

# Offering Memorandum

## Mixed-Use Retail Center Opportunity

LOCATED IN THE NORTH VALLEY



585 Osuna Rd. NE | Albuquerque, NM 87113

*NWQ Osuna Rd. & Edith Blvd. NW*

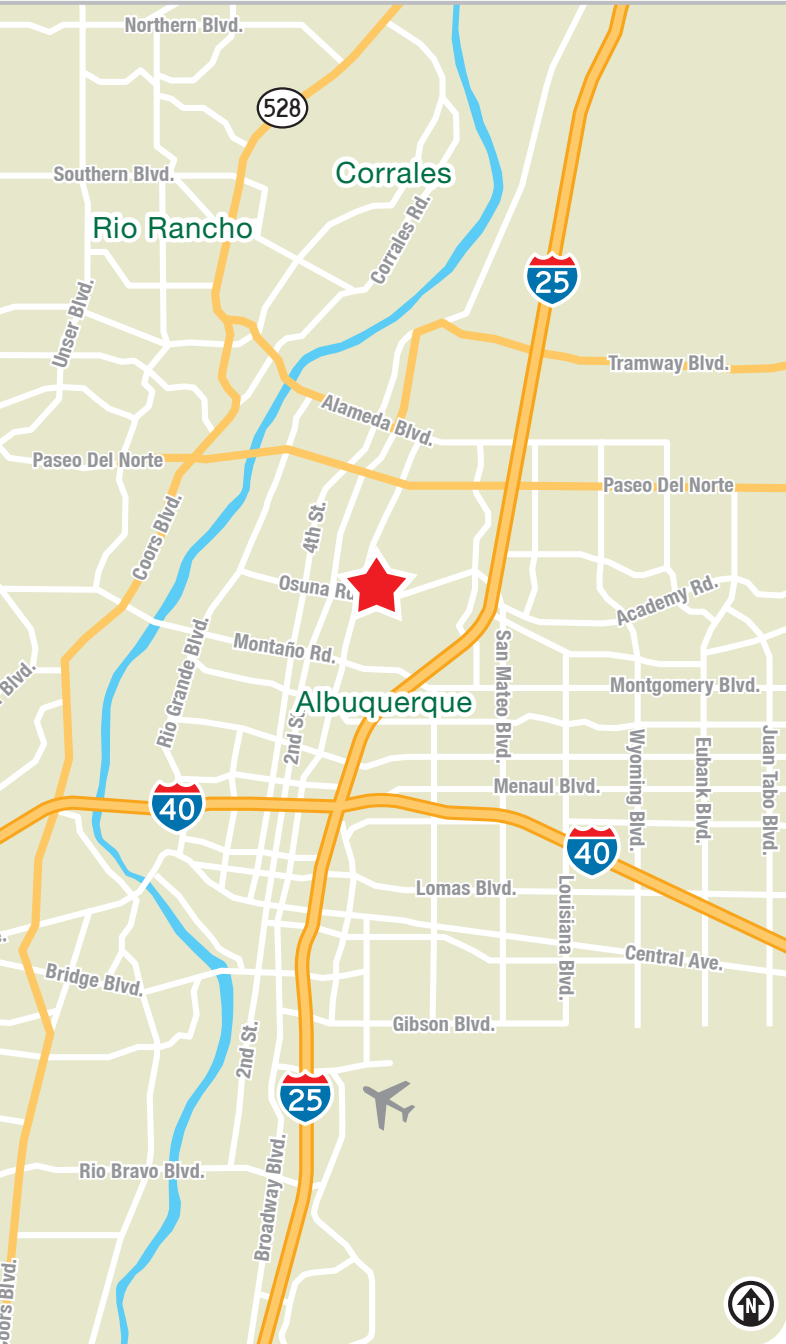
**NAI**SunVista

got space™

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# Property Summary



SALE PRICE	\$1,700,000 (\$178.95/SF)
NET OPERATING INCOME (PROJECTED RENTS AT \$16.00/SF + NNN)	\$171,950
CAP RATE (2025 PROJECTED)	7.5%

## INVESTMENT OVERVIEW

**LOCATION**  
The northeast quadrant of Edith Blvd. & Osuna Rd. NE

**ADDRESS**  
585 Osuna Rd. NE  
Albuquerque, NM 87113

**TOTAL BUILDINGS SIZE**  
±9,500 SF

**LAND SIZE**  
±0.93 Acres

**ZONING**  
C-1, Bernalillo County

## INVESTMENT HIGHLIGHTS

- Current occupancy: ±5,500 RSF
- A unique opportunity for an experienced retail investor or owner/user to buy a property under replacement costs
- Tenants include Amadeo’s Pizza, Subway and Volcanic Training
- Tenants have been in the center since 2014
- Located directly across from Sandia Prep
- Less than 1/2 mile from Vista del Norte
- Great Visibility to ±20,000 cars per day





**SITE**  
Bldgs: ±9,500 SF  
Land: ±0.93 Acres

**VACANT**  
Suite D  
±4,000 SF

**SUBWAY**  
Suite C  
±1,500 SF

**Volcanic Training**  
Suite B  
±2,000 SF

**Amadeo's Pizza**  
Suite A  
±2,000 SF

Osuna Rd. NE

CPD 20,200

# High-Altitude Aerial



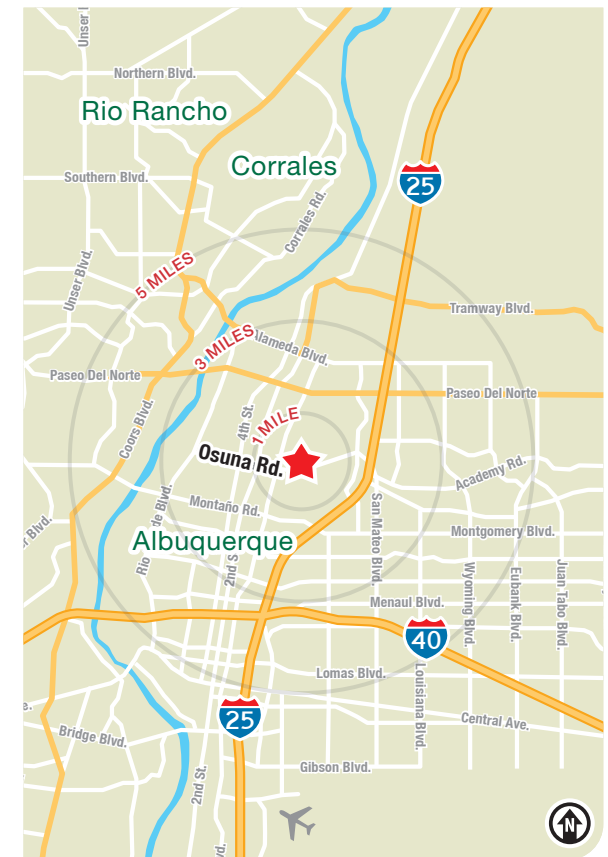
## AREA DEMOGRAPHICS

### 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
Population	6,174		69,732		226,341	
Households	2,828		32,334		102,632	
Families	1,650		16,318		53,958	
Average Household Size	2.18		2.13		2.16	
Owner Occupied Housing Units	2,218		18,890		64,042	
Renter Occupied Housing Units	610		13,444		38,590	
Median Age	45.6		41.0		41.3	
<b>Trends: 2024-2029 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
<b>Households by Income</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	180	6.4%	3,307	10.2%	9,172	8.9%
\$15,000 - \$24,999	206	7.3%	3,713	11.5%	9,004	8.8%
\$25,000 - \$34,999	193	6.8%	3,150	9.7%	7,626	7.4%
\$35,000 - \$49,999	331	11.7%	4,212	13.0%	11,753	11.5%
\$50,000 - \$74,999	492	17.4%	5,529	17.1%	15,746	15.3%
\$75,000 - \$99,999	368	13.0%	3,797	11.7%	13,874	13.5%
\$100,000 - \$149,999	520	18.4%	4,426	13.7%	17,329	16.9%
\$150,000 - \$199,999	397	14.0%	2,421	7.5%	8,858	8.6%
\$200,000+	142	5.0%	1,779	5.5%	9,265	9.0%
Median Household Income	\$75,639		\$56,113		\$70,787	
Average Household Income	\$94,622		\$81,962		\$98,681	
Per Capita Income	\$41,635		\$37,975		\$44,929	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	6,174	69,732	226,341
Average HH Income	\$94,622	\$81,962	\$98,681
Daytime Employment	6,243	83,837	193,113

2024 Forecasted by Esri



# Market Analysis

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

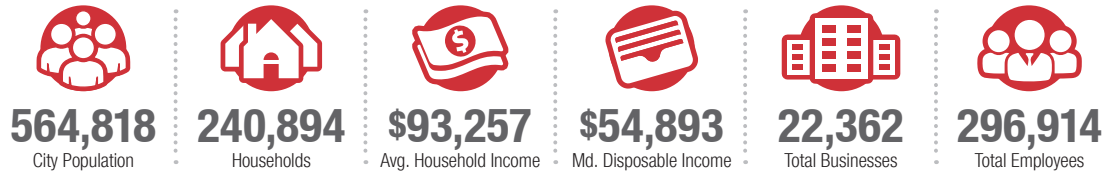


**926,835**  
Albuquerque Metro Population



**1**  
The Largest City in the State

### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

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