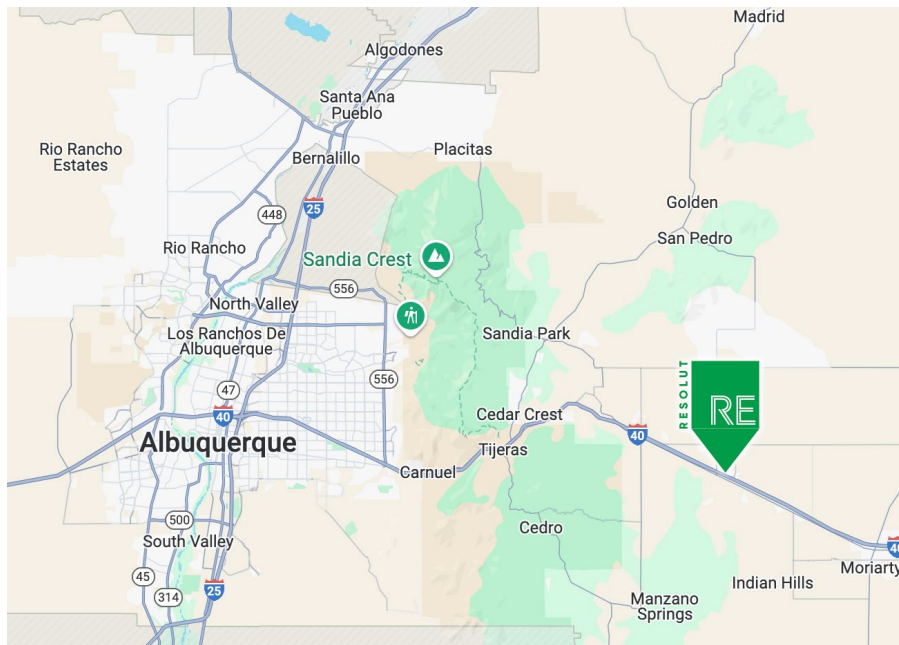




CURRENT FLOOR PLAN
 SCALE: 1/4"=1'-0" (24"x36") 1/8"=1'-0" (12"x18")



Located right in the center activity in Edgewood, NM. Easy access to I-40, south of Walmart and north of great restaurant, retail, banking, and pharmacy services. Edgewood, as a city, reaches the entire east mountains and allows office/industrial business to service Tijeras, Cedar Crest, Moriarty, Santa Rosa, and more.





**ROB POWELL
PRINCIPAL**

505.337.0777

rpowell@resolutre.com

Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies. Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019. He has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others. He owns and manages commercial real estate and has real estate investments in various locations throughout the Southwest Region of the United States. Rob's investments include retail shopping centers, a manufactured housing community, an industrial park, residential apartment buildings, commercial land, a Hilton and Marriott Hotel, and storage facilities. He graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

901 S Mopac Expwy
Bldg 2, Suite 350
Austin, Texas 78746

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SAN ANTONIO

10127 Morocco St
Suite 195
San Antonio, Texas 78216

SOUTH TEXAS

4900 W. Expwy 83
Suite 260-J
McAllen, Texas 78501

ALBUQUERQUE

Affiliate Office
2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110

EI PASO

Affiliate Office
6006 N. Mesa St.
Ste. 110
El Paso, TX 79912



JEREMY SALAZAR, CCIM
VICE PRESIDENT
505.337.0777
jsalazar@resolutre.com

Jeremy Salazar specializes in the medical office market, working with medical professionals, developers, and investors to identify real estate opportunities that achieve the long-term goals of their growing practice or investment portfolio. His knowledge of the challenges in the healthcare industry and the diverse needs of healthcare professionals, from dentists to ambulatory care providers, allows him to become a trusted advisor for his clients. He also has a passion for urban renewal and being active in the community; he is a member of the Urban Land Institute and volunteers with Junior Achievement of New Mexico.

Jeremy grew up in Oklahoma and began his career in retail business management after earning an accounting degree from the University of Central Oklahoma. He honed his strategic planning, negotiations, and business development skills during this time. After several years in retail, he pivoted to commercial real estate, seeing an opportunity to combine his business background with his love of commercial real estate and community development. He chose RESOLUT RE because of its strong reputation in the community and proven training and mentorship program.

Jeremy moved to Albuquerque in 2017 while still working in the retail industry. He and his partner, Daniel, an RN at UNM Hospital, quickly fell in love with the state's amazing landscape and rich history. In their free time, Jeremy and Daniel like trying new restaurants, hiking, and traveling throughout the state to experience unique New Mexico destinations.

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