

BERKSHIRE HATHAWAY

NM COMMERCIAL REAL ESTATE



4340 SAN MATEO BLVD NE AND 5260 MONTGOMERY BLVD NE

Albuquerque, NM 88310



FOR SALE



**#2 BUSIEST HARD
CORNER NET
LEASE PORTFOLIO
MONTGOMERY &
SAN MATEO**



**ASKING PRICE:
\$7,250,000**



**TOTAL ANNUAL NOI:
\$393,971**



**TOTAL BUILDING SF: 16,104 SF
LOT SIZE: 1.49 ACRES**



**VEHICLES PER DAY: 77,000
PARKING SPACE: 64**



**CAP RATE:
5.43%**

OFFERING MEMORANDUM

Owner financing possible based on terms offered

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INVESTMENT SUMMARY

Rarely does a commercial real estate opportunity of this caliber come to market in New Mexico. This exclusive **two-parcel portfolio controls the entirety of the #2 busiest hard corner intersection in the State of New Mexico** — Montgomery Boulevard and San Mateo Boulevard NE — commanding 75,000 to 80,000 vehicles per day. Situated against the iconic backdrop of the Sandia Mountains, the portfolio totals approximately **16,104 SF of retail building area across 1.49 acres** of irreplaceable urban land, both parcels fully leased under net lease structures delivering immediate, dependable cash flow from day one.

The anchor asset at **4340 San Mateo Blvd NE** is a 14,454 SF big-box retail building on 1.24 acres, **corporate-guaranteed by CVS Pharmacy under an Absolute NNN lease** running through August 2033. With CVS currently dark, the incoming owner holds a powerful dual-track position: negotiate a lease buyout directly with one of America's largest pharmacy corporations, or sublease the space to a qualified tenant — creating two layers of financial protection atop existing corporate-backed income. The companion parcel at **5260 Montgomery Blvd NE** is a 1,650 SF freestanding retail building freshly leased to **In and Out MVD** on a brand-new personally guaranteed 5-year NNN lease with 3% annual rent escalations. Monument signage captures both southwest and northwest traffic flows maximizing daily exposure. With a 2025 five-mile population of 300,035 and average household income of \$88,000, this is **one of the rarest properties to hit the New Mexico market in over a decade** — uniquely positioned for an institutional buyer, an owner-user seeking a CVS buyout, or a visionary redevelopment group.



TENANT	ADDRESS	SF	LEASE TYPE	ANNUAL RENT	MONTHLY RENT	LEASE EXPIRATION	INCREASES	GUARANTEE TYPE
CVS Pharmacy	4340 San Mateo Blvd NE	14,454	Absolute NNN	\$361,796	\$30,149	11/24/2033	Scheduled	Corporate (CVS Caremark)
In & Out MVD	5260 Montgomery Blvd NE	1,650	NNN	\$32,175	\$2,681	11/30/2030	3% Annually	
TOTAL		16,104		\$393,971	\$32,830			



OFFERING DETAILS:

ADDRESS:	4340 San Mateo Blvd NE, Albuquerque, NM 87110
BUILDING SIZE:	14,454 SF
LAND AREA:	1.24 ACRES
ANNUAL RENT:	\$361,796
MONTHLY RENT:	\$30,149/month
LEASE TYPE:	Absolute NNN
GUARANTEE:	Corporate (CVS Corp.)
LEASE EXPIRATION:	Novemberr 24, 2033
OCCUPANCY STATUS:	Dark – Rent Paying

ADDRESS:	5260 Montgomery Blvd NE Albuquerque, NM 87110
BUILDING SIZE:	1,650 SF
LAND AREA:	0.25 ACRES
ANNUAL RENT:	\$32,175
MONTHLY RENT:	\$2,681/month
LEASE TYPE:	NNN + 3% Annual Steps
GUARANTEE:	Personal Guarantee
LEASE TERM:	5 Years (Brand New)
LEASE EXPIRATION:	November 30, 2030
OPTION TO RENEW:	Yes





INVESTMENT HIGHLIGHTS

- **#2 BUSIEST INTERSECTION IN NEW MEXICO**

75,000–80,000 vehicles per day at Montgomery & San Mateo. Full hard corner control of one of Albuquerque’s most irreplaceable commercial nodes.

- **CORPORATE-GUARANTEED ABSOLUTE NNN**

CVS Pharmacy corporate guarantee — zero landlord responsibilities. Taxes, insurance, and maintenance fully borne by tenant through August 2033.

- **BUILT-IN RENT ESCALATIONS**

In and Out MVD lease includes 3% annual base rent increases, delivering compounding income growth throughout the 5-year term with renewal option.

- **TRUE ABSOLUTE NNN — FULLY PASSIVE**

CVS is Absolute NNN — the gold standard of passive income. No landlord management, maintenance, taxes, or insurance obligations whatsoever.

- **REDEVELOPMENT & OWNER-USER POTENTIAL**

Full hard corner assemblage on NM’s #2 intersection. Prime candidate for institutional redevelopment or owner-user CVS buyout negotiation.

- **PREMIER MONUMENT SIGNAGE**

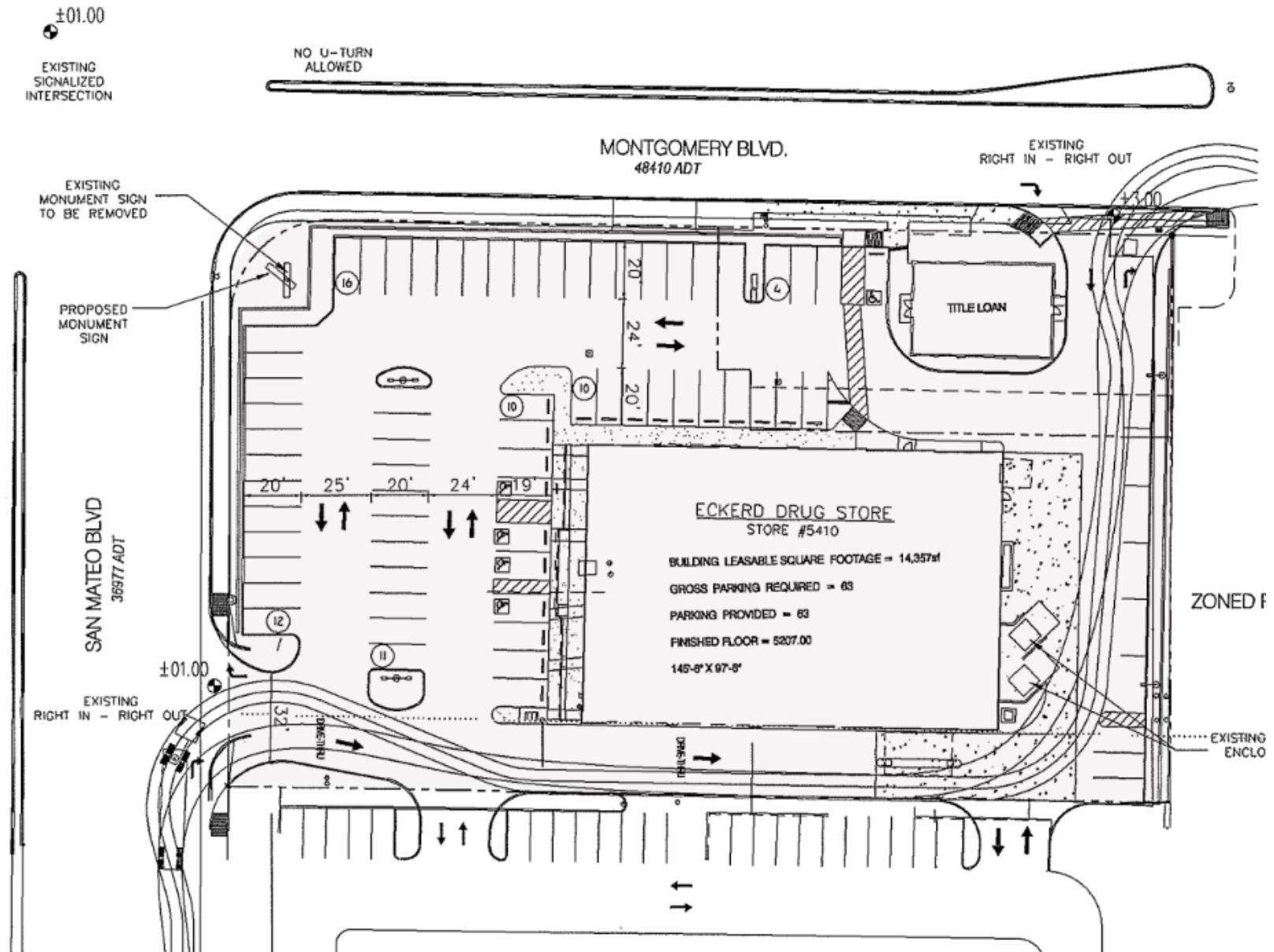
Monument signage facing SW and NW captures all oncoming traffic from both arterials — maximum brand exposure for future tenants or operators.

- **DENSE, AFFLUENT TRADE AREA**

300,035 residents within 5 miles (2025). Average household income of \$88,000. One of Albuquerque’s strongest and most stable consumer trade areas.

- **ONCE-IN-A-DECADE MARKET OFFERING**

Properties of this caliber, location, and strategic depth have not appeared in the New Mexico market in over ten years. True institutional-grade scarcity.





4340 SAN MATEO BLVD NE PHOTOS

4340 San Mateo Blvd NE and 5260 Montgomery Blvd NE | 6





5260 MONTGOMERY BLVD NE PHOTOS

4340 San Mateo Blvd NE and 5260 Montgomery Blvd NE | 7





5260 MONTGOMERY BLVD NE PHOTOS

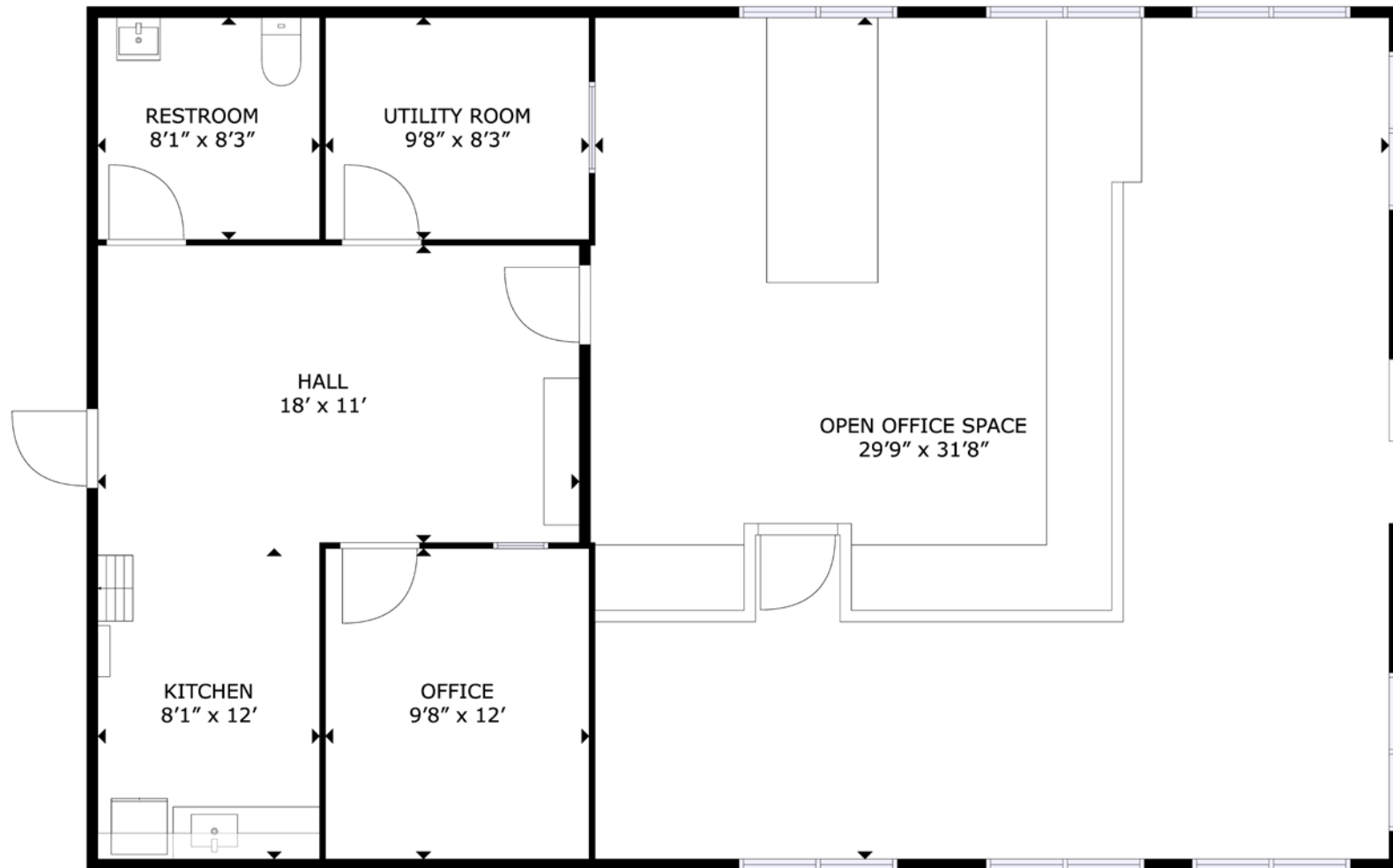
4340 San Mateo Blvd NE and 5260 Montgomery Blvd NE | 8





5260 MONTGOMERY FLOOR PLAN

4340 San Mateo Blvd NE and 5260 Montgomery Blvd NE | 9

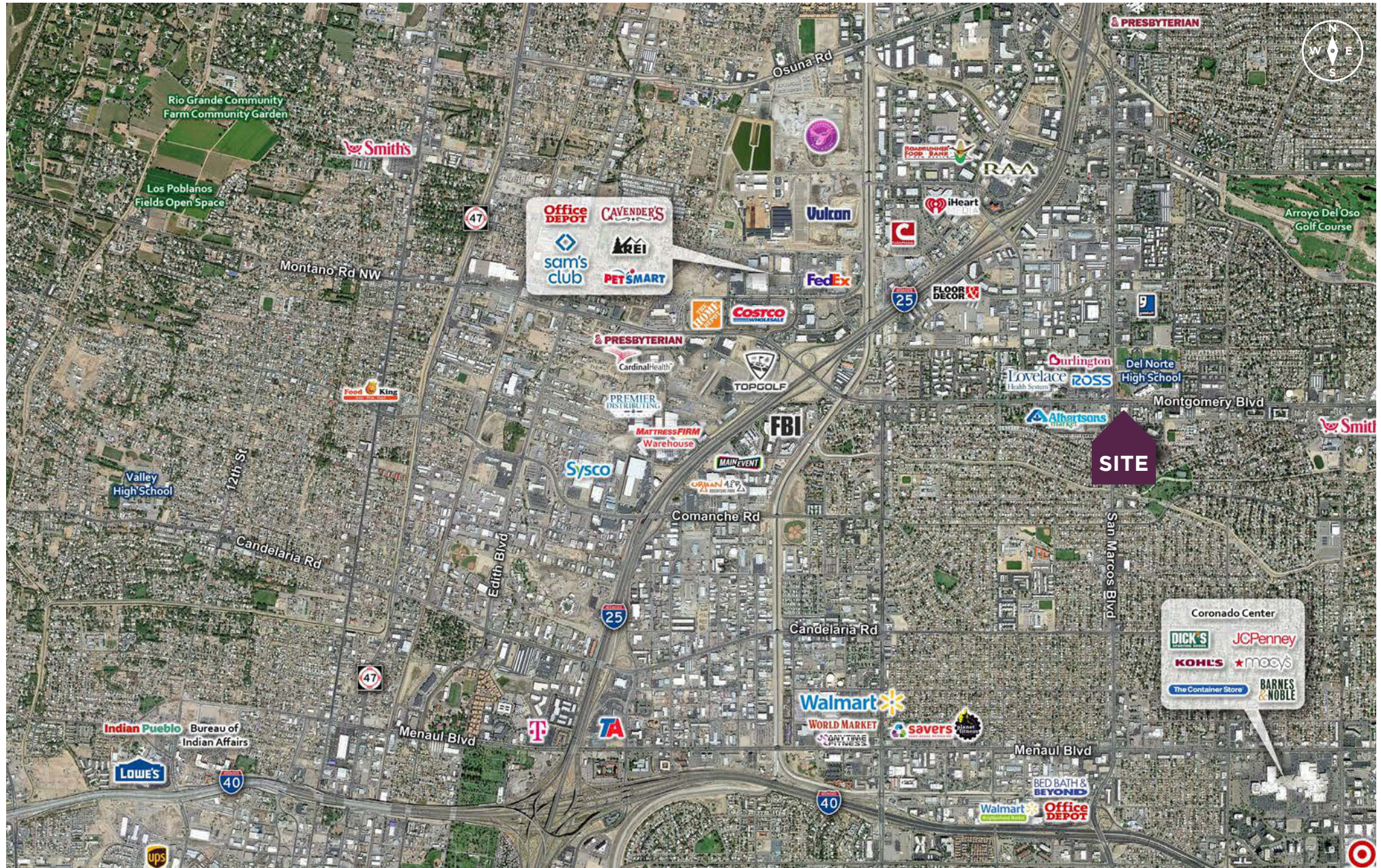


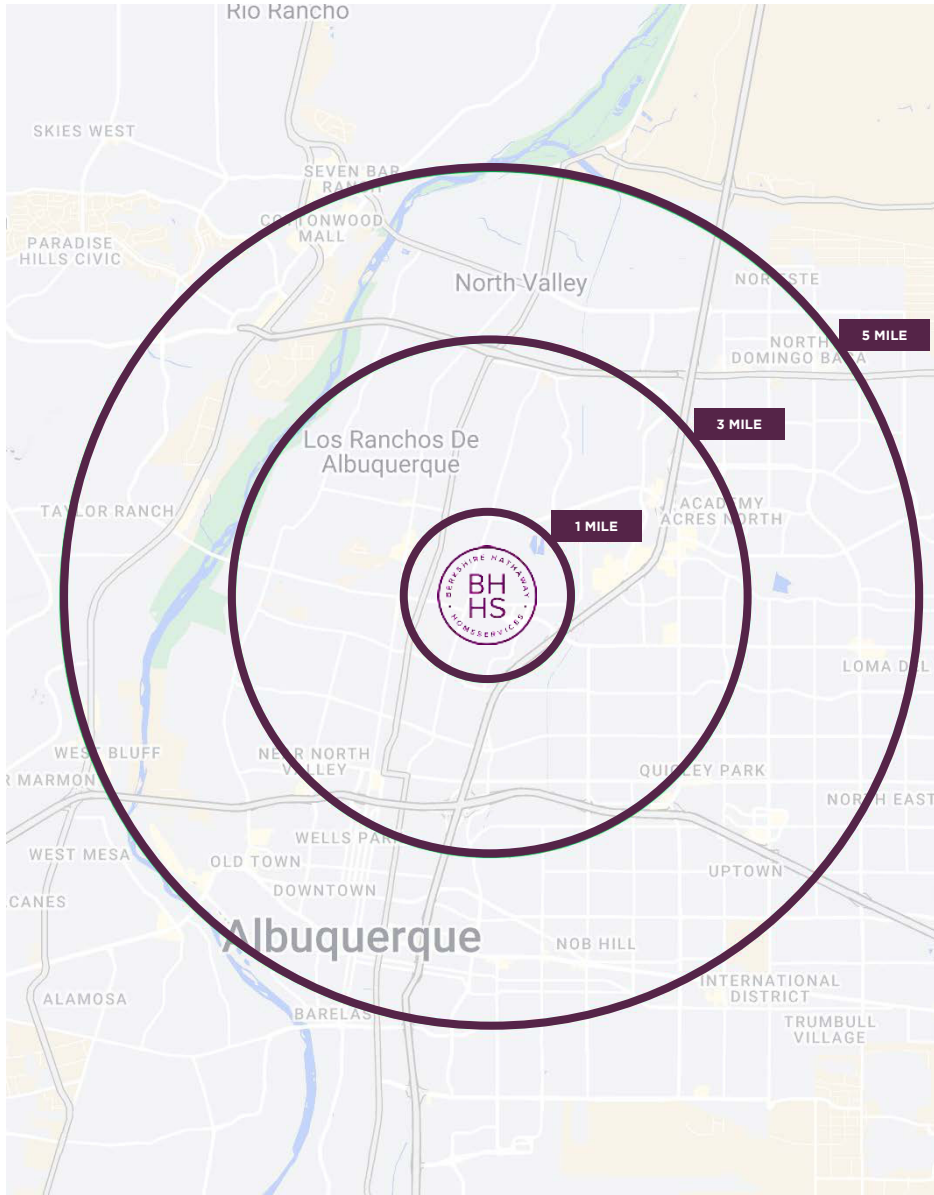


DEMOGRAPHICS & TRAFFIC

(5-Mile Radius)

- 300,035 — Population 5-Mile 2025
- \$88,000 — Avg. Household Income
- 75-80K — Vehicles Per Day
- #2 — Busiest Intersection New Mexico
- 5.43% — Going-In Cap Rate
- \$393,971 — Total Annual NOI





4340 San Mateo Blvd NE and 5260 Montgomery Blvd NE		
Population		
Estimated Population (2023)	5,764	80,448
Projected Population (2028)	5,733	79,472
Census Population (2020)	5,636	80,835
Census Population (2010)	5,586	81,428
Projected Annual Growth (2023-2028)	-31 (-0.1%)	-976 (-0.2%)
Historical Annual Growth (2020-2023)	128 0.8%	-387 (-0.2%)
Historical Annual Growth (2010-2020)	50 (-)	-593 (-)
Estimated Population Density (2023)	1,836 psm	2,847 psm
Trade Area Size	3.1 sq mi	28.3 sq mi
Households		
Estimated Households (2023)	2,617	37,268
Projected Households (2028)	2,637	37,255
Census Households (2020)	2,529	36,976
Census Households (2010)	2,309	36,254
Projected Annual Growth (2023-2028)	20 (0.2%)	-13 (-)
Historical Annual Change (2010-2023)	308 (1.0%)	1,014 (0.2%)
Average Household Income		
Estimated Average Household Income (2023)	\$51,435	\$87,175
Projected Average Household Income (2028)	\$49,844	\$89,960
Census Average Household Income (2010)	\$48,080	\$57,117
Census Average Household Income (2000)	\$33,818	\$45,359
Projected Annual Change (2023-2028)	- \$1,591 (-0.6%)	\$2,785 (0.6%)
Historical Annual Change (2000-2023)	\$17,617 (2.3%)	\$41,816 (4.0%)
Median Household Income		
Estimated Median Household Income (2023)	\$49,686	\$63,992
Projected Median Household Income (2028)	\$40,161	\$59,228
Census Median Household Income (2010)	\$32,177	\$44,238
Census Median Household Income (2000)	\$27,682	\$36,113
Annual Change (2023-2028)	- \$9,526 (-3.8%)	- \$4,763 (-1.5%)
Historical Annual Change (2000-2023)	\$22,005 (3.5%)	\$27,878 (3.4%)
Per Capita Income		
Estimated Per Capita Income (2023)	\$23,391	\$40,530
Projected Per Capita Income (2028)	\$22,964	\$42,319
Census Per Capita Income (2010)	\$19,857	\$25,427
Census Per Capita Income (2000)	\$14,459	\$19,586
Projected Annual Change (2023-2028)	- \$427 (-0.4%)	\$1,789 (0.9%)
Historical Annual Change (2000-2023)	\$8,932 (2.7%)	\$20,944 (4.6%)
Estimated Average Household Net Worth (2023)	\$503,114	\$713,540