

\$2,765,000

PRICE

5.5%

CAP RATE



BMO HARRIS

Completely NNN Property

3201 JUAN TABO BLVD. NE | ALBUQUERQUE, NEW MEXICO

Intersection of Juan Tabo Blvd. & Candelaria Rd.

THE OFFERING

Peterson Properties, LLC is pleased to present the opportunity to acquire a BMO Harris Branch — a 9,097 SF landmark building in Albuquerque, NM. Designed by renowned New Mexico architect Antoine Predock, this property offers a rare chance to own an architecturally significant, true NNN investment with zero landlord responsibility. It is a fully passive, income-producing asset continuously occupied for over 25 years.

INVESTMENT HIGHLIGHTS

- BMO Harris (BMO) is publicly traded with a market cap over \$100B
- BMO stock recently hit a 52-week high
- Below replacement cost
- 100% occupied — stabilized, cash-flowing investment
- Annual rent increases with built-in escalations
- 25+ years of continuous occupancy
- Designed by acclaimed architect Antoine Predock
- Iconic mid-century modern architecture
- Signalized corner — excellent exposure & access

"A defining work of New Mexico modernism"

Vanessa Smokov

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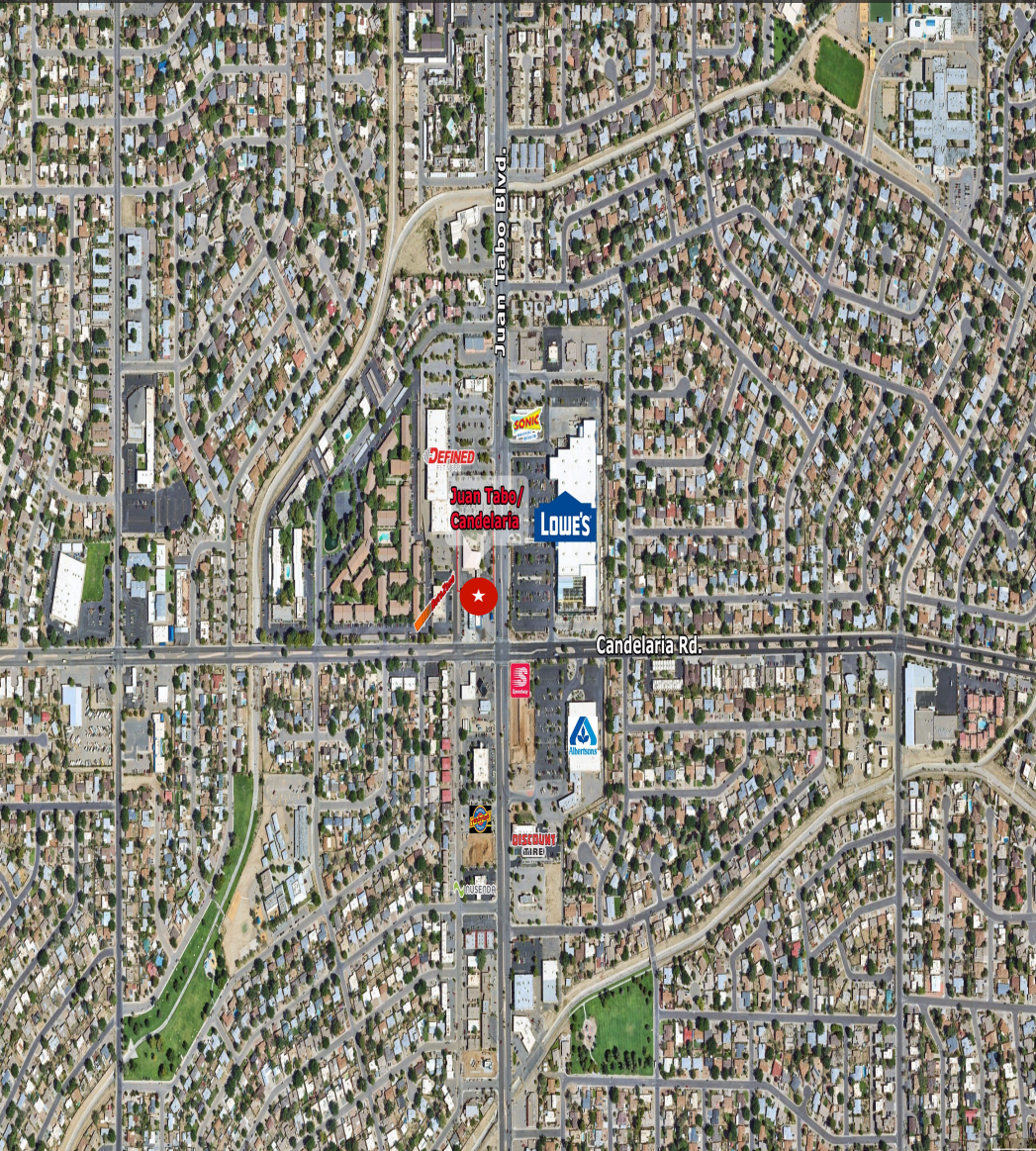
Peterson Properties, LLC



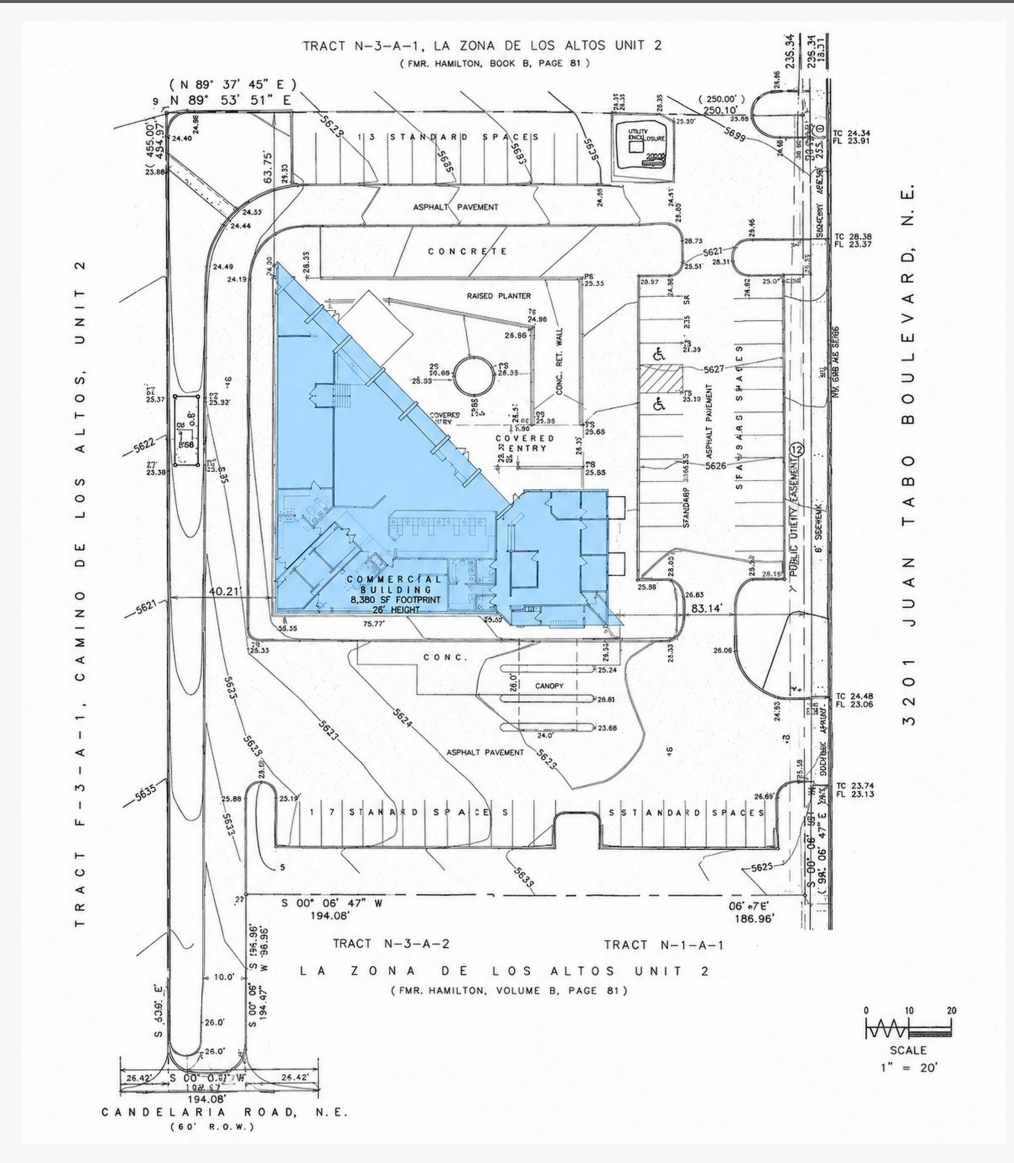
Juan Tabo & Candelaria

3201 Juan Tabo Blvd. NE | Albuquerque, NM | Intersection of Juan Tabo & Candelaria

LOCATION MAP



SITE PLAN — 9,097 SF | Designed by Antoine Predock



\$2,765,000

Price

5.5%

Cap Rate

\$303.95

Price / SF

100%

Occupancy

9,097 SF

G.L.A.