

Rare NE Heights Retail Investment

5700 San Antonio Dr. NE | Albuquerque, NM 87109

Offering
Memorandum



SAN ANTONIO COMMONS

WELL-LOCATED ASSET | STRONG DEMOGRAPHICS

NAI SunVista

got space™

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Property Photos

5700 San Antonio Dr. NE | Albuquerque, NM 87109



Property Summary

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SALE PRICE	\$3,300,000
NET OPERATING INCOME	\$246,645
CAP RATE	7.5%

INVESTMENT OVERVIEW

CENTER NAME

San Antonio Commons

LOCATION

The Southeast Quadrant of
San Antonio Dr. & San Pedro Dr. NE

ADDRESS

5700 San Antonio Dr. NE
Albuquerque, NM 87109

TOTAL BUILDING SIZE

±14,740 SF

LAND SIZE

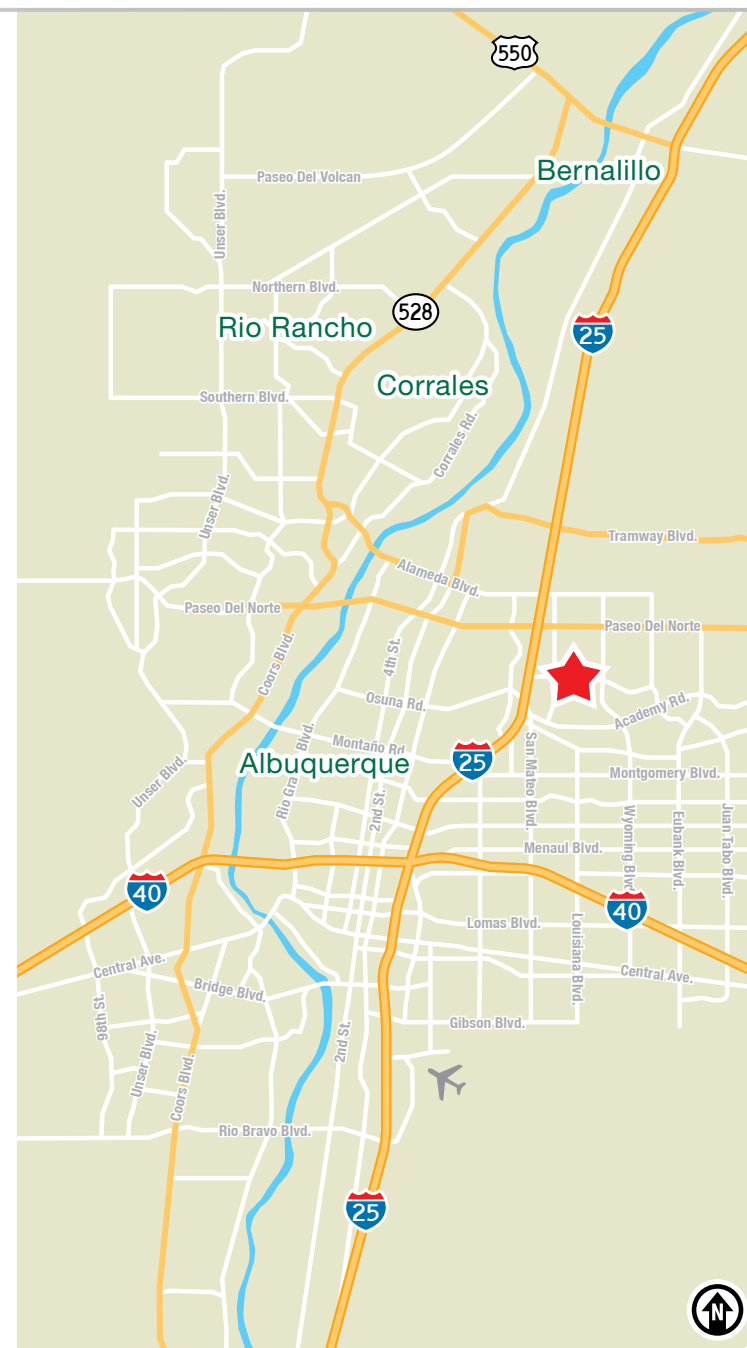
±1.7225 Acres

IDO ZONING

MX-M

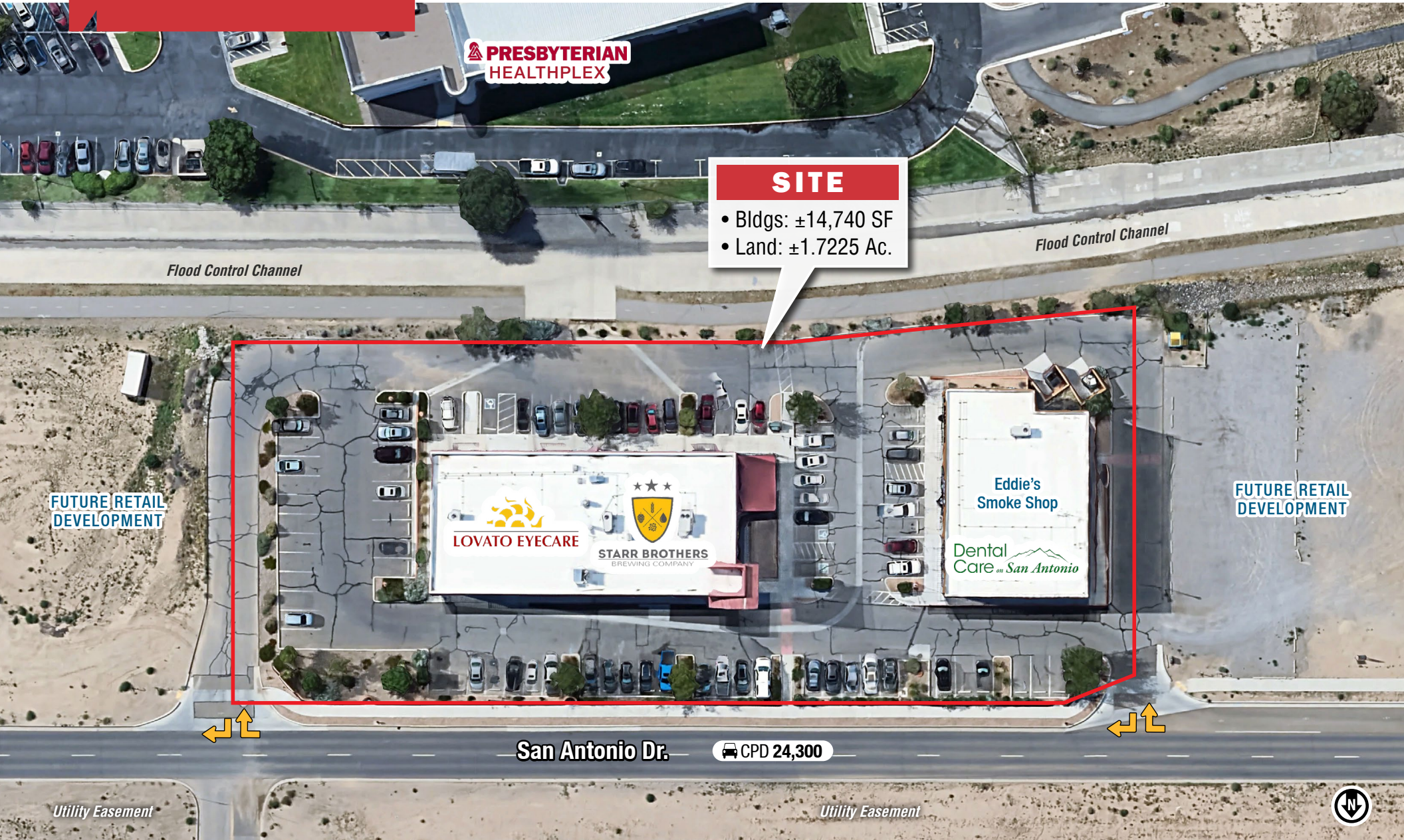
INVESTMENT HIGHLIGHTS

- Stable rent roll
- Market-competitive lease rates
- Easily accessible for tenants and their customers
- Contemporary buildings less than 10 years old
- Retail vacancy in the market is running at less than 3% for similar space
- Located in a strong trade area
- \$105,340 average household income within a five-mile radius
- The center sees 133,000 visits annually from 52,300 unique visitors



Property Site

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Property Site

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STORWise
SELF STORAGE

San Pedro Dr.

FUTURE RETAIL
DEVELOPMENT

Utility Easement

McKinney Dr.

PRESBYTERIAN
HEALTHPLEX

Forest Hills Dr.

San Antonio Dr.

CPD 24,300

SITE
• Bldgs: ±14,740 SF
• Land: ±1.7225 Ac.

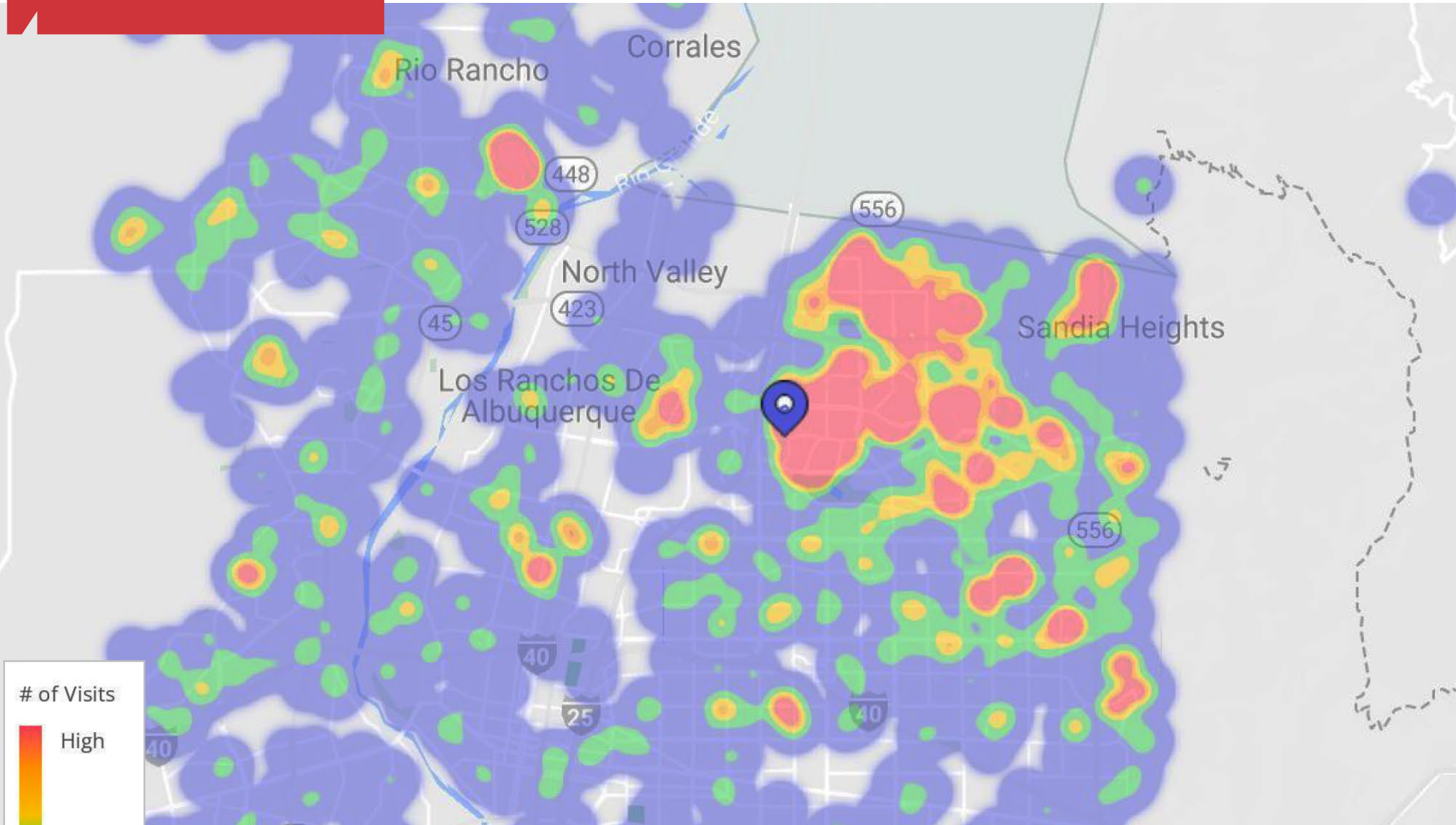
FUTURE RETAIL
DEVELOPMENT

Utility Easement



Trade Area

5700 San Antonio Dr. NE | Albuquerque, NM 87109



San Antonio Commons sees 133,000 visits annually from 52,300 unique visitors across the Albuquerque metro area.

Tenant Overview

5700 San Antonio Dr. NE | Albuquerque, NM 87109

TENANT MIX



Demographics

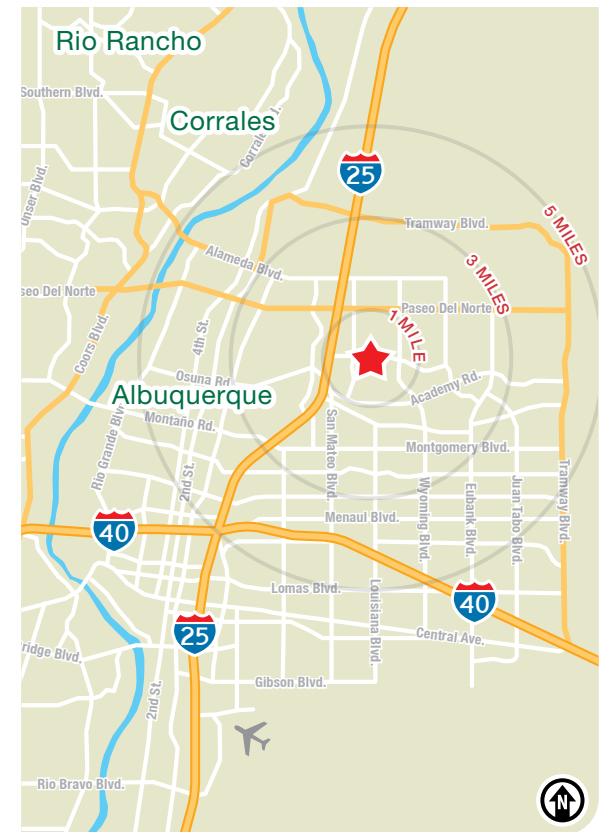
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1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	12,258		95,982		212,062	
Households	6,068		43,374		96,019	
Families	3,097		24,081		51,781	
Average Household Size	1.99		2.20		2.18	
Owner Occupied Housing Units	3,850		27,060		60,472	
Renter Occupied Housing Units	2,218		16,314		35,547	
Median Age	44.6		41.0		42.9	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	748	12.3%	4,505	10.4%	10,421	10.9%
\$15,000 - \$24,999	687	11.3%	3,343	7.7%	6,828	7.1%
\$25,000 - \$34,999	626	10.3%	3,470	8.0%	7,289	7.6%
\$35,000 - \$49,999	621	10.2%	5,062	11.7%	11,405	11.9%
\$50,000 - \$74,999	921	15.2%	6,673	15.4%	15,313	15.9%
\$75,000 - \$99,999	659	10.9%	4,435	10.2%	10,352	10.8%
\$100,000 - \$149,999	1,035	17.1%	7,493	17.3%	16,430	17.1%
\$150,000 - \$199,999	503	8.3%	3,987	9.2%	7,866	8.2%
\$200,000+	269	4.4%	4,405	10.2%	10,115	10.5%
Median Household Income	\$57,537		\$68,344		\$68,102	
Average Household Income	\$82,373		\$103,893		\$105,340	
Per Capita Income	\$40,462		\$46,912		\$47,885	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	12,258	95,982	212,062
Average HH Income	\$82,373	\$103,893	\$105,340
Daytime Employment	14,375	79,375	154,767

2023 Forecasted by Esri



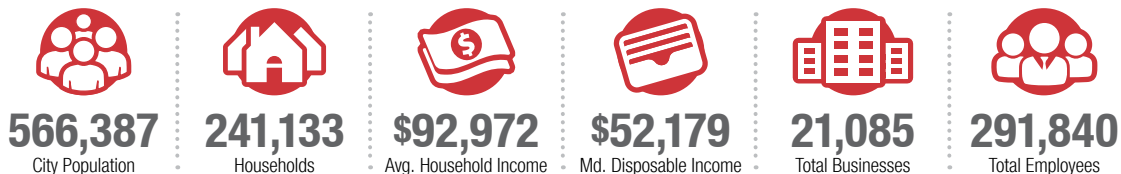
Trade Area Analysis

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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.

ALBUQUERQUE BY THE NUMBERS (ESRI 2023 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*



923,076
Albuquerque Metro Population



The Largest
City in the State



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.



ALBUQUERQUE | NEW MEXICO

Centrally located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 936,582. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe.

Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. Numerous high-tech, private companies as well as government institutions have recently expanded into the Rio Grande Valley. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes BlueHalo expanding its Albuquerque presence to four facilities. This commitment to the area is fueled by a new \$1.4B contract that will lead to more jobs and continued economic impact. Amazon is also expanding its presence in the area by adding another fulfillment center in Los Lunas. This is in addition to the new Albuquerque facility that was opened in 2021. The expansion expects to add another 1,000 jobs the area.

Albuquerque temperatures are characteristic of high, arid areas. Midday temperatures average 50 degrees in the winter and 90 degrees in the summer. Warm summer days yield to cool nights. Despite an average annual rainfall of eight inches, the city has an adequate water supply located in an aquifer beneath the city that is supplemented by the Rio Grande. Water is a valuable resource in Central New Mexico and conservation efforts continue to ensure that the supply will be adequate for generations to come.

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