

MODERN VASCULAR

FOR SALE | OFFICE

MODERN VASCULAR

7800 Constitution Ave NE, Albuquerque, NM 87110

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$4,800,000
Cap Rate:	7.5%
NOI:	\$360,000
Lot Size:	1.54 Acres
Building Size:	8,300 SF
Building Class:	B
Cross Streets:	Constitution Ave NE & Pennsylvania St NE

LOCATION OVERVIEW

Excellent location near Presbyterian Kaseman Hospital with Easy access to I-40 and abundant amenities. Population of 136,519 within 3 miles,

PROPERTY HIGHLIGHTS

- 8,300 SF Medical Office Building with Cath Lab for Sale for \$4,800,000
- Fully Leased with 15 Year Lease
- 7.5% Cap Rate
- 3 Year Corporate Guarantee
- NNN Lease
- Building & Monument Signage Available
- Easy Access to I-40
- Excellent location near Presbyterian Kaseman Hospital

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Albuquerque NM

Rent Roll

Tenant	Lease Term (Years)	Rent	Annual Rent
Modern Vascular of Albuquerque			
	1	\$ 30,000.00	\$ 360,000.00
	2	\$ 30,000.00	\$ 360,000.00
	3	\$ 30,000.00	\$ 360,000.00
	4	\$ 30,600.00	\$ 367,200.00
	5	\$ 31,212.00	\$ 374,544.00
	6	\$ 31,836.24	\$ 382,034.88
	7	\$ 32,472.96	\$ 389,675.58
	8	\$ 33,122.42	\$ 397,469.09
	9	\$ 33,784.87	\$ 405,418.47
	10	\$ 34,460.57	\$ 413,526.84
	11	\$ 35,149.78	\$ 421,797.38
	12	\$ 35,852.78	\$ 430,233.32
	13	\$ 36,569.83	\$ 438,837.99
	14	\$ 37,301.23	\$ 447,614.75
	15	\$ 38,047.25	\$ 456,567.05

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Modern Vascular is an outpatient clinic providing minimally invasive endovascular procedures to treat PAD – Peripheral Artery Disease. The company is owned in part by local physicians as well as out-of-state investors. The company's revenues are in part attributable to referrals from its physician owners.

Modern Vascular in Albuquerque New Mexico is working diligently to reduce or eliminate the deadly affects of PAD through regular comprehensive evaluation, early diagnosis, and successful treatment.

Their leading physicians, techniques, equipment, facilities, staff, and focused specialization make them the best option to treat patients experiencing the symptoms of PAD now or are high risk to experience them in the future.

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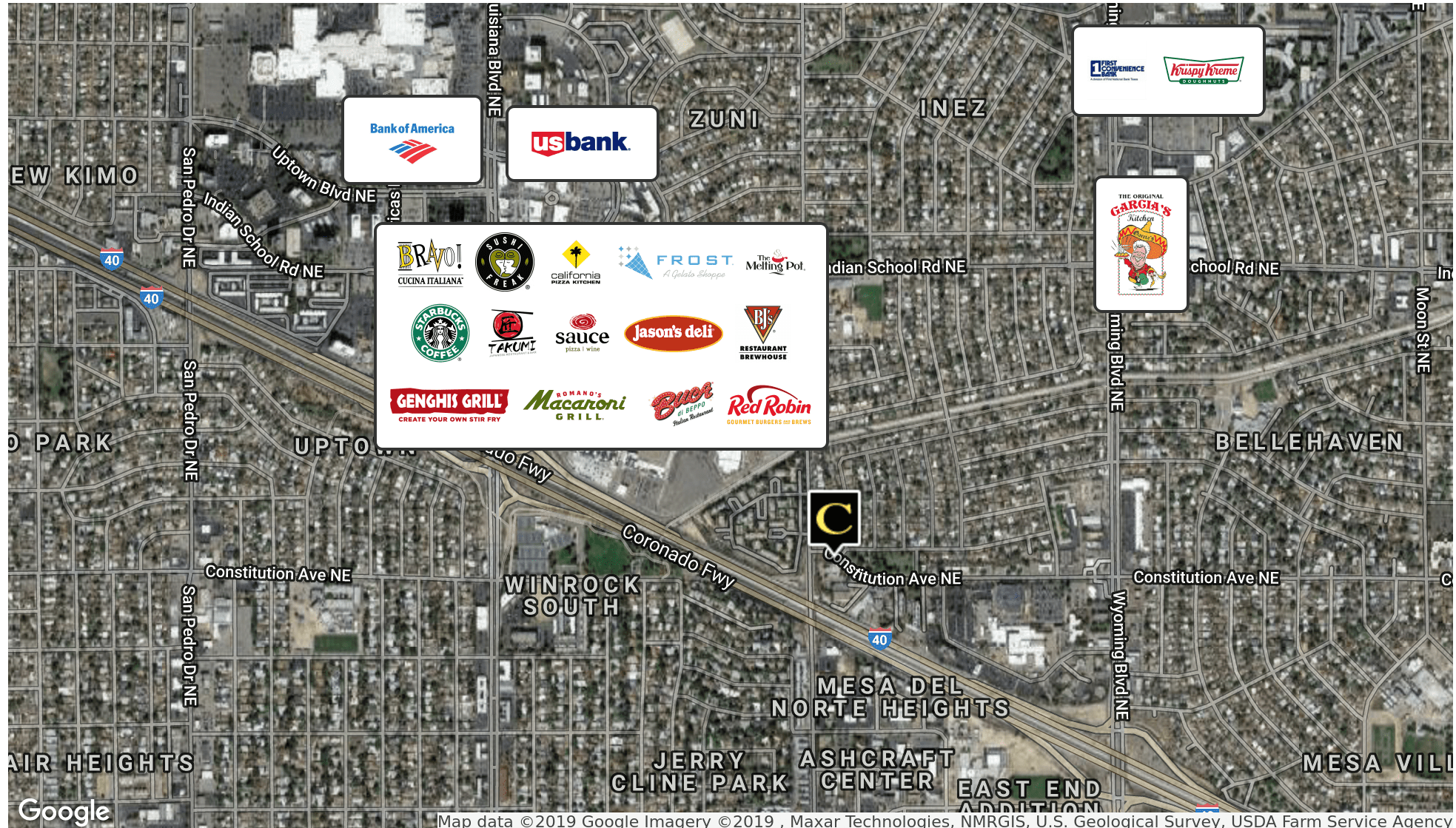
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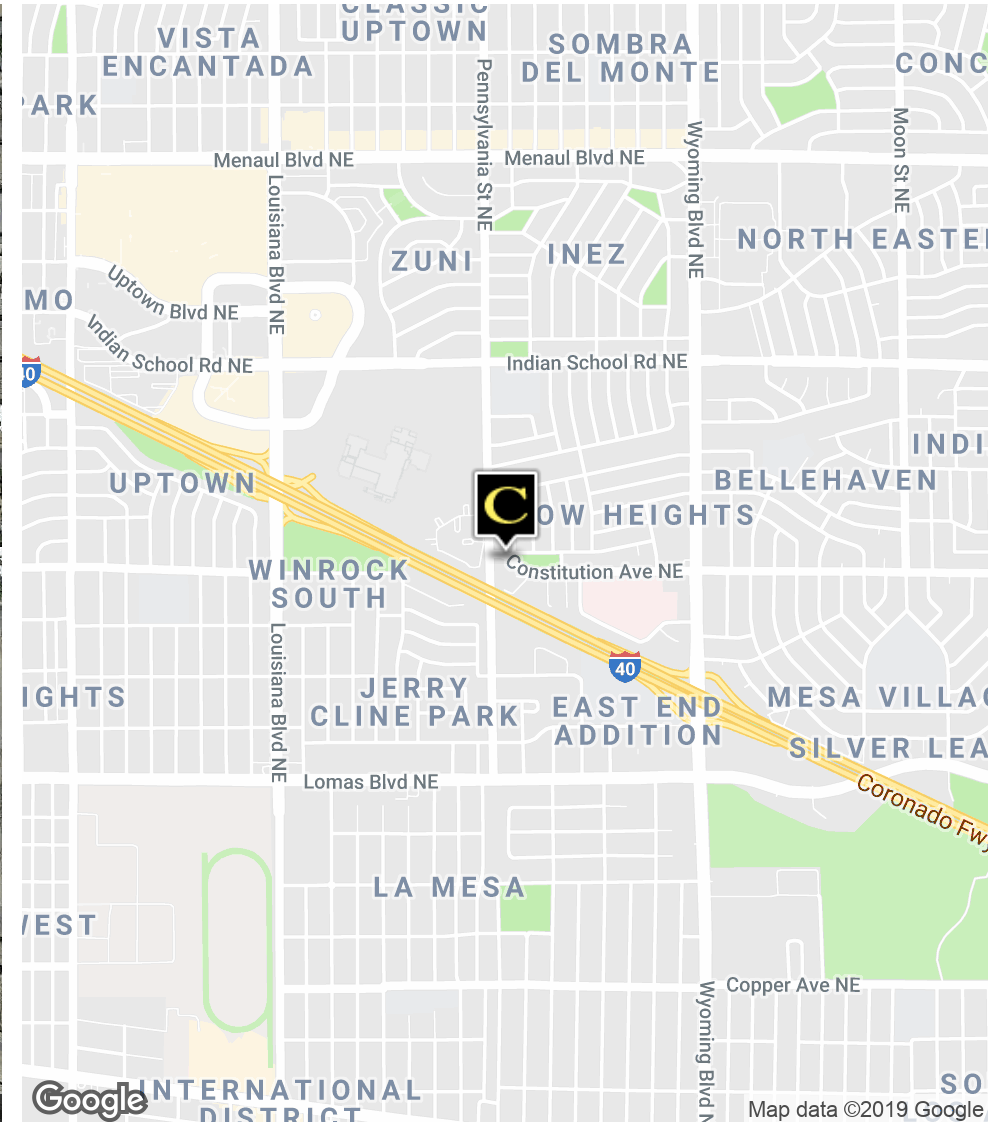
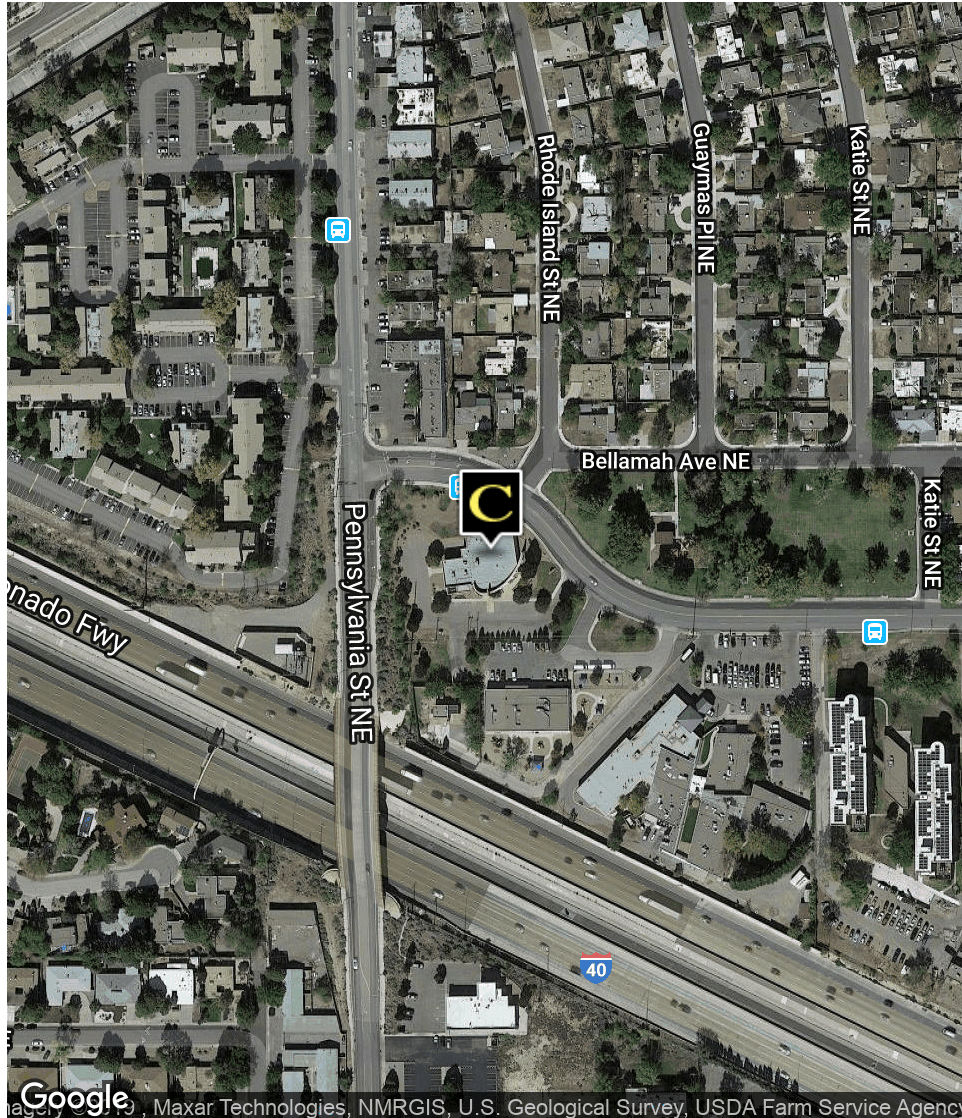
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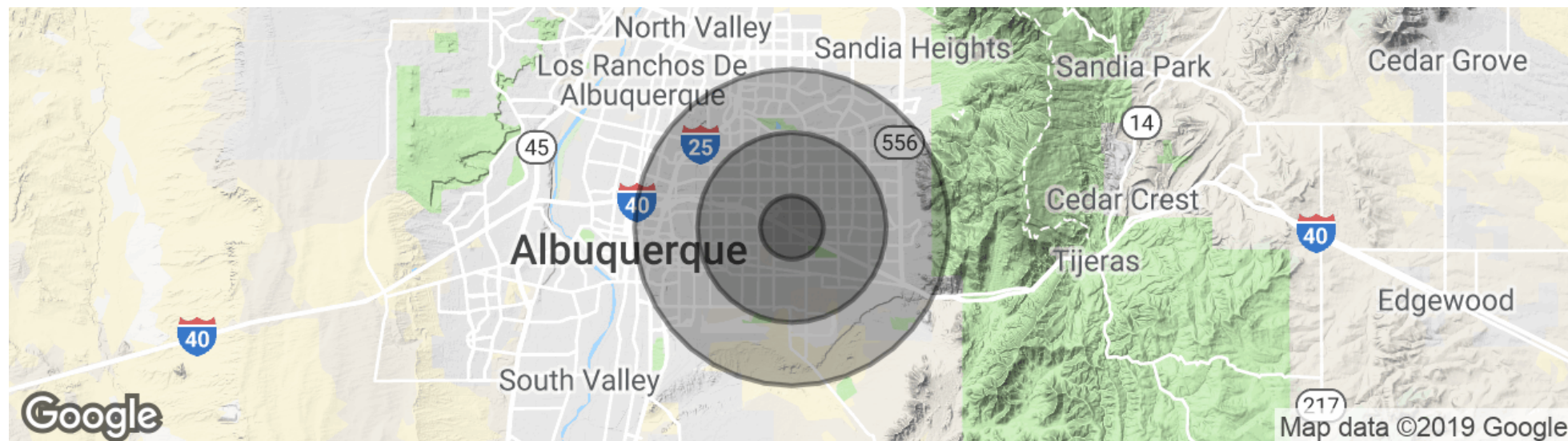
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,533	136,519	309,164
Median age	39.4	38.3	38.4
Median age (Male)	38.2	36.7	36.8
Median age (Female)	40.0	40.1	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,240	60,559	137,285
# of persons per HH	2.1	2.3	2.3
Average HH income	\$44,814	\$51,083	\$56,582
Average house value	\$176,924	\$185,566	\$217,838

* Demographic data derived from 2010 US Census

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