

# ABO Plasma

LAREDO, TEXAS



Single Tenant, Triple-Net Lease

CBRE

# ABO Plasma

1002 GRANT STREET

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## THE OFFERING

**CBRE's Investment Properties Team has been exclusively retained to offer for sale a single tenant, triple-net lease ABO Plasma in Laredo, Texas (the "Property").**

The Property's location is strategic for a plasma center due to its position equi-distant to the Americas International Bridge (2.1 million pedestrian crossings in 2023 and 2.3 million in 2024) and the Juarez-Lincoln International Bridge (4.8 million vehicular crossings anticipated in 2024). This plasma center is also across the street from San Augustin Plaza, a historic community gathering space in Laredo. Approximately 8%-10% of plasma collected in the US originates from border Plasma Donation Centers similar to this one. This concentration accounts for around \$2 billion of the \$20 billion US Plasma industry, highlighting the significance of the select plasma centers along the US/Mexico border.

ABO Plasma is renovating the building with a \$4.5 million dollar investment, dedicating the first floor (12,500 sf) to plasma donations, and the second floor to employee offices, rest areas, and corporate training. Once complete, ABO will sign a new 10-year NNN lease.

Laredo, the second largest city on the Texas-Mexico border, boasts a population of 260,000 residents on the US side. Nuevo Laredo is located across the Rio Grande and has a population of 636,000, forming a combined metropolitan area of approximately 900,000 people.



## ASSET OVERVIEW

Tenant	ABO Plasma
Location	1002 Grant St Laredo, TX 78040
Building GLA	25,916 SF
Year Built/Renovated	1973/2024

## pricing

Offering Price	\$4,700,000
Annual Rent	\$376,000
Cap Rate	8.00%
2029 Cap Rate	8.80%



## Investment highlights

### + Single Tenant, Net-Lease Investment

>> Minimal landlord responsibilities

### + E-Commerce Resistant Essential Business

>> Plasma collection can't take place online and donation centers are classified as an essential business

### + Located in the Heart of Downtown Laredo

>> A one-minute walk from America's International Bridge  
>> Texas is a tax-free state  
>> Across the street from historic San Augustin Plaza

### + Populous Laredo/Nuevo Laredo MSA

>> This densely populated area is home to 900,000 people

### + Available for Purchase Below Replacement Cost

>> ABO Plasma has spend over \$4.5 million solely on renovation expenses



Tenant:	ABO Plasma
Guarantor:	ABO Holdings, Inc.
Original Lease Term:	10 years
Lease Commencement:	Est. December 1, 2024
Lease Term Expiration:	Est. November 30, 2034
Rent Increases:	10% every five years
Renewal Options:	Three, 5-year options
Lease Type:	NNN
Roof & Structure:	Tenant Responsibility

LEASE YEARS	RENT PSF	MONTHLY BASE RENT	ANNUAL BASE RENT	CAP RATE
12/1/2024 - 11/30/2029	\$14.51	\$31,333	\$376,000	8.00%
12/01/2029 - 11/30/2034	\$15.96	\$34,467	\$413,600	8.80%
EXTENSION TERMS				
12/01/2034 - 11/30/2039	\$17.56	\$37,913	\$454,960	9.68%
12/01/2039 - 11/30/2044	\$19.31	\$41,705	\$500,456	10.65%
12/01/2044 - 11/30/2049	\$21.24	\$45,875	\$550,502	11.71%



USA

MEXICO

US CUSTOMS AND  
BORDER PROTECTION

GRIFOLS

BORDER HERITAGE MUSEUM

JUAREZ-LINCOLN INT'L BRIDGE  
4.8M ANNUAL TRAFFIC

SAN AUGUSTIN  
CATHOLIC CHURCH

RIO GRANDE RIVER

CASA ORTIZ

STREETS OF LAREDO  
URBAN MALL

ABO PLASMA

1002 GRANT STREET

SAN AUGUSTIN PLAZA

LOS OLVIDADOS COFFEE  
SHOPPE & GALLERY

GRANT ST

ITURBIDE ST



USA

MEXICO

GATEWAY TO THE AMERICAS INT'L BRIDGE  
2.1M ANNUAL PEDESTRIAN TRAFFIC

RIO GRANDE RIVER

THE OUTLET SHOPPES AT LAREDO  
358,122 SF OF MIXED-USE RETAIL

CASA ORTIZ

SAN AUGUSTIN PLAZA

LOS OLVIDADOS COFFEE  
SHOPPE & GALLERY

SAN AUGUSTIN  
CATHOLIC CHURCH

**ABO PLASMA**  
1002 GRANT STREET

GRANT ST





83

Bob Bullock Loop

59

359

83



35

79,892 VPD

E Saunders St



Jefferson St



E Lyon St



Park St



Matamoros St

Houston St

THE OUTLET SHOPS AT LAREDO

NAUTICA carter's MICHAEL KORS  
 BANANA REPUBLIC Lids Locker Room by Lids  
 Columbia OLD NAVY Nike GAP  
 THE CHILDREN'S PLACE Under Armour Puma Adidas



ABO PLASMA  
1002 GRANT STREET



Venezuela

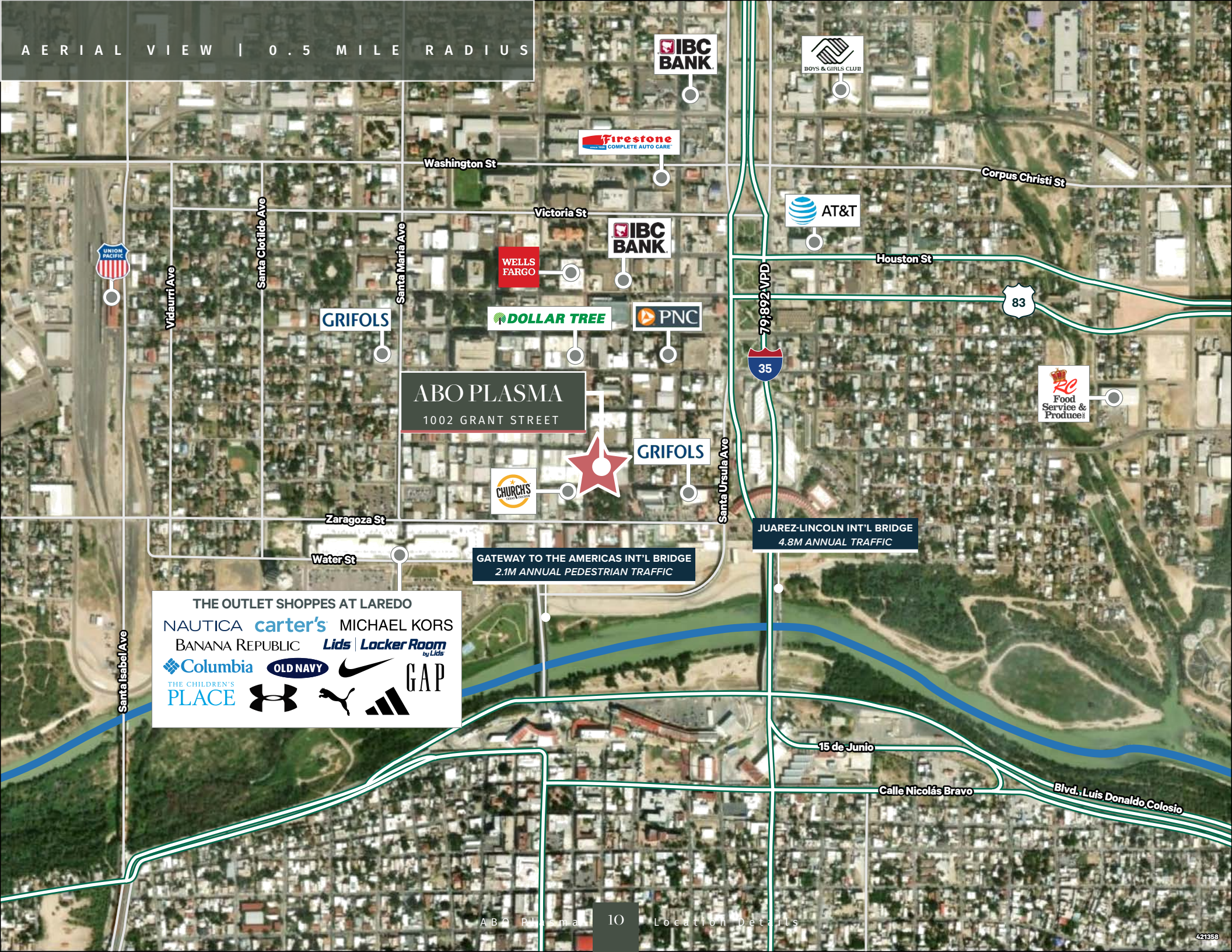
Paseo Colon

Calle Doctor Mier

Calle Monterrey

S Meadow Ave

Cuatro Vientos Rd



**ABO PLASMA**  
1002 GRANT STREET



**THE OUTLET SHOPPES AT LAREDO**

NAUTICA **carter's** MICHAEL KORS  
 BANANA REPUBLIC **Lids | Locker Room**  
**Columbia** **OLD NAVY** **NIKE**  
 THE CHILDREN'S **PLACE** **UNDER ARMOUR** **PUMA** **GAP**

**GATEWAY TO THE AMERICAS INT'L BRIDGE**  
2.1M ANNUAL PEDESTRIAN TRAFFIC

**JUAREZ-LINCOLN INT'L BRIDGE**  
4.8M ANNUAL TRAFFIC

**IBC BANK**

**Firestone**  
COMPLETE AUTO CARE

**BOYS & GIRLS CLUB**

Washington St

Corpus Christi St

Victoria St

**AT&T**

Houston St

**GRIFOLS**

**DOLLAR TREE**

**PNC**

83

**RC**  
Food Service & Produce

**GRIFOLS**

**CHURCH'S**  
TEA & BAKERY

**JUAREZ-LINCOLN INT'L BRIDGE**  
4.8M ANNUAL TRAFFIC

Zaragoza St

Water St

**GATEWAY TO THE AMERICAS INT'L BRIDGE**  
2.1M ANNUAL PEDESTRIAN TRAFFIC

**JUAREZ-LINCOLN INT'L BRIDGE**  
4.8M ANNUAL TRAFFIC

15 de Junio

Calle Nicolás Bravo

Bldv. Luis Donaldo Colosio

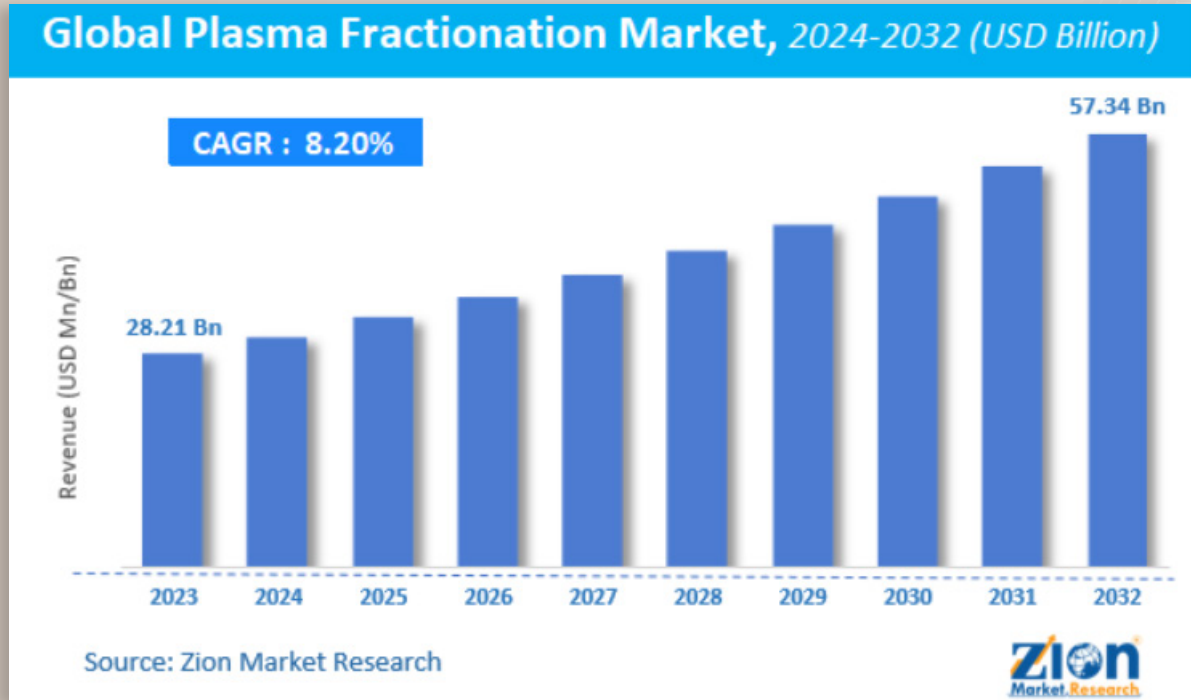
## Driving Medical Advances and Saving Lives

The blood plasma industry plays a vital role in advancing medicine and treating various medical conditions, including rare diseases, chronic ailments, and injuries suffered by trauma and burn victims. Donating plasma can make a life-saving difference in emergency situations, offering hope to patients in need.

Plasma fractionation is a manufacturing process separating plasma proteins to develop various therapies. The fractionation of human plasma is the fundamental approach to developing several life-saving protein therapies comprising a range of coagulation factors, albumin, immunoglobulins, protease inhibitors, and others.

The popularity of plasma centers has surged in recent years. In 2005, there were approximately 300 plasma donation centers, but today there are over 900 spread across the nation. The United States stands out among five countries that permit donors to be compensated for their plasma, and it is the only country that allows up to two donations per week. In the US, around 20 million individuals have the opportunity to donate or sell their blood plasma.





The US accounts for about two-thirds of the world’s commercially sourced plasma, making Texas a significant contributor to the industry’s success. According to Grifols Plasma, one of the world’s largest collection companies, more than 600,000 liters of plasma is donated by Mexican donors to its facilities in Texas each year.

In 2023, the global blood plasma industry was valued at \$28.21 billion and is projected to reach \$57.34 billion in revenue by 2032, exhibiting a CAGR of 8.20% during the forecast period (2024-2032).

Given the increasing demand for source plasma, it is crucial to eliminate unnecessary barriers to plasma donation centers. Laredo, with its convenient access to international bridges leading to downtown, is strategically positioned to facilitate direct walking access for Mexican donors, directly benefiting ABO Plasma.

SOURCE: [HTTPS://WWW.ZIONMARKETRESEARCH.COM/REPORT/PLASMA-FRACTIONATION-MARKET](https://www.zionmarketresearch.com/report/plasma-fractionation-market)

About ABO Holdings, Inc.

ABO Holdings, Inc was incorporated in October 2020 as part of a small group of independent plasma collectors with extensive experience in the industry. The company is run by a team that shares a collective expertise in regulatory licensing, real estate, operations, quality, accounting, and collection activities.

ABO Holdings, Inc operates their blood plasma donation centers as ABO Plasma.

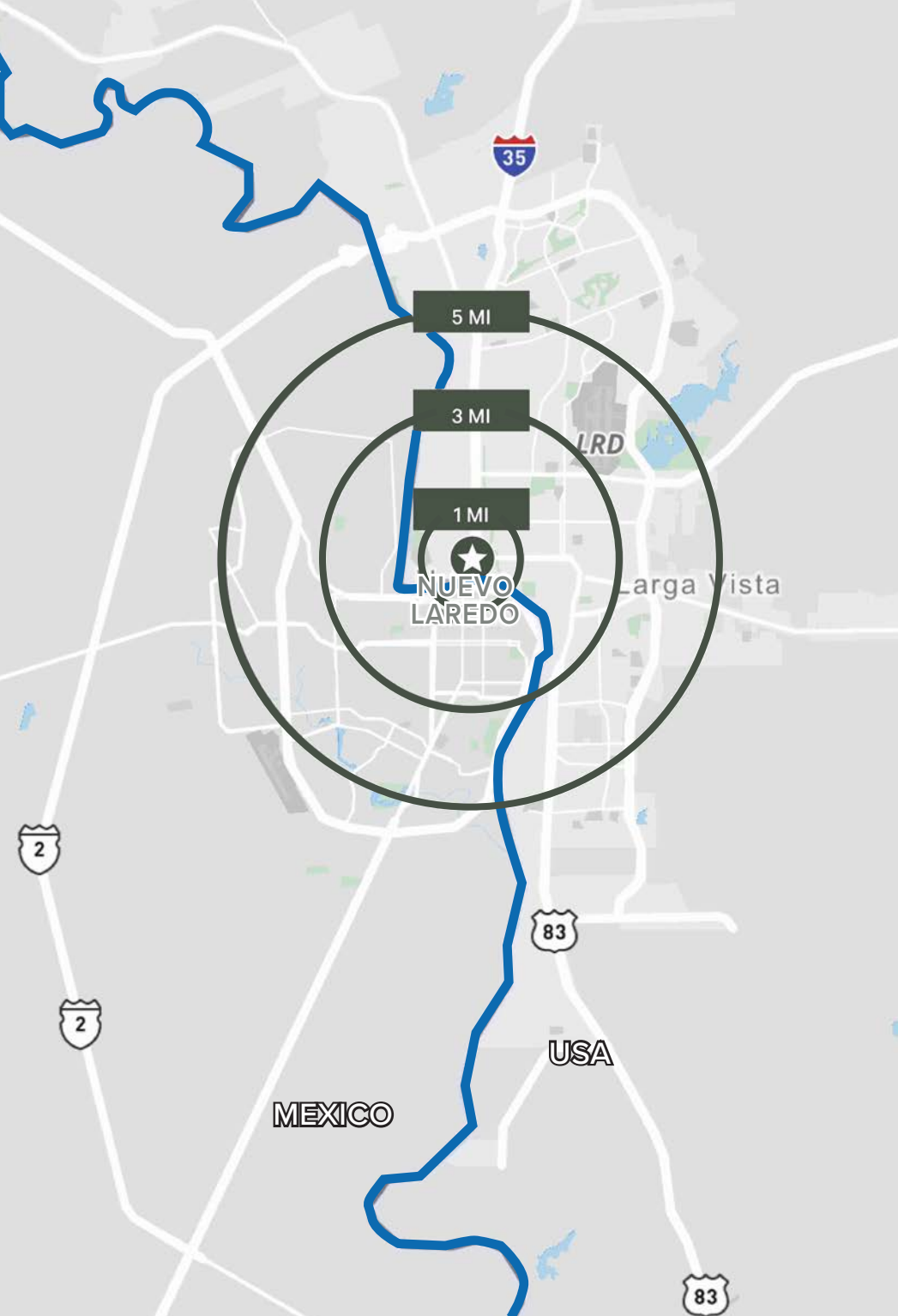
About ABO Plasma

ABO Plasma is dedicated to providing a customer-focused donor experience and collecting source blood plasma for the production of life-saving therapies. By working to produce protein-based therapies, ABO Plasma plays a crucial role in helping people facing medical challenges, improving the world we live in one donation at a time.

Founded in 2020 by a group of experienced plasma industry professionals, ABO Plasma currently operates six centers in California, Utah, and New Jersey. In addition to its existing facilities, ABO Plasma is expanding its presence by establishing two new locations in Texas, including this location in Laredo.



company type	Private
founded	2020
number of locations	8
headquarters	Irvine, CA
website	<a href="http://aboplasma.com">aboplasma.com</a>



A R E A D E M O G R A P H I C S

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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**HOUSEHOLDS**

2024 Households - Estimate	3,611	27,614	52,601
2029 Households - Projection	3,745	28,466	54,688
2024-2029 Annual HH Growth Rate	0.73%	0.61%	0.78%

**POPULATION**

2024 Population - Estimate	10,692	85,172	172,193
2029 Population - Projection	10,757	85,221	173,544
2024-2029 Annual Pop Growth Rate	0.12%	0.01%	0.16%

**DAYTIME EMPLOYEES**

2024 Businesses	931	3,084	5,422
2024 Employees	9,909	32,077	59,016



**Laredo, Texas** is home to about 260,000 people and encompasses eight counties. It is the oldest border town in south Texas and is one of most important trade areas for international commerce. This region benefits from its geographical positioning, where more than \$800 million of merchandise pass through the city from Mexico to the United States each day.

Laredo’s ever-improving infrastructure is what keeps the region competitive. There are plans in the works to not only add an additional eight lanes to the World Trade Bridge but also construct a new international rail bridge. The Texas Department of Transportation is investing \$2.3 Billion into local road and highway improvement projects, while Mexico is expanding a highway to connect directly to the Colombia-Solidarity International Bridge.

A binational economy, families in Nuevo Laredo, Mexico frequently cross over to Laredo for education, jobs and leisure purposes. Nuevo Laredo is home to a population of 636,000 people, forming an MSA of almost one million people. In 2023, there were a total of 2.1 million pedestrian crossings on the Gateway to the Americas International Bridge. The bridge offers easy access to downtown Laredo where visitors shop at the Outlets Shoppes at Laredo, dine at various restaurants in the area and participate community events hosted by the City of Laredo.

Investors are seeking restoration projects in downtown Laredo in attempt to revitalize the retail economy that decreased after the COVID-19 pandemic. Some such successful projects include Casa Lopez Tapas Bar and Kaitod Thai Kitchen. The City of Laredo has also sponsored the Southern Hotel Rehabilitation project, an initiative that will work to provide 22 affordable housing units in downtown Laredo.



Population growth rate of 23.3% between 2010-2020  
U.S. Census Bureau



Major hub for trade and commerce as a gateway for international trade



Strong construction sector and ongoing residential, commercial, infrastructure projects  
City of Laredo

## Affiliated Business Disclosure

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