

CREDIT TENANT INVESTMENT OPTUM LEASED MOB OPP NE HEIGHTS

9101 Montgomery Blvd NE, Albuquerque, NM 87111





- Longtime Healthcare Facility Leased to OptumCare New Mexico, LLC
- Renovated and Updated Medical Building in Heart of Northeast Heights
- Attractive Demographics with 140,000+ People within 3-Mile Radius and Average Household Income of Over \$90K within 3-Mile Radius
- Well Established, Single-Tenant, Stand Alone, 12,579+/- SF Medical Office Facility on a Sizable 1.58 Acres
- Bountiful 7.3 per 1000 SF On-Site Parking Ratio
- Centrally Positioned in Heavily Populated & Desirable Trade Area in ABQ
- [MX-T](#) Commercial Zoning
- Over 450' of Frontage Along Major Commercial Corridor with over 36,700 VPD Along Montgomery Blvd.
- Nearby Activity Generators Include Target, Walgreens, Michael's, Natural Grocers, Hobby Lobby, Marshalls and Numerous Retail & QSR Pad Users
- SALES PRICE REDUCTION: \$4,600,000, equivalent to 7.3% Cap Rate

Contact:
Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development
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Albuquerque, NM 87120
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PROPERTY PROFILE

Project: OPTUM LEASED MEDICAL OFFICE BUILDING

Location: 9101 Montgomery Blvd NE, 87111
In Northeast Heights
Albuquerque, New Mexico

Land Area: 1.5830 Acres per February 2008 ALTA/ACSM Survey

Gross Building Area; 12,579 square feet in single-story, freestanding structure

Legal Description: TRACT 20-A1, BLOCK 20, OFIMANO J GUTIERREZ LOWER TERRACE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE, 29 1990 IN VOLUME 90C, FOLIO 153
UPC #: 102006127801540106 – 1.5830 AC

Improvements Description: The improvements include an existing freestanding medical office building comprised of good quality pre-engineered metal frame construction with a brick exterior. The roof is heavy gauge metal panel. The build-out is average-quality medical office, with a reception area, waiting room, several exam rooms, medical lab, x-ray room, nurse's station, employee break area, private offices, and ADA compliant restrooms. HVAC includes 12 roof-mounted combination units with refrigerated air-cooling and gas-fired forced air heat, most of which have been replaced with last 5 to 10 years. Parking lot is in good condition with good surface drainage. In 2023, parking lot was crack-filled & resealed.

Zoning: MX-T, Mixed Use Commercial Transitional, City of ABQ

Year Built: 1990 - originally built as a medical office facility for Lovelace, Inc. with subsequent renovations, updates and upgrades performed over the last 30 years by Lovelace, ABQ Health Partners, Davita Medical Group & Optum, all of whom were company related.

of Parking Spaces: 92 total inclusive of 9 handicap accessible spaces for a total on-site parking ratio of 7.3:1000

Lease Information: Leased since May 2019 to OptumCare New Mexico, LLC, a wholly owned subsidiary of UnitedHealth Group, Inc; Previously leased to Davita Medical Group since August 2017; Previously lease to ABQ Health Partners since 2012. Initially leased to Lovelace, Inc. in 1990. Change in tenancies due to divestitures, mergers or acquisitions. Current 10-year lease extension commenced November 2019 thru October 2029 with 1.5% annual escalations and three 5-year renewal options.

CURRENT RENT SCHEDULE IS AS FOLLOWS:

<u>Period</u>	<u>Rate Per SF</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
November 1, 2020 – October 31, 2021	\$24.80	\$25,994.00	\$311,927.98
November 1, 2021 – October 31, 2022	\$25.17	\$26,383.91	\$316,606.90
November 1, 2022 – October 31, 2023	\$25.55	\$26,779.67	\$321,356.00
November 1, 2023 – October 31, 2024	\$25.93	\$27,181.36	\$326,176.34
November 1, 2024 – October 31, 2025	\$26.32	\$27,589.08	\$331,068.99
November 1, 2025 – October 31, 2026	\$26.71	\$28,002.92	\$336,035.02
November 1, 2026 – October 31, 2027	\$27.11	\$28,422.96	\$341,075.55
November 1, 2027 – October 31, 2028	\$27.52	\$28,849.31	\$346,191.68
November 1, 2028 – October 31, 2029	\$27.93	\$29,282.05	\$351,384.56

Landlord obligations are roof maintenance & replacement, structural, parking lot resurfacing & HVAC replacement.

Tenant is responsible for all property taxes, fire and extended coverage insurance and all interior and exterior maintenance and repairs not covered by Landlord.

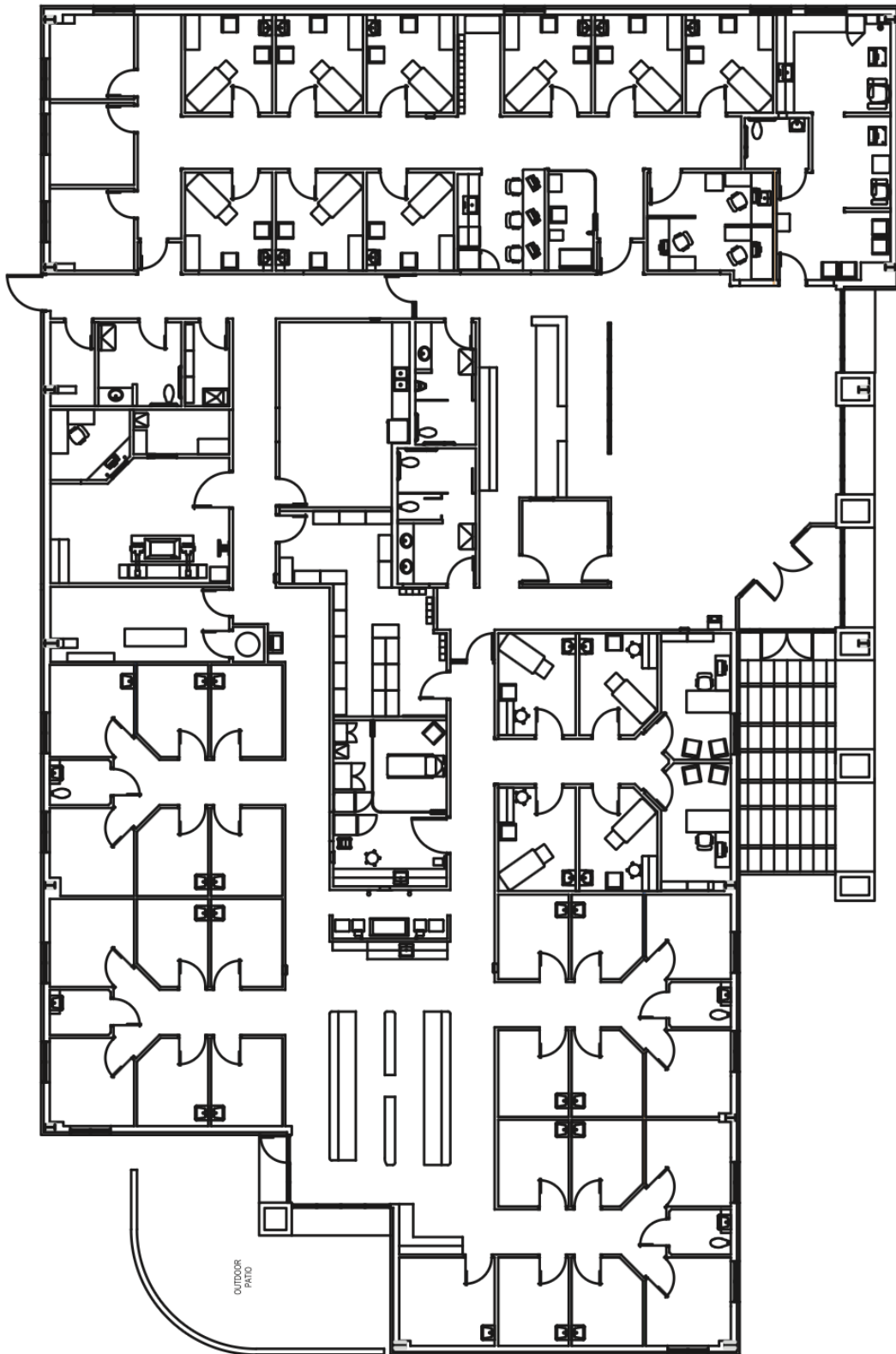
**Tenant
Information:**

OptumCare New Mexico LLC is a Medical Group that has 24 practice medical offices located in in the Greater ABQ, New Mexico area. There are 64 health care providers, specializing in General Surgery, Sleep Medicine, Psychiatry, Nurse Practitioner, Internal Medicine, Rheumatology, Optometry, Family Practice, Certified Nurse Midwife, Registered Dietitian Or Nutrition Professional and more, being reported as members of the medical group. Medical taxonomies which are covered by OptumCare New Mexico LLC include Surgery, Internal Medicine, Adult Health, Pediatrics, Psychiatric/Mental Health, Rheumatology, Optometrist, Nurse Practitioner, Family, Family Medicine and many more.

SALE PRICE: *\$4,600,000, equivalent to 7.3% cap rate*

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FLOORPLAN – 12,579 SF



EXTERIOR PIX



INTERIOR PIX



SITE PLAN



CONSULTANT



PROJECT

ABQ HEALTH PARTNERS
PRIMARY &
URGENT CARE
FACILITY
PARKING

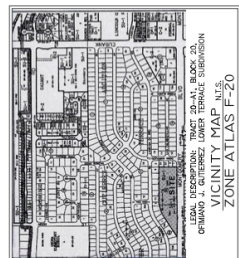
PROJECT ADDRESS
9101 MONTGOMERY
BLVD NE

MARK	DATE	DESCRIPTION

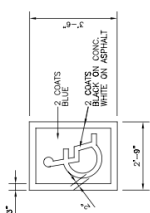
PROJECT NO.
COPYRIGHT ART ARCHITECTS, LLC

SITE PLAN
AND
TRAFFIC
CIRCULATION

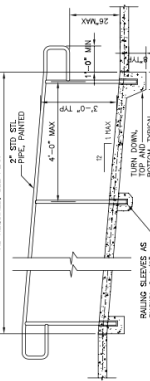
AS-101



ZONING DATA
ZONING: S-M-1 FOR S-1 (OFFICE AND INSTITUTIONAL)
ADDRESS: 7901 MONTGOMERY BLVD, NE #1111
EXISTING BUILDING AREA (NO CHANGE): 11,200 SF
REQUIRED PARKING: 11,200 SF / 200 = 56 SPACES
(INCLUDES 4 ACCESSIBLE SPACES)
EXISTING ON-SITE PARKING: 85 SPACES (9 ACCESSIBLE)
REQUIRED ON-SITE PARKING: 85 SPACES (9 ACCESSIBLE)
REQUIRED BIKE PARKING: 92/20 = 8 SPACES
REQUIRED MOTORCYCLE PARKING: 1
EXISTING LANDSCAPING CALCULATIONS
APPLICABLE TO CHANGES: 11,200 SF (1,000 SQA)
NET LOT AREA: 52,500 SF (EAST 1/2 OF LOT)
REQUIRED LANDSCAPING: (10% NET LOT AREA) = 5,250 SF = 6,193 SF
LANDSCAPING PROVIDED: (18,700 ON SITE) + (1,720 (90%) = 17,820 SF
LANDSCAPING VERTICAL AREAS (MATURE): 13,366 SF / 17,820 SF = 75%
GRASS AREA: 1,586 / 17,820 = 9%



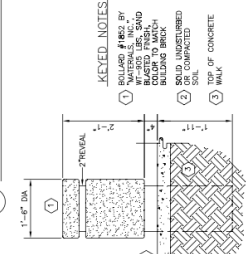
2 ACCESSIBLE PARKING
1/2" = 1'-0"



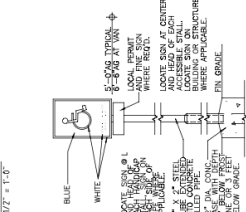
1 TYPICAL RAILING DETAIL
1/2" = 1'-0"

ALL ACCESSIBLE RAMP SHALL BE MINIMUM 1-INCH IN RISE FOR EVERY 12" IN RUN, TYPICAL. OF RAMP APPROXIMATELY 12-INCHES. 1/2" x 2" x 6" STEEL PIPE, FULLY MANUFACTURED TOP COAT SHALL BE APPLIED TO WALLS WITH BRACKETS AND JAG BOLTS AS INDICATED TO RESIST USER WEIGHT. MOUNT RAILING AT 4'-7" TO 5'-0".

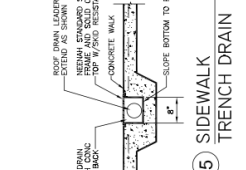
3 BOLLARD, TYP.
N.L.S.



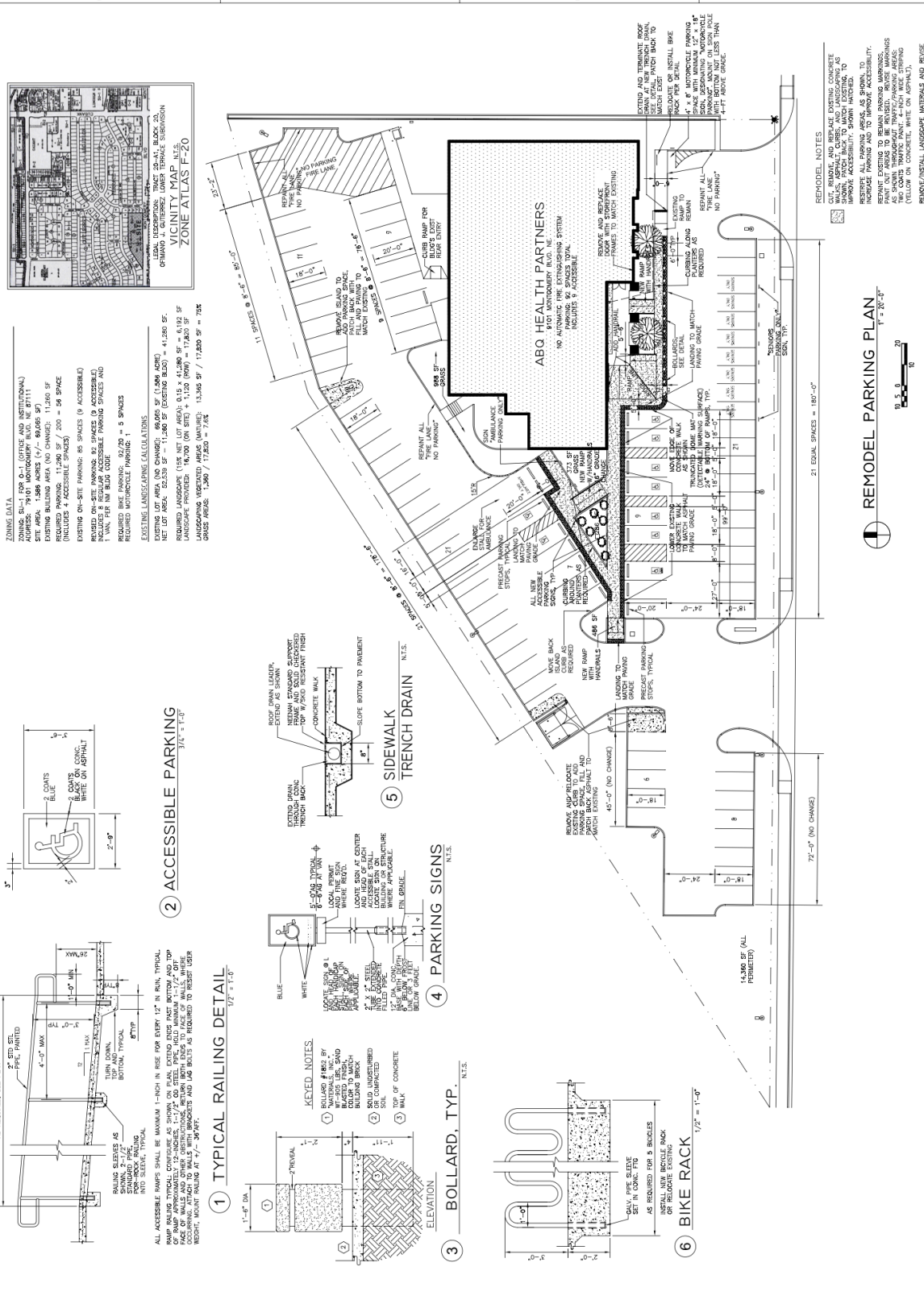
4 PARKING SIGNS
N.L.S.



5 SIDEWALK TRENCH DRAIN
N.L.S.



6 BIKE RACK
1/2" = 1'-0"



REMODEL NOTES
CUT, REMOVE, AND REPAVE EXISTING CONCRETE SIDEWALK PATCH BACK TO MATCH EXISTING TO INCREASE PARKING AND TO IMPROVE ACCESSIBILITY. AS SHOWN THROUGHOUT TRAFFIC/PARKING AREAS (YELLOW ON CONCRETE, WHITE ON ASPHALT). REMOVE/INSTALL LANDSCAPE MATERIALS AND REVISE PROGRAM AS REQUIRED BY REDUCED

21 EQUAL SPACES = 189'-0"
1" = 20'-0"

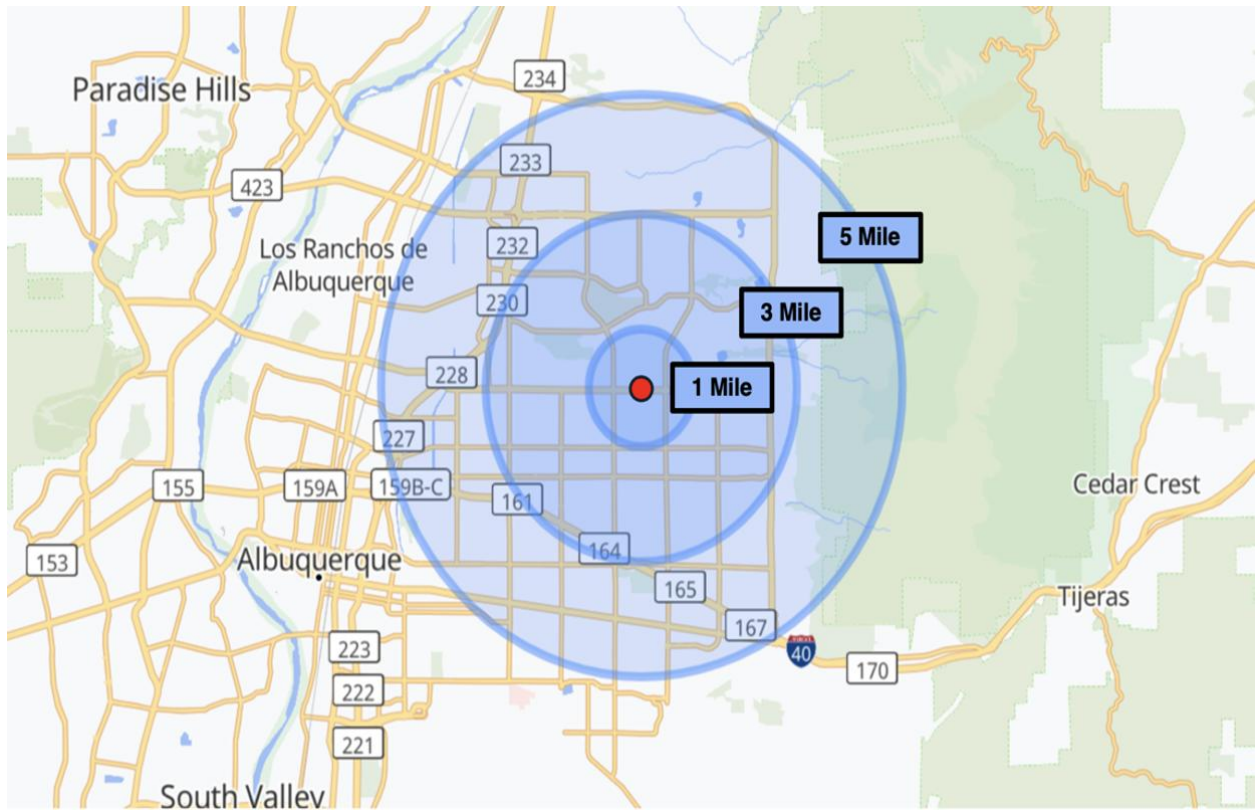
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14,366 SF (ALL PERMITTED)

72'-0" (NO CHANGE)

21 EQUAL SPACES = 189'-0"
1" = 20'-0"

DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
19,667	140,428	286,710

POPULATION



1 MILE	3 MILE	5 MILE
85,880	90,915	90,019

**AVG
HOUSEHOLD
INCOME**



1 MILE	3 MILE	5 MILE
5,680	63,217	168,721

**DAYTIME
EMPLOYMENT**



Montgomery Blvd	Wyoming Blvd
36,700 VPD	43,700 VPD

TRAFFIC