

OPTUM COMMUNITY CENTER

2.5% ANNUAL INCREASES - 2,000+ LOCATION OPERATOR

4010 MONTGOMERY BLVD NE, ALBUQUERQUE, NM 87109



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

4010 Montgomery Blvd NE, Albuquerque, NM 87109

FINANCIAL SUMMARY

Price	\$4,023,000
Cap Rate	7.15%
Building Size	11,720 SF
Net Cash Flow	7.15% \$287,641
Year Built	2007
Lot Size	1.29 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Optum
Guarantor	Corporate (2,000+ Locations)
Lease Commencement Date	May 8, 2013
Lease Expiration Date	November 30, 2030
Lease Term Remaining	5 Years
Rental Increases	2.5% Annually
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
Current – 11/30/2026	\$321,275.04
12/1/2026 – 11/30/2027	\$329,306.88
12/1/2027 – 11/30/2028	\$337,539.60
12/1/2028 – 11/30/2029	\$345,978.03
12/1/2029 – 11/30/2030	\$354,627.48

Base Rent	\$321,275.04
Landlord Expenses (Taxes & Insurance)*	(\$33,634)
Net Operating Income	\$287,641
Total Return	7.15% \$287,641

*2025 Property Taxes: \$25,733
2025 Insurance: \$7,901

The Optum logo is displayed in a large, bold, orange sans-serif font. The word "Optum" is written in a single, continuous, flowing line.





Property Description



INVESTMENT HIGHLIGHTS

- » **5 Years Remaining on Lease Term with Optum Healthcare ($\pm 2,000$ Locations)**
- » Optum Parent Company, UnitedHealth Group (NYSE: UNH), a Health Care and Well Being Company Providing Care for 148 Million People
- » **The Optum Community Center Offers Wellness Classes, Educational Events, and a State-of-the-Art Gym to Adults Ages 55+**
- » Annual Rental Increases with Multiple Renewal Options
- » **Densely-Populated Albuquerque Trade Area - $\pm 284,771$ Residents within a 5-Mile Radius**
- » Central Location, within a 15-Minute Drive of Downtown Albuquerque, Kirtland Air Force Base, Albuquerque International Sunport, and University of New Mexico
- » **Average Household Income Exceeds \$87,000 within the Surrounding Area**
- » Across from Lovelace Women's Hospital (± 78 Beds)
- » **Easily Accessible Location Along Montgomery Blvd NE ($\pm 41,880$ Cars per Day), Situated Immediately Off the Interstate 25 Freeway**

 DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2029 Projection	15,084	97,766	286,395
2024 Estimate	15,127	97,271	284,771
Households			
2029 Projections	7,429	46,801	135,006
2024 Estimate	7,378	46,339	133,478
Income			
2024 Est. Average Household Income	\$57,154	\$82,533	\$87,459
2024 Est. Median Household Income	\$47,130	\$65,024	\$69,467

Optum

Tenant Overview



Optum

 **EDEN PRAIRIE, MN**
Headquarters

 **2011**
Founded  **±2,000**
Locations

 **WWW.OPTUM.COM**
Website

Optum is a leading information and technology-enabled health services business dedicated to helping make the health system work better for everyone. Optum delivers intelligent, integrated solutions that help to modernize the health system and improve overall population health.

Optum's Albuquerque Community Center offers a range of programs for adults ages 55 and older, providing a friendly place to meet others, take part in social programs, exercise, learn about important health topics, and much more.

Optum is part of UnitedHealth Group (NYSE: UNH). UnitedHealth Group is a health care and well-being company with a mission to help people live healthier lives and help make the health system work better for everyone through two distinct and complementary businesses. Optum delivers care aided by technology and data, empowering people, partners and providers with the guidance and tools they need to achieve better health. UnitedHealthcare offers a full range of health benefits, enabling affordable coverage, simplifying the health care experience and delivering access to high-quality care.

Property Photos



Location Overview



As the largest and most populous city in New Mexico and home to approximately one-fourth of the state's population, Albuquerque is a hub for the arts with an economy built on science, medicine, technology, commerce, education, culture outlets and entertainment. Albuquerque is located in the center of the New Mexico Technology Corridor, a cluster of high-tech institutions in the area which includes Intel's Fab 11X and a Facebook Data Center, in addition to being the founding location of MITS and Microsoft.

Albuquerque is home to many large institutions, such as the Kirtland Air Force Base, Sandia National Laboratories, Lovelace Respiratory Research Institute, Presbyterian Health Services, as well as both main campuses of The University of New Mexico and Central New Mexico Community College, which are the largest employers in the city. In 2019, Netflix constructed its main \$1 billion production

hub at Albuquerque Studios, bringing in an additional 1,000 estimated jobs. The city has been voted the #1 Top Big City for Filmmakers and America's #4 Best Small City, as well as being consistently rated as a top arts destination for Southwestern and Native American art.

Situated in central New Mexico, with the Sandia-Manzano Mountains to the east, the Rio Grande flowing north and south through its center, and the West Mesa and the Petroglyph National Monument on its West side, Albuquerque is also a major tourist destination. Events such as the International Balloon Fiesta draw hundreds of thousands of visitors annually. There are numerous shopping centers and malls within the city, including ABQ Uptown, Coronado, Cottonwood, Nob Hill, and Winrock Town Center. Nearby attractions also include The Downs Casino and Racetrack and several other resorts.

[exclusively listed by]

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