



NET LEASED MEDICAL INVESTMENT

FOR SALE / 8006 MENAUL BLVD. NE, ALBUQUERQUE, NM 87110

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SALE PRICE: \$649,120

CAP RATE 7.50%

NOI \$48,684

BUILDING SIZE +/- 2,595

LAND SIZE +/- 0.20 Acres

FEATURES

- 3.00% Annual Rent Escalations
- Single Tenant - Net Leased Medical
- 10 Year – Modified NNN (Minor Landlord Responsibilities)
- Multiple Locations throughout Southwest.
- Dense Trade Area



Absolute Investment Realty
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505-346-6006 info@go-absolute.net

RITA CORDOVA ALFREDO BARRENECHEA
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DESCRIPTION



Absolute Investment Realty is pleased to present this opportunity to acquire a rare, single-tenant net leased medical investment property located in the highly desirable city of Albuquerque, New Mexico. Albuquerque is a vibrant destination known for its rich culture, scenic desert landscapes, and its growing tech sector which includes a strong military and aerospace presence.

The property is located on Menaul Boulevard, a central Albuquerque corridor with strong commercial activity and accessibility. Net leased investment real estate is limited, making this an attractive opportunity for investors seeking a well-positioned asset in a highly desirable location.

With continuous growth in Albuquerque and New Mexico as a whole, this established net leased medical property, makes it a great long-term investment opportunity.

The owner has multiple other locations available for sale in Eugen Oregon and Throughout New Mexico, inquire with Broker for more information.



VIEW WEBSITE >

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PROPERTY SUMMARY

PROPERTY ADDRESS	8006 MENAUL BLVD. NE, ALBUQUERQUE, NM 87110
PROPERTY DESCRIPTION	Medical
PROPERTY SIZE	+/- 0.20 Acres
TOTAL BUILDING SIZE	+/- 2,595 SF
ZONING	MX-T (Mixed Use Transition Zone) Additional Information: City of Albuquerque IDO Zoning MX-T
ACCESS	Access from Menaul Blvd. and Hoffman Dr.
VISIBILITY	Great Visibility from Menaul Blvd.
SIGNAGE	Free-Standing & Building Signage Available

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 SALE or purchase of this property and should not be distributed otherwise.

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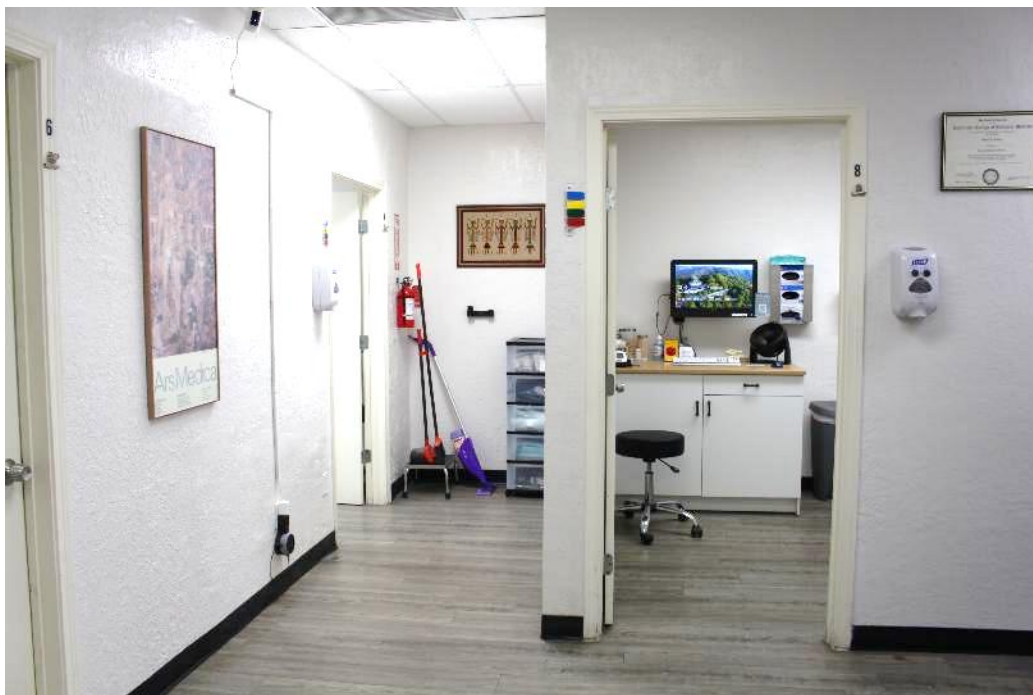


 FOOT & ANKLE
SPECIALISTS
505-296-5454
8008 Menaul Blvd NE

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INVESTMENT SUMMARY



The property a single-tenant net leased property. Alevio Care operating as Foot & Ankle Specialists is responsible for all expenses, repair & maintenance of the property.

The Tenant/Guarantor is Alevio Care, a large, private medical owner group (See About Tenant for more details).

The tenant has a 10-year lease, that commenced January 1, 2025. The lease has 3.00% escalations annually.

The owner has multiple other locations available for sale in Eugene Oregon and Throughout New Mexico, inquire with Broker for more information.

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LEASE & FINANCIAL INFORMATION

TENANT	Allevio Care, LLC
TRADE NAME	Foot & Ankle Specialists
NOI	\$48,684
LEASE TYPE	Modified NNN (Minor LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	10 years
RENT COMMENCEMENT	January 1, 2025
RENTAL INCREASES	3.00% Annual
TENANCY	Single
GUARANTY	Corporate

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ABOUT THE TENANT

Foot and Ankle Specialists was founded by Dr Ryan Anderson in Bountiful, UT in 2003. By focusing on great patient care, offering innovative services, and partnering with the best trained foot surgeons, it grew to 22 clinics and 32 providers in 2025. An opportunity to partner with private equity backed management services platform provider, Allevio, was consummated in early 2025.

Allevio Care is a medical management services provider specializing in lower extremities. Allevio brings management experience, leadership, and capital to allow the group to continue to grow through partnering with other successful physicians and the ability to make them more successful through adding more cutting edge services.

Allevio has now grown to over 80 providers and is present in 7 states. Headquarters is in Murray, UT. The goal is to revolutionize foot and ankle care while continuing to offer best in class care in this specialty. Allevio is on track to meet it's 5 year goal of being the nation's largest podiatry group.

Operator: <https://myfootandanklespecialistnm.com>

Tenant: <https://alleviocare.com>



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TENANT INFORMATION

TENANT

Allevio Care, LLC

OPERATOR at THIS LOCATION

Foot & Ankle Specialists, Founded and Operated by Ryan K. Anderson DPM PC SBA

AREAS OF SPECIALTY

Allevio Care: Lower Extremities, Primarily Podiatry, pain medicine, vascular services.
This Location: Podiatry

YEARS IN BUSINESS

Foot & Ankle Specialists: 23 (Founded 2003)

YEARS AT THIS LOCATION

Since April 2019

STATES OPERATING

Allevio Care: 7 total.
Foot & Ankle Specialists: 4: Utah, Texas, Oregon, New Mexico

CLINICS OPERATED

Allevio Care: Approx. 40+ locations, 80+ providers
Foot & Ankle Specialists: 22 locations, 32 providers:
8 in Utah, 11 in New Mexico, 1 in Texas, 1 in Oregon.

SUPPORT FACILITIES

Foot & Ankle Specialists: 1 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

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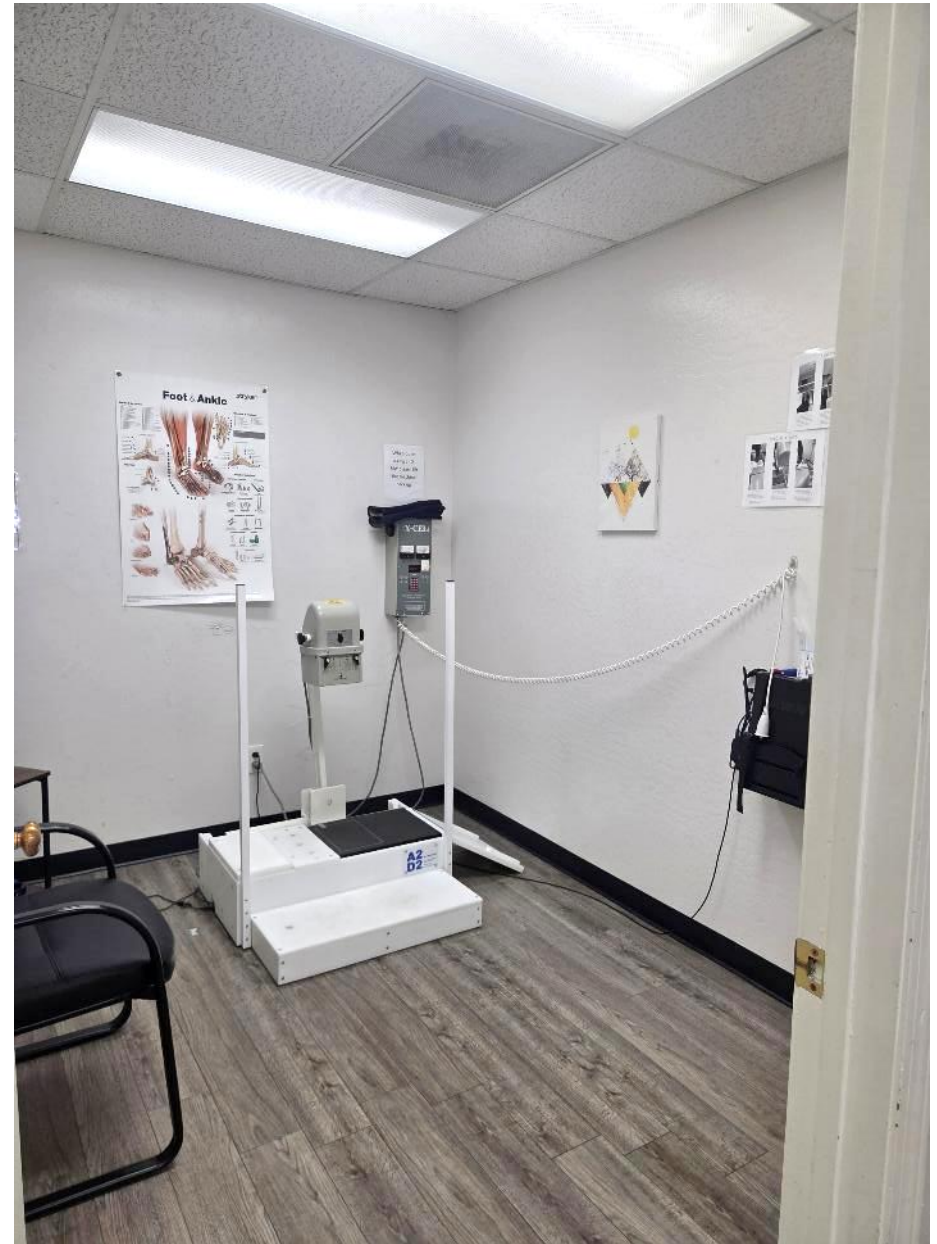
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RENT SCHEDULE

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$3,939	\$47,268.00	
	2	1/1/2026	12/31/2026	\$4,057	\$48,686.04	3.00%
	3	1/1/2027	12/31/2027	\$4,179	\$50,146.62	3.00%
	4	1/1/2028	12/31/2028	\$4,304	\$51,651.02	3.00%
	5	1/1/2029	12/31/2029	\$4,433	\$53,200.55	3.00%
	6	1/1/2030	12/31/2030	\$4,566	\$54,796.57	3.00%
	7	1/1/2031	12/31/2031	\$4,703	\$56,440.46	3.00%
	8	1/1/2032	12/31/2032	\$4,844	\$58,133.68	3.00%
	9	1/1/2033	12/31/2033	\$4,990	\$59,877.69	3.00%
	10	1/1/2034	12/31/2034	\$5,140	\$61,674.02	3.00%



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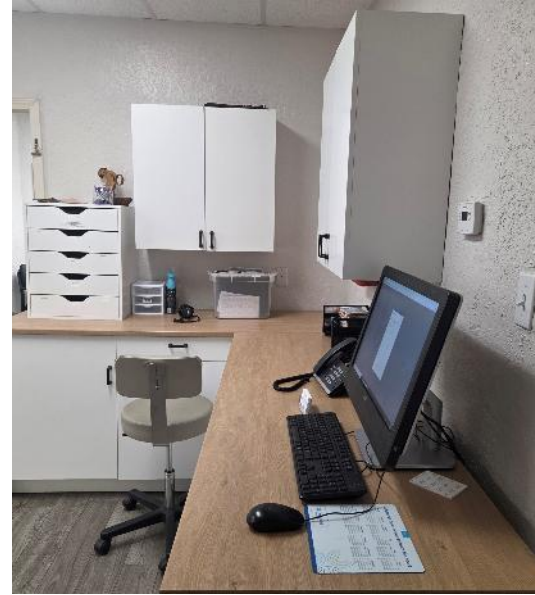


**FOOT & ANKLE
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newmexicofootspecialists.com

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PROPERTY PHOTOS



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SITE CLOSE UP



Menaul Blvd. NE 25,800 VPD

Wyoming Blvd. 38,600 VPD

SITE

Menaul Blvd.

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TRADE AREA



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8007

8006



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME



\$76k

ESTIMATED HOUSEHOLDS

5-Mile Radius
14,701

3-Mile Radius
12,353

1-Mile Radius
2,562

POPULATION



1-Mile Radius
6,166
Median Age
38.2



3-Mile Radius
24,729
Median Age
34.8

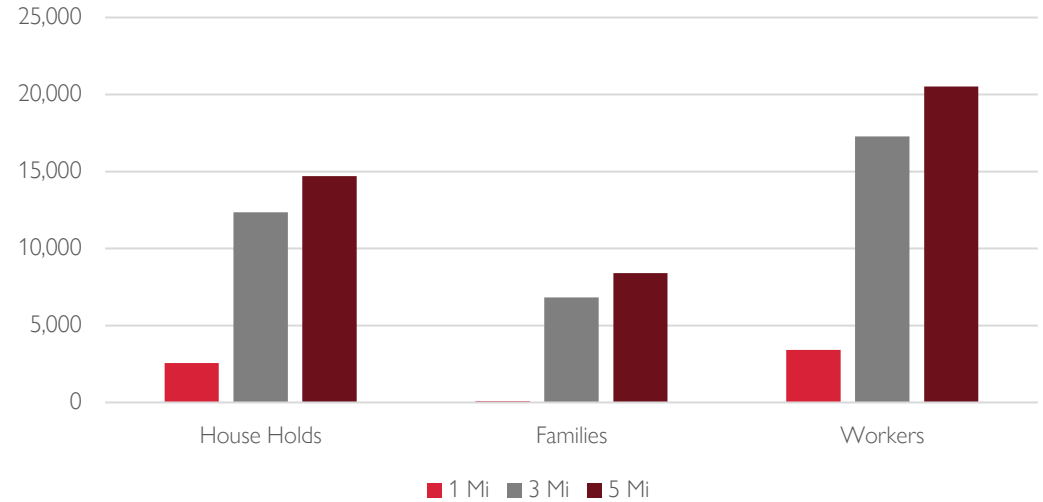


5-Mile Radius
36,879
Median Age
35.5

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Demographics



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



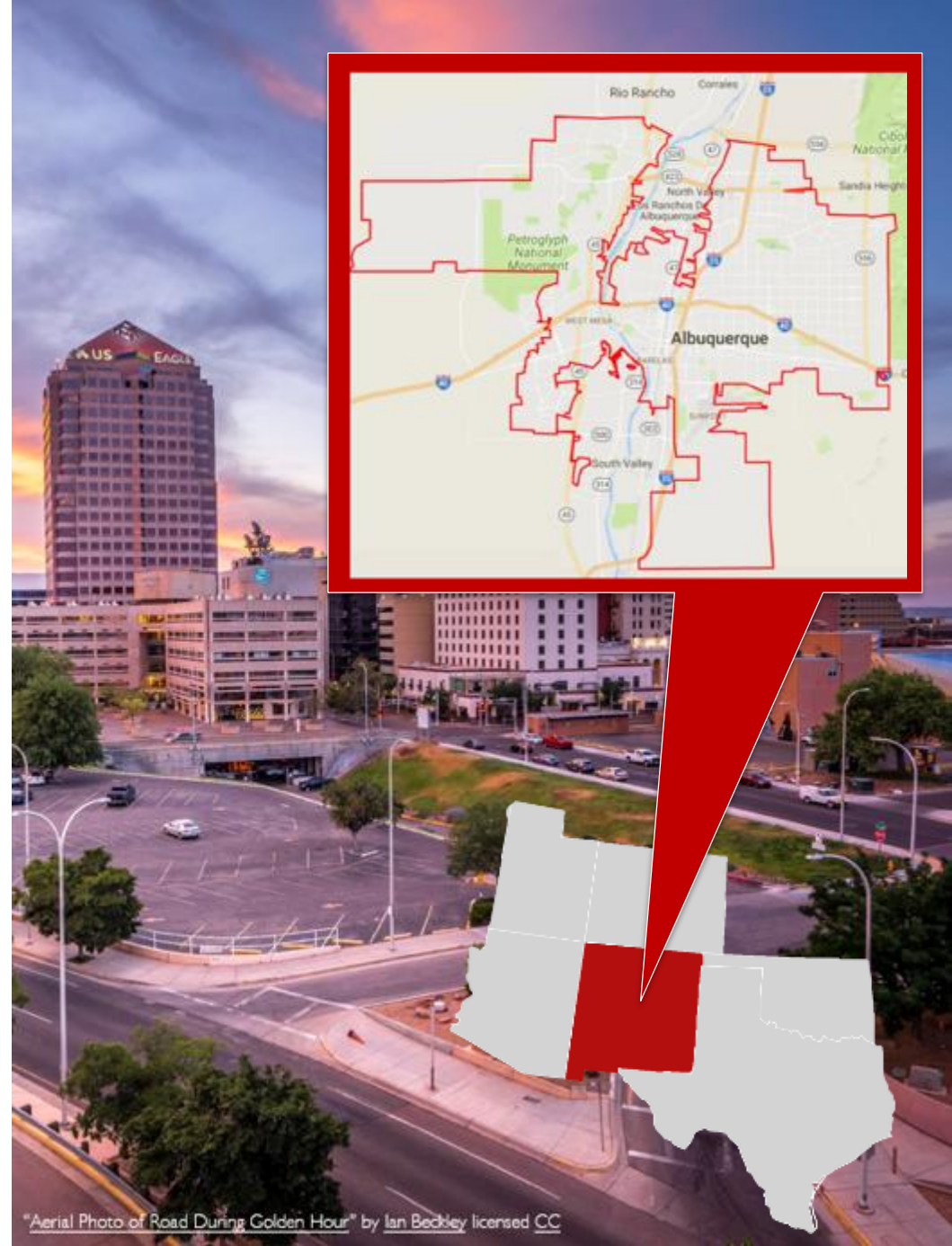
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

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

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 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.



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, 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 advise 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 SALE 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.



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