

4,820 SF NNN INVESTMENT OPPORTUNITY

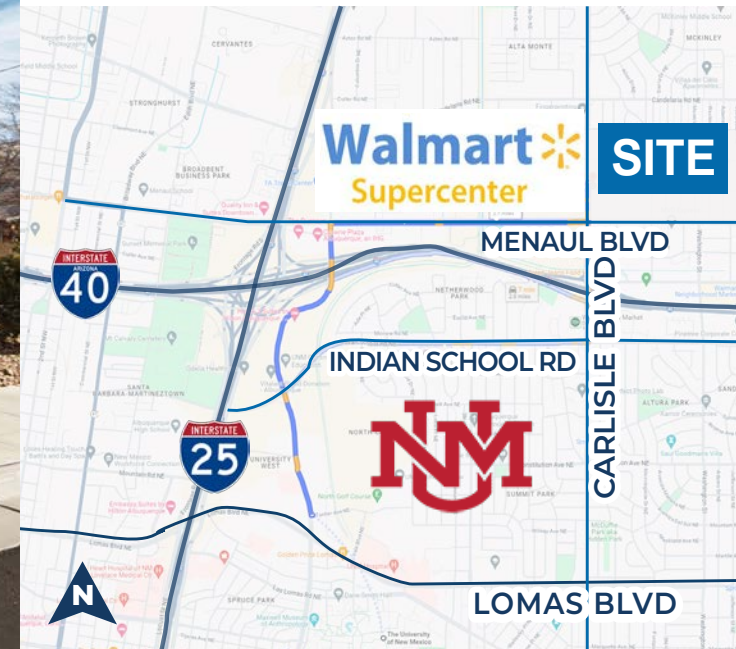


2700-2706 Carlisle NE - Albuquerque, New Mexico 87110

EXCELLENT VISIBILITY & SIGNAGE ON CARLISLE BOULEVARD



- ACROSS THE STREET FROM TOP PERFORMING **SUPER WALMART** IN NEW MEXICO
- MINUTES AWAY FROM **UNIVERSITY OF NEW MEXICO** (+22,000 STUDENTS)



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Broker Of Record:

Austin Tidwell, Resolut RE
2155 Louisiana Blvd NE #7200
Albuquerque, NM 87110
www.resolutre.com



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INVESTMENT HIGHLIGHTS

LIST PRICE	\$2,567,778
CAP RATE	6.75%
ANNUAL RENTS	\$173,325
BUILDING AREA	4,820 SF



CARLISLE BOULEVARD 25,930 VPD

LEASE ABSTRACT

ALBUQUERQUE, NEW MEXICO
NNN INVESTMENT OPPORTUNITY

T Mobile



Tenant Trade Name T-Mobile

Lease Commencement May 1, 2017

Lease Expiration April 30, 2027

Lease Term 10 Years

Term Remaining On Lease 5 Years

Base Rent \$92,125

Options 3-5 Year Option with 10% Increases Each Option

Lease Type NNN Lease

Roof and Structure Landlord Responsible
(20 Year Roof Warranty in Place)

LEASE ABSTRACT

ALBUQUERQUE, NEW MEXICO
NNN INVESTMENT OPPORTUNITY



Tenant Trade Name	Red Wing Shoes
Lease Commencement	May 1, 2017
Lease Expiration	April 30, 2027
Lease Term	10 Years
Term Remaining On Lease	5 Years
Base Rent	\$81,200
Options	1-10 Year Option
Lease Type	NNN Lease
Roof and Structure	Landlord Responsible (20 Year Roof Warranty in Place)

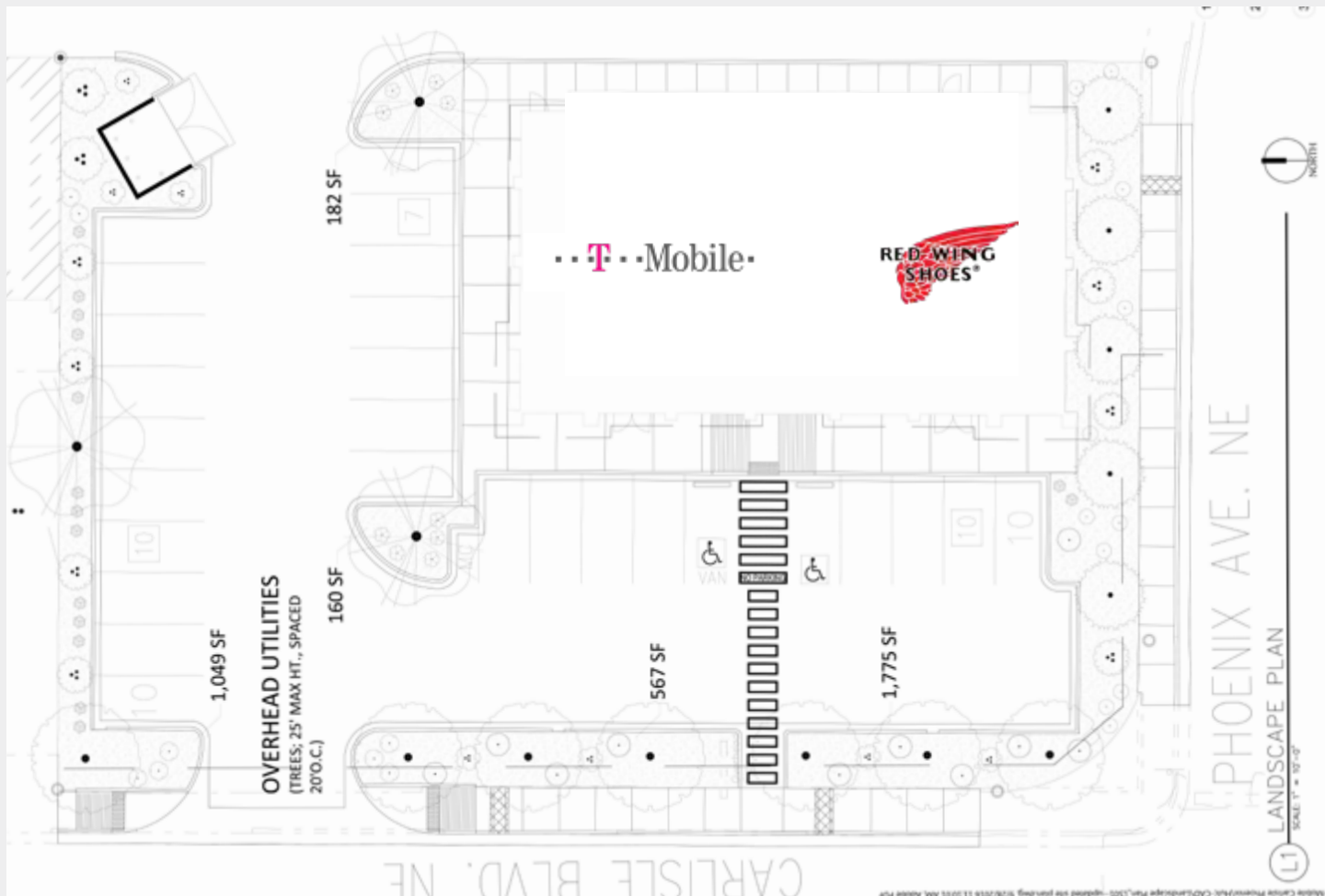
FLOORPLAN

T Mobile

ONE OF THE LARGEST MOBILE PHONE PROVIDERS IN THE WORLD WITH OVER 230 MILLION SUBSCRIBERS



OVER 4,000 DISTRIBUTION OUTLETS AND AMONG THE MOST POPULAR SHOE BRANDS IN USA



AREA DEVELOPMENT MAP

PROPOSED DEVELOPMENT:
±20K SF RETAIL, MIXED-USE &
146 UNIT LUXURY APARTMENTS

Inset map details: The site is located at the intersection of Carlisle Blvd and Indian School Rd. Surrounding businesses include Firestone, Sonic, Walgreens, Summit, Burger King, and Whole Foods. Traffic volume is noted as 26,800 VPD on Carlisle Blvd and 203,900 VPD on Indian School Rd.

UNDER MAJOR RENOVATION

Gateway Center

SITE

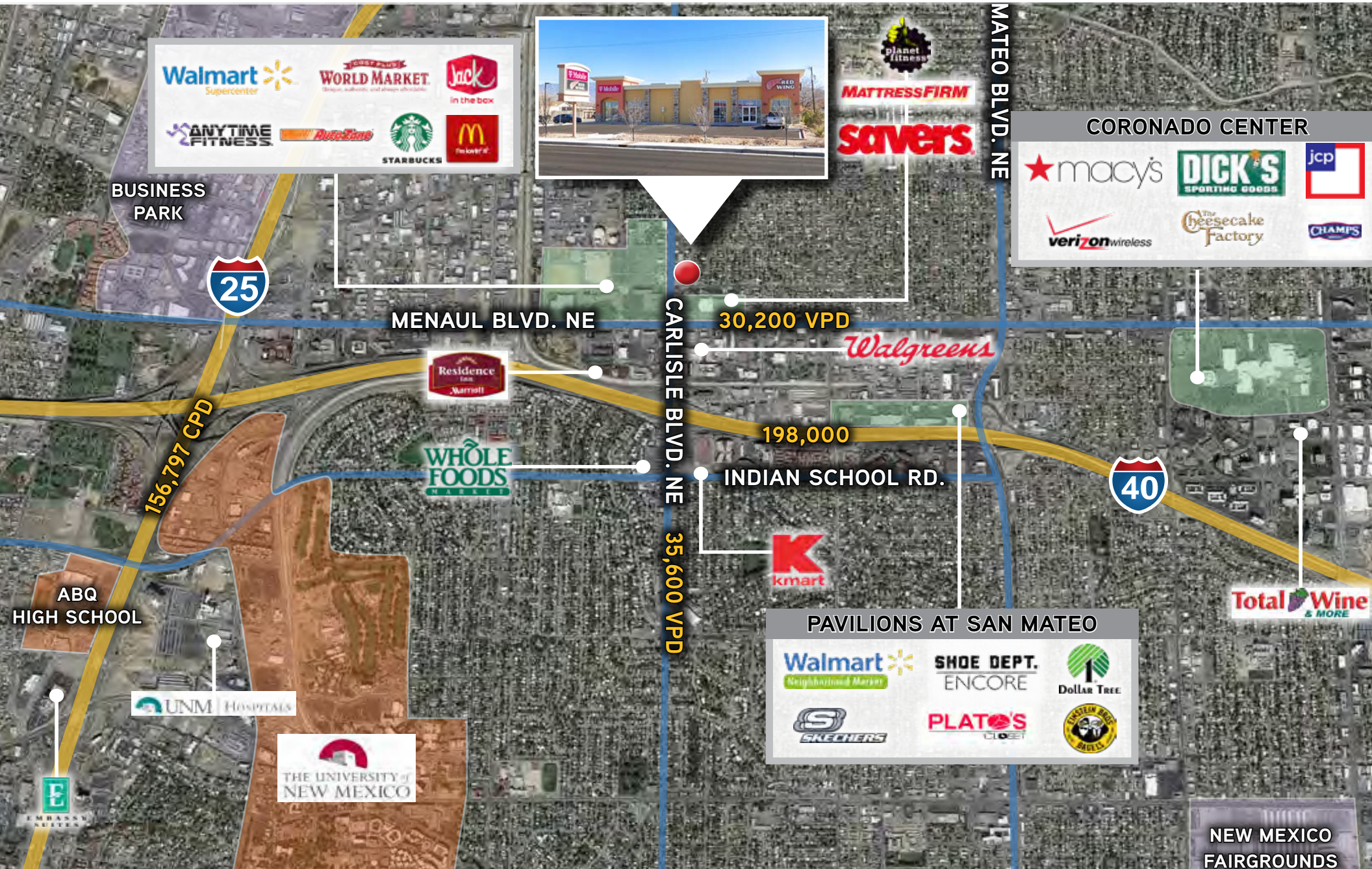
UNDER CONSTRUCTION

WHOLE FOODS MARKET

CARLISLE CROSSING
Albuquerque's Premier Retail Development
Anchor Spaces & Pad Sites Available

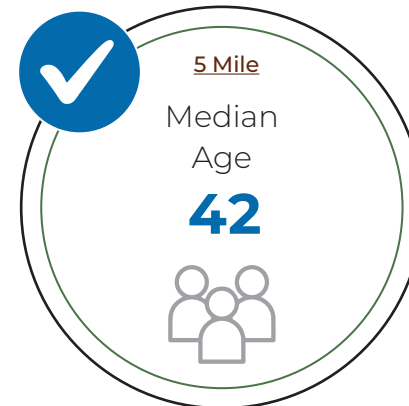
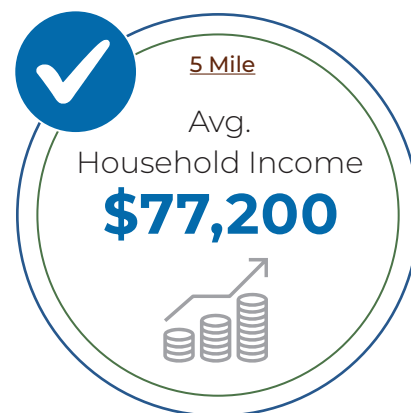
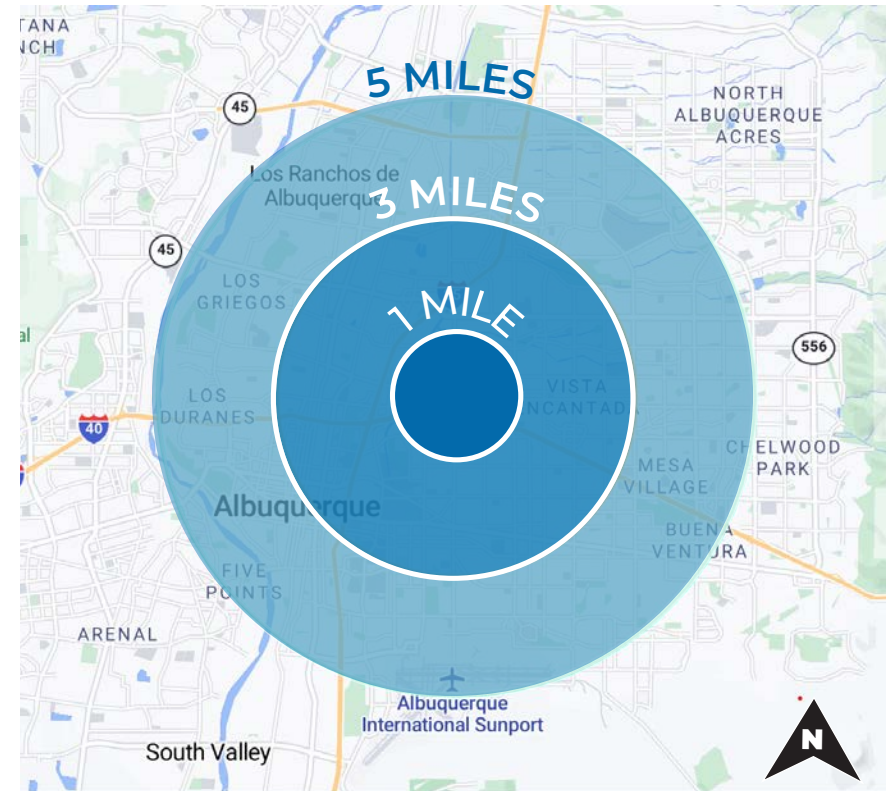


AREA OVERVIEW MAP



AREA DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	31,429	276,234	650,419
Estimated Population:	11,938	173,233	377,178
2029 Proj. Residential Population:	12,143	102,247	1271,029
Average Household Income:	\$72,400	\$75,900	\$77,200
Total Consumer Expenditure:	\$223M	\$2B	\$6B
Median Age:	40	41	42
Housing Units:	3,489	30,928	81,562
Total Households:	8,542	76,247	185,502





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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