

# SINGLE TENANT DOUBLE GUARANTEE INDUSTRIAL INVESTMENT

NWC 1st Street & Constitution Ave NW  
1510 - 1512 1st Street Northwest  
Albuquerque NW, 87102

RESOLUT



**1st St NW**



**5.76%**  
CAP RATE



**\$5,000,000**  
Price



**33,345 SF**  
GLA

**CHRISTIAN FILE**  
Assistant Vice President  
505.715.9561  
cfile@resolutre.com  
resolutre.com

Page 4 - 5  
Executive Summary

Page 5  
APOD

Page 6  
Tenant Profile

Page 8-14  
Location Overview

Page 15  
Demographics

Page 16-17  
Listing Agent

RESOLUT

RE

**CHRISTIAN FILE**  
Assistant Vice President  
505.715.9561  
cfile@resolutre.com  
resolutre.com



## SINGLE TENANT DOUBLE GUARANTEE INDUSTRIAL INVESTMENT

- Double Guarantee Lease
- Fully Sprinklered
- Brand New 2,500 amp power upgrade
- Roof is in Good Shape
- Tenant Responsible for Maintenance and Repairs of all HVAC and Electrical Components
- Tenant improvements Exceed \$1 million
- Centrally Located Building
- Historic Building
- Refrigerated Air throughout the whole Building
- Over \$1 million in TI Upgrades

# Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

**Brokerage Relationships:** By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

**Non-disclosure of Information:** By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

**Disclaimer and Waiver:** By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.



## PROPERTY OVERVIEW

Great industrial investment. Building is in great shape and is fully sprinklered. A brand new 2,500 amp 3-Phase 480 Volt power upgrade was installed September of 2021. Tenant has great financials and has operations throughout multiple states. The lease has two guarantees; one personal and one corporate.



**PRICE:**  
**\$5,000,000**



**CAP RATE:**  
**5.76%**

#### INVESTMENT PROPERTY

Price	\$5,000,000
Capitalization Rate	5.76%
Terms	Cash to Seller

#### PROPERTY HIGHLIGHTS

Property Address	1510 & 1512 1st St NW Albuquerque NM, 87102
Location	NWC 1st Street & Constitution Ave NW
County	Albuquerque
Gross Leasable Area	33,345 SF
Lot Size	33,345 SF / 0.59 Acres
Occupancy	Single tenant currently but both address are set up for a tenant
Lease Type	4 years & 5 months



Single Tenant Double Guarantee Industrial Investment

UNIT MIX & SCHEDULED INCOME	
Actual Rent	\$27,788
Monthly Income	\$27,788
Market Rent	\$28,000
Market Income	\$28,000

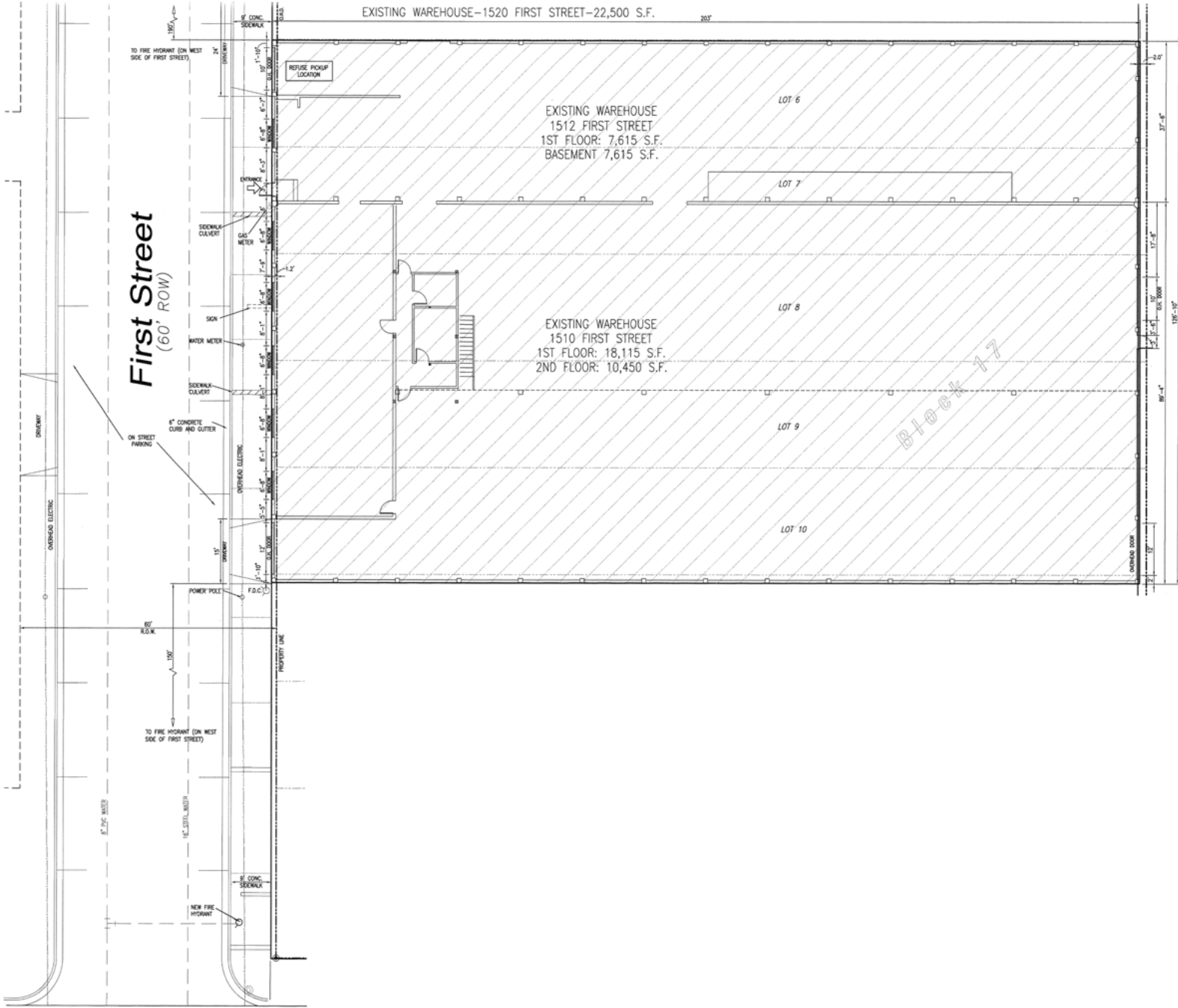
CASH FLOW ANALYSIS	Current	Market
Effective Gross Income:	\$333,456	\$ 336,000
Expenses	\$45,672	\$45,672
<b>Net Operating Income</b>	<b>\$287,784</b>	<b>\$290,328</b>
Cash Flow	\$287,784	\$290,328
Return on Equity	\$287,784	\$290,328

ANNUAL OPERATING EXPENSES	
Real Estate Taxes	\$14,000
Insurance	\$12,000
Professional Mgmt	\$16,672
Maintenance & Repairs	\$2,000
Misc.	\$1,000
<b>TOTAL EST. EXPENSES</b>	<b>\$45,672</b>

REACH OUT TO BROKERS FOR  
**INFORMATION IN REGARDS TO TENANT**

# PHOTOS



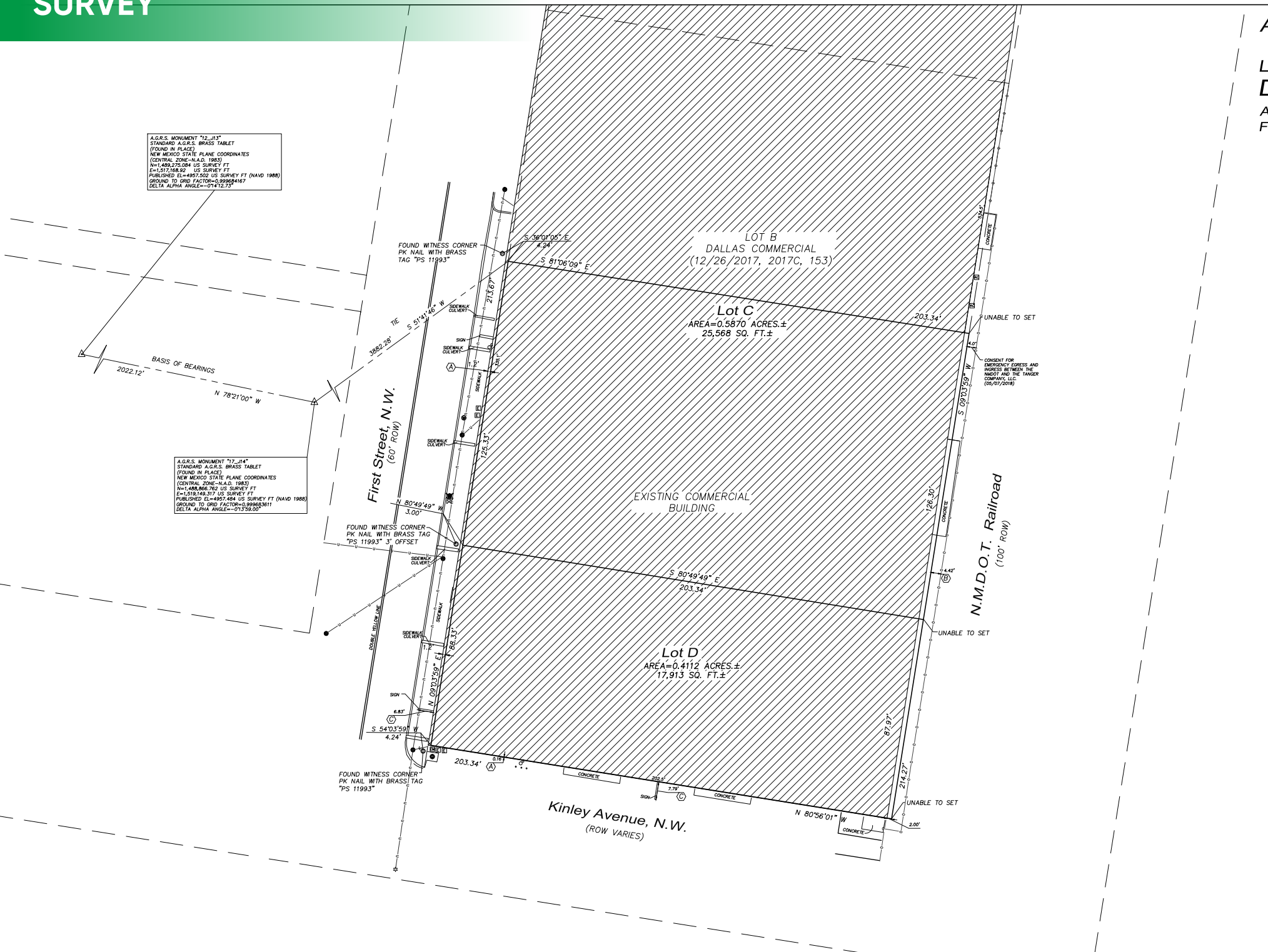


**A.T. & S.F. Railroad**  
(100' ROW)

# SURVEY

A.G.R.S. MONUMENT "12-J17"  
 STANDARD A.G.R.S. BRASS TABLE  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,490,275.084 US SURVEY FT  
 E=1,517,168.92 US SURVEY FT  
 PUBLISHED EL=497,202 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99984167  
 DELTA ALPHA ANGLE=-014.1273"

A.G.R.S. MONUMENT "17-J14"  
 STANDARD A.G.R.S. BRASS TABLE  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,490,860.762 US SURVEY FT  
 E=1,519,149.317 US SURVEY FT  
 PUBLISHED EL=497,484 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99983611  
 DELTA ALPHA ANGLE=-013.59.00"



LOCATION OVERVIEW

SITE MAP

5,815 VPD

FleetPride  
HEAVY DUTY PARTS & SERVICE

2nd St NW



JUNO  
BREWERY • CAFE • ART

1st St NW

Adelante

SITE

AT. & SF. Railroad

SM SANDIA MARBLE

# MID-AERIAL MAP



KOSMOS  
ASTRO  
PUB

Tractor Brewing Co.



5,815 VPD

BEKINS



SANDIA MARBLE



2nd St NW



MONROE'S

7,254 VPD

New Mexico  
FABRICS & FOAM

Mountain Rd NE



# AERIAL MAP



LOCATION OVERVIEW

# REGIONAL MAP





**POPULATION**  
95,333 (3 MILE)



**INCOME:**  
\$63,151 (3 MILE)



**TRAFFIC:**  
7,254 VPD  
(MOUNTAIN RD NE)

POPULATION	3 MILE	5 MILE	10 MILE
2021 Population	95,333	251,376	666,938
2026 Population Projection	96,491	251,952	673,985
Annual Growth 2010-2021	0.1%	0	0.3%
Annual Growth 2020-2026	0.2%	0	0.2%
Medium Age	38.5	38.4	38.8
Bachelor's Degree or Higher	37.9%	32.5%	34.4%
U.S. Armed Forces	156	664	3,611

INCOME	3 MILE	5 MILE	10 MILE
Avg Household Income	\$63,151	\$65,221	\$79,780
Medium Household Income	\$49,651	\$51,183	\$63,111
< \$25,000	4,830	12,079	23,722
\$25,000- 50,000	5,236	14,173	33,838
\$50,000- 75,000	7,464	20,099	52,497
\$75,000- 100,000	4,546	12,369	35,823
\$100,000 - 125,000	2,771	7,623	23,470
\$125,000 - 150,000	1,683	4,661	15,177
\$150,000 - 200,000	1,358	3,781	14,161
\$200,000+	2,016	4,205	15,849

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Mountain Rd NE	1st St NW	7,254	2022	0.5mi
2nd St NW	1st St NW	5,815	2022	0.2mi



## CHRISTIAN FILE

Assistant Vice President

505.715.9561

aaguilar@resolutre.com  
resolutre.com

Christian File specializes in industrial, office and retail properties. He is tenacious and motivated to provide value to his clients. He began his career in commercial real estate in the Fall of 2018 and since has assisted in procuring \$4,000,000 in sales and leasing transactions. His consistent follow through with clients and colleagues is what sets him a-notch-above.

In his free time, Christian traverses the outdoors with his dog, Thalía, and enjoys spending time with family and friends.

FOR MORE INFORMATION PLEASE VISIT

[resolutre.com](http://resolutre.com)

## AUSTIN

6805 N Capital of Texas Hwy  
Suite 250  
Austin, Texas 78731

## DALLAS

5151 Belt Line Rd  
Suite 620  
Dallas, Texas 75254

## HOUSTON

3700 W Sam Houston Pkwy  
Suite 450  
Houston, Texas 77042

## SOUTH TEXAS

PO Box 1616  
McAllen, Texas 78501

## WEST TEXAS

4607 Pine Meadow Drive  
Suite 2  
Midland, Texas 79705

## SAN ANTONIO

8000 IH 10 W  
Suite 1517  
San Antonio, TX 78230

## LOUISIANA

600 Jefferson Street  
Suite 407  
Lafayette, Louisiana 70501

## ALBUQUERQUE

2155 Louisiana Blvd N.E.  
Suite 7200  
Albuquerque, NM 87110