

==5901==  
ISLETA AVENUE

THE  
**ALEXANDER**  
GROUP  
COMMERCIAL REAL ESTATE



ALBUQUERQUE, NM

ABSOLUTE NNN ASSET • ± 8,320 SF • SIGNALIZED CORNER



ACTUAL PROPERTY IMAGE

**INVESTMENT OFFERING**  
± 8,320 SF on .95 ACRES



# INVESTMENT SUMMARY

**PRICE** \$1,799,471

**BLENDED CAP RATE** 7.56%

**NOI** \$125,963

**PRICE PER SF** \$216.28

**GUARANTOR** Corporate

**BLDG. SIZE** 8,320 SF

**LOT SIZE** .95 AC

**RENT / SF** \$15.14

**CONSTRUCTION YEAR** 2016

**LEASE TYPE** Absolute NNN

The information herein is not a substitute for due diligence. Broker has made no investigation and makes no representations or warranties regarding property income or expenses, future financial performance, or the size and square footage of the property or improvements.



# OPPORTUNITY

- ❑ ± 8,320 Square Foot Building Offering, Featuring a Multiple Curb cuts for Easy Accessibility
- ❑ Spacious .95 Acre Parcel, with the Flexibility to Accommodate Numerous Commercial & Retail Uses
- ❑ Signalized Corner Location Featuring Various National Retailers within Close Proximity
- ❑ Attractive Corporate Synergy serving Important Manufacturing, Retail and Educational Facilities



## OVERVIEW

Located at 5901 Isleta Ave., Albuquerque, New Mexico, this Family Dollar property offers investors a strong opportunity anchored by a nationally recognized discount retailer serving the surrounding community. Positioned along a well-traveled corridor in Albuquerque's South Valley, the site benefits from consistent daily traffic, strong neighborhood density, and convenient accessibility.

Family Dollar's value-oriented retail model drives steady customer demand, making the location a reliable neighborhood shopping destination. With its established presence, essential-goods focus, and straightforward operations, this property represents a compelling addition to a long-term net-lease investment portfolio in the Albuquerque market.





# LEASE SUMMARY

<b>TENANT</b>	Family Dollar
---------------	---------------

<b>LEASE COMMENCEMENT</b>	02/16/2016
---------------------------	------------

<b>PRIMARY TERM EXP.</b>	04/30/2032
--------------------------	------------

<b>LEASE TERM</b>	6.3 Years Remaining
-------------------	---------------------

<b>RENEWAL OPTIONS</b>	6 x 5 Year Options
------------------------	--------------------

<b>RENT INCREASE</b>	10% Starting 05/01/2027
----------------------	----------------------------

<b>CURRENT NOI</b>	\$125,963
--------------------	-----------

<b>INCREASED NOI (05/01/27)</b>	\$138,559
---------------------------------	-----------

<b>LEASE TYPE</b>	Absolute NNN
-------------------	--------------

<b>PROPERTY TAXES</b>	Tenant's Responsibilities
-----------------------	---------------------------

<b>INSURANCE</b>	Tenant's Responsibilities
------------------	---------------------------

<b>REPAIRS &amp; MAINTENANCE</b>	Tenant's Responsibilities
----------------------------------	---------------------------

<b>ROOF &amp; STRUCTURE</b>	Tenant's Responsibilities
-----------------------------	---------------------------

The information herein is not a substitute for due diligence. Broker has made no investigation and makes no representations or warranties regarding property income or expenses, future financial performance, or the size and square footage of the property or improvements.

**INVESTMENT OFFERING**  
**± 8,320 SF on .95 ACRES**

# SITE PLAN





# AERIAL RETAIL MAP

CORPORATE SYNERGY





# 5901 ISLETA AVE.

ABSOLUTE NNN – INVESTMENT OPPORTUNITY





# ALBUQUERQUE, NM

Albuquerque is one of New Mexico's primary economic centers, supported by a diverse base of government, healthcare, defense, technology, education, and logistics employers that generate steady demand for retail and commercial space.

The Albuquerque metro area continues to attract residents seeking affordability, job stability, and quality of life, driving consistent demand for grocery, service-oriented retail, and daily-needs commercial real estate.



## Bernalillo County



**674,357**

POPULATION



**\$268,500**

AVG HOME PRICE

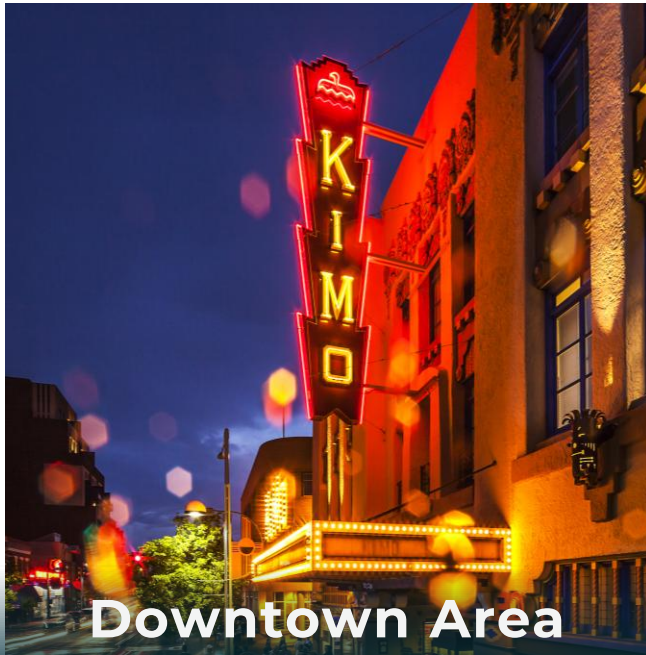


**\$66,514**

MED HH INCOME

Albuquerque offers a favorable operating environment, supported by competitive costs, a growing logistics and industrial base, and ongoing public and private investment, making it an attractive market for investors and national retailers focused on long-term stability and essential retail demand.

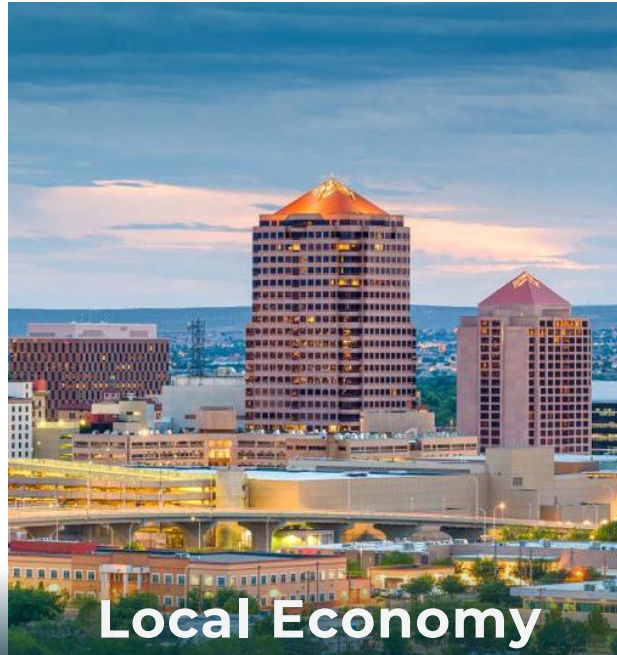




## Downtown Area

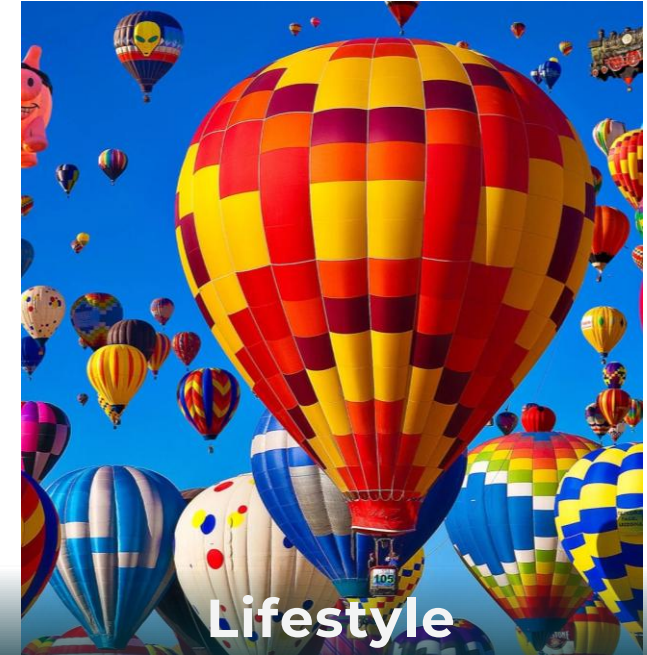
Downtown Albuquerque is a dynamic, evolving urban core that blends historic Southwestern character with modern redevelopment. Anchored by the Central Avenue corridor along historic Route 66, the area features cultural institutions, local dining, boutique retail, and year-round community events that attract both residents and visitors.

With proximity to Old Town Albuquerque, Civic Plaza, the Albuquerque Convention Center, and major government and corporate offices, Downtown serves as a growing live-work-play environment. Continued public and private investment, along with new mixed-use and residential projects, continue to strengthen Downtown Albuquerque as one of the city's most active and walkable commercial districts.



## Local Economy

The Albuquerque metro area features a diverse and resilient economy anchored by major employers in government, defense, healthcare, education, technology, and logistics. With institutions such as Kirtland Air Force Base, Sandia National Laboratories, the University of New Mexico, and a broad healthcare network, the region benefits from a stable employment base and consistent economic activity. Albuquerque continues to attract investment due to its business-friendly environment, competitive operating costs, and strategic transportation connectivity. Ongoing growth across multiple sectors and continued public and private investment position the metro as one of the Southwest's most stable and opportunity-driven markets.



## Lifestyle

The city hosts the International Balloon Fiesta each October at Balloon Fiesta Park, the world's largest hot-air balloon event. Other major venues include Expo New Mexico, home to the Gathering of Nations pow wow and the New Mexico State Fair.

Albuquerque's modern Downtown contrasts with historic Old Town, founded in 1706, featuring adobe architecture, museums, Native American shops, and the San Felipe de Neri Church. Downtown also includes the KiMo Theater, Civic Plaza, the Al Hurricane Pavilion, and the Albuquerque Convention Center.



# BERNALILLO COUNTY

Albuquerque is the county seat of Bernalillo County and serves as New Mexico's largest city and primary economic center. It is the principal city of the Albuquerque Metropolitan Statistical Area, which includes Bernalillo, Sandoval, Valencia, and Tarrant counties, and functions as a major regional hub for central New Mexico.

Strategically located at the crossroads of Interstate 25 and Interstate 40, Albuquerque benefits from strong regional connectivity and access to major Southwest markets. The city is home to prominent regional attractions including Old Town Albuquerque, the Albuquerque Convention Center, Balloon Fiesta Park, and a wide range of cultural, civic, and tourism destinations that support year-round economic and visitor activity.





# 5901

## ISLETA AVENUE

ABSOLUTE NNN ASSET • ± 8,320 SF • SIGNALIZED CORNER



### ALEX RODRIGUEZ, CCIM

747.966.5767 - Tel

[Alex@TAGcre.com](mailto:Alex@TAGcre.com)

DRE Lic# 01803607



### BRIAN BROCKMAN – BROKER

License #: RM423816

Bang Realty-Pennsylvania Inc

[bor@bangrealty.com](mailto:bor@bangrealty.com)

513-898-1551

### Affiliated Business Disclosure

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Alexander Group. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Alexander Group and it should not be made available to any other person or entity without the written consent of The Alexander Group. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to The Alexander Group.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Alexander Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Alexander Group has not verified, and will not verify, any of the information contained herein, nor has

The Alexander Group has not conducted any independent investigation regarding the matters contained herein and makes no warranty or representation whatsoever as to the accuracy or completeness of the information provided. All prospective purchasers must take appropriate measures to verify all information set forth herein and shall be responsible for all costs and expenses associated with investigating the subject property. Prospective buyers are strongly encouraged to conduct their own thorough due diligence and to seek such expert opinions as they deem necessary. The Alexander Group has not been retained to perform, and cannot perform, due diligence on behalf of any prospective purchaser. The Alexander Group's principal expertise is in marketing investment properties and acting as an intermediary between buyers and sellers. The Alexander Group and its investment professionals do not act as legal counsel, accountants, contractors, engineers, or other professional advisors. Prospective purchasers are advised to engage their own legal, tax, regulatory, financial, accounting, and technical professionals regarding all aspects of the transaction, including the physical condition and financial performance of the property. Any projections, estimates, or pro forma financial statements provided are for illustrative purposes only and are not guarantees of future performance. All prospective purchasers should rely solely on their own independent analyses, projections, and judgment in evaluating the subject property.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represents good faith projections of potential future rent only, and The Alexander Group makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.