

Offering Memorandum



Rare NE Heights Retail Investment

WELL-LOCATED ASSET | STRONG DEMOGRAPHICS



San Antonio Commons
±14,522 SF on ±1.72 Ac.

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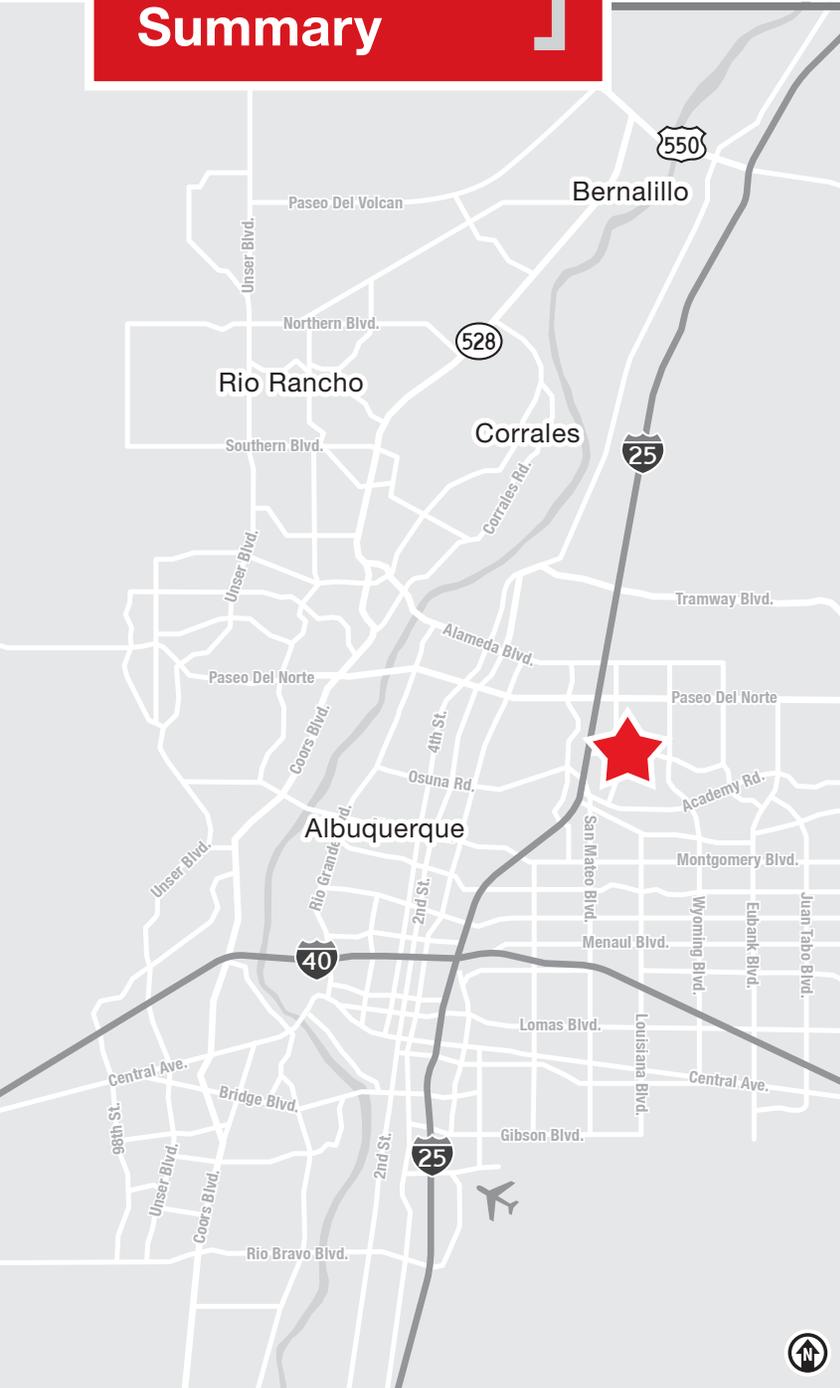
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5700 San Antonio Dr. NE | Albuquerque, NM 87109

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence





Financials

Sale Price	\$3,300,000
CAP Rate	7.86%
Net Operating Income	\$259,478

Overview

CENTER NAME

San Antonio Commons

ADDRESS

5700 San Antonio Dr. NE
Albuquerque, NM 87109

SEQ San Antonio Dr. & San Pedro Dr. NE

TOTAL BUILDING SIZE

±14,522 SF

LAND SIZE

±1.7225 Acres

ZONING

MX-M

Highlights

- Stable rent roll
- Market-competitive lease rates
- Easily accessible for tenants and their customers
- Contemporary buildings less than 10 years old
- Retail vacancy in the market is running at less than 3% for similar space
- Located in a strong trade area
- \$107,215 average household income within a five-mile radius
- The center sees 133,000 visits annually from 52,300 unique visitors

Property Site

5700 San Antonio Dr. NE | Albuquerque, NM 87109

**PRESBYTERIAN
HEALTHPLEX**

SITE

Bldgs: ±14,522 SF
Land: ±1.7225 Ac.

Flood Control Channel

Flood Control Channel

FUTURE RETAIL
DEVELOPMENT

FUTURE RETAIL
DEVELOPMENT

LOVATO EYECARE

STARR BROTHERS
BREWING COMPANY

Virtue
Aesthetics

Eddie's
Smoke Shop

Dental
Care in San Antonio

San Antonio Dr. NE

CPD 24,300

Utility Easement



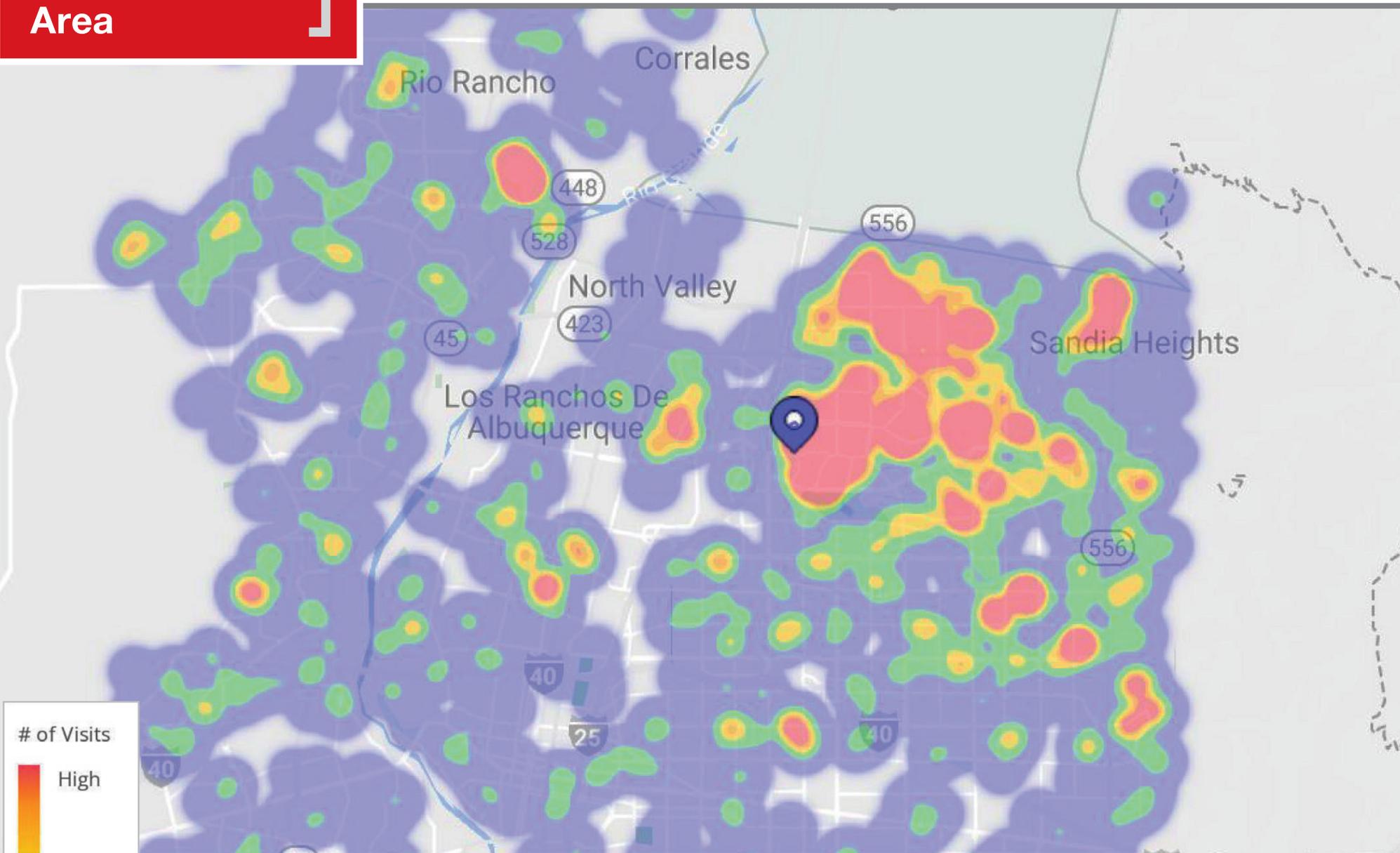


SITE
Bldgs: ±14,522 SF
Land: ±1.7225 Ac.

Trade Area

5700 San Antonio Dr. NE | Albuquerque, NM 87109





San Antonio Commons sees 133,000 visits annually from 52,300 unique visitors across the Albuquerque metro area.

TENANT MIX



STARR BROTHERS
BREWING COMPANY



LOVATO EYECARE

Dental
Care *on San Antonio*

**EDDIE'S
SMOKE SHOP**

**LGND
ENERGY**

1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2025	2025	2025
Total Population	12,678	95,381	213,083
Total Households	6,251	43,182	97,055
Family Households	3,107	24,063	52,792
Average Household Size	2.00	2.19	2.17
Owner Occupied Housing Units	3,737	25,893	58,706
Renter Occupied Housing Units	2,514	17,289	38,349
Median Age	45.2	41.9	42.9
Trends 2025 - 2030	State	State	State
Population	0.3%	0.3%	0.3%
Households	0.5%	0.5%	0.5%
Family Population	0.3%	0.3%	0.3%
Owner Occupied Housing Units	0.6%	0.6%	0.6%
Median Household Income	2.5%	2.5%	2.5%
Median Household Income	\$58,640	\$71,419	\$72,459
Average Household Income	\$80,516	\$106,722	\$107,215
Per Capita Income	\$39,631	\$48,506	\$48,997

2025 Forecasted by Esri

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	12,678	95,381	213,083
 Average HH Income	\$80,516	\$106,722	\$107,215
 Daytime Employment	18,035	79,834	153,412

2025 Forecasted by Esri



ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



In the News

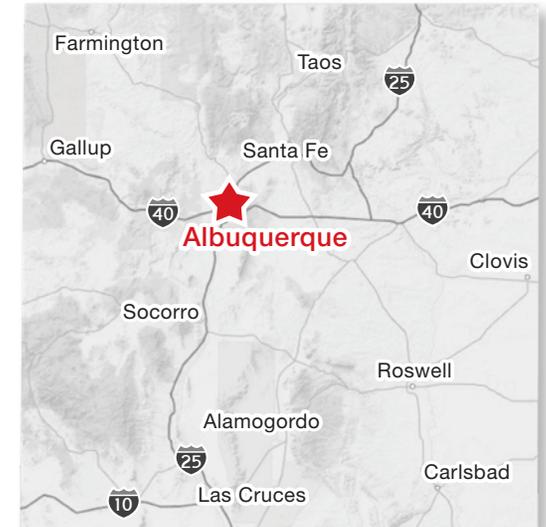
Ranked 6th in America's favorite cities list - *Travel + Leisure*
 Ranks among America's best cities for global trade - *Global Trade Magazine*
 The 5th most cost-friendly city to do business in the U.S. - *KPMG*



932,477
 Albuquerque Metro Population



The Largest
 City in the State



TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.



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DISCLAIMER

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