



Investment Opportunity | Sales Brochure

Calibers Strip Center

4360 Cutler Ave NE
Albuquerque, NM 87110



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Sign Confidentiality Agreement
for Full Offering Memorandum





Investment Highlights

Colliers is proud to exclusively represent for sale Calibers Strip Center, a four tenant retail strip center located in the heart of Albuquerque's desirable Northeast Heights submarket. The property is well-positioned along I-40 in a high-traffic, high-density corridor.

Shadow anchored by national tenants such as Walmart Neighborhood Market, Crunch Fitness, Dollar Tree, and Old Navy. Calibers Strip Center has historically enjoyed strong occupancy with several original tenants still operating in the property. The center has been meticulously maintained and professionally managed with no deferred maintenance or additional capital expenditures required.

Executive Summary

Sale Price	\$3,500,000
CAP Rate	8.49%
NOI	\$297,059
GLA	12,706 SF
Lot Size	0.817 Acres
Zoning	NR-C



Property Features

- Prime retail location in the NE Heights
- Well-established center in busy trade area
- Visible from I-40 with over 198,100 VPD
- Class A construction and common area finishes

Area Retailers



Tenant Bios

The Daily Grind

The Daily Grind is a locally owned coffee shop known for quality coffee, handcrafted specialty drinks, and a welcoming atmosphere. Serving as a neighborhood gathering place, it's a popular stop for commuters, remote workers, and casual meetups, offering a comfortable space to start the day or recharge throughout it.

The Wellness Lab

The Wellness Lab is a modern wellness studio focused on preventative care, recovery, and overall well-being. Through innovative, science-based services and personalized treatment options, The Wellness Lab helps clients optimize their health, improve performance, and maintain a balanced lifestyle in a welcoming, professional setting.

Los Pinos Fly and Tackle Shop

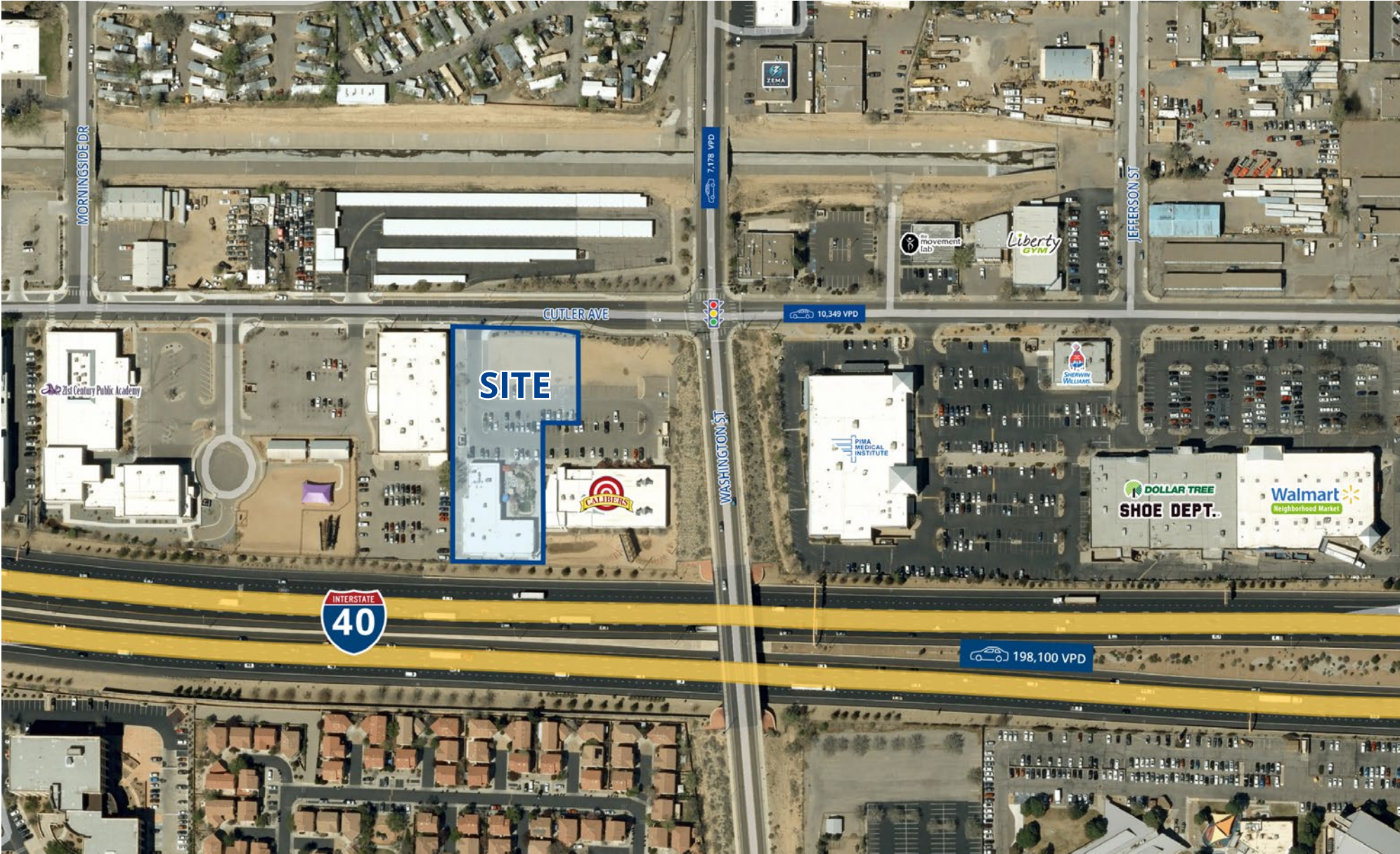
Los Pinos Fly and Tackle Shop is a specialty outdoor retailer catering to fly fishing enthusiasts across Northern New Mexico. Offering a curated selection of fly fishing gear, tackle, apparel, and expert guidance, the shop supports both seasoned anglers and newcomers while celebrating the region's strong outdoor and recreation culture.

Elite Safe Store

Elite Safe Store specializes in high-quality safes, vaults, and secure storage solutions for both residential and commercial customers. With a strong emphasis on safety, education, and customer service, Elite Safe Store provides expert advice and reliable products designed to protect valuables, firearms, and important documents.



Intersection Aerial



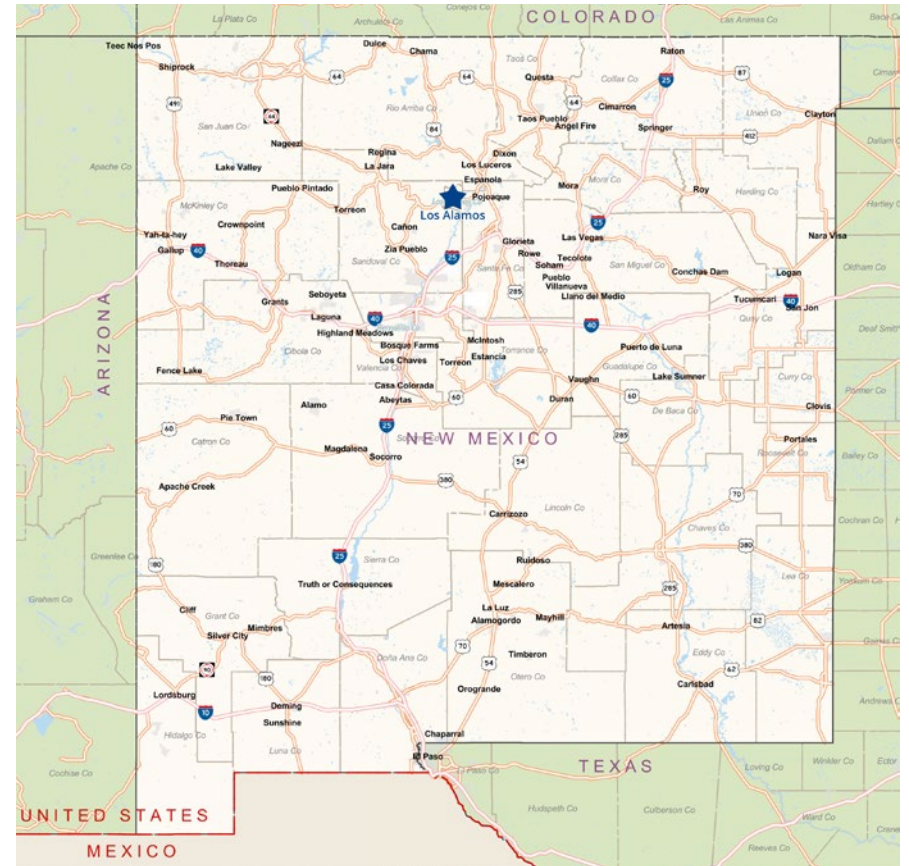
Albuquerque | NM

Strategically located at the intersection of I-40 and I-25, Albuquerque NM is an emerging commercial hub offering a balance of affordability and quality of life. Companies are attracted by low operating costs, state incentives, and a skilled labor force, while residents and visitors enjoy vibrant local culture, sunny weather, and more than 29,000 acres of open space. Albuquerque ranks as the 9th fastest growing U.S. city with a population over 500,000 and has experienced a 150% increase in business applications since 2020. Nearly 20% of adults hold advanced degrees, well above the national average of 14.4%, and the median single family home price is below the U.S. median at approximately \$370,000 (December 2025), reinforcing the market's affordability.

Albuquerque anchors New Mexico's Technology sector with strengths in aerospace and defense, directed energy, renewable energy, bioscience, semiconductor manufacturing. Research and development are driven by Sandia and Los Alamos National Laboratories and Kirtland Air Force Base, including the Air Force Research Laboratory's Directed Energy Directorate. Major operators such as Northrop Grumman, Lockheed Martin, Rocket Lab, and Blue Halo. The \$315 million Quantum Frontier Project and Pacific Fusion's planned \$1 billion nuclear fusion research and manufacturing campus further reinforce the region's long-term growth trajectory.

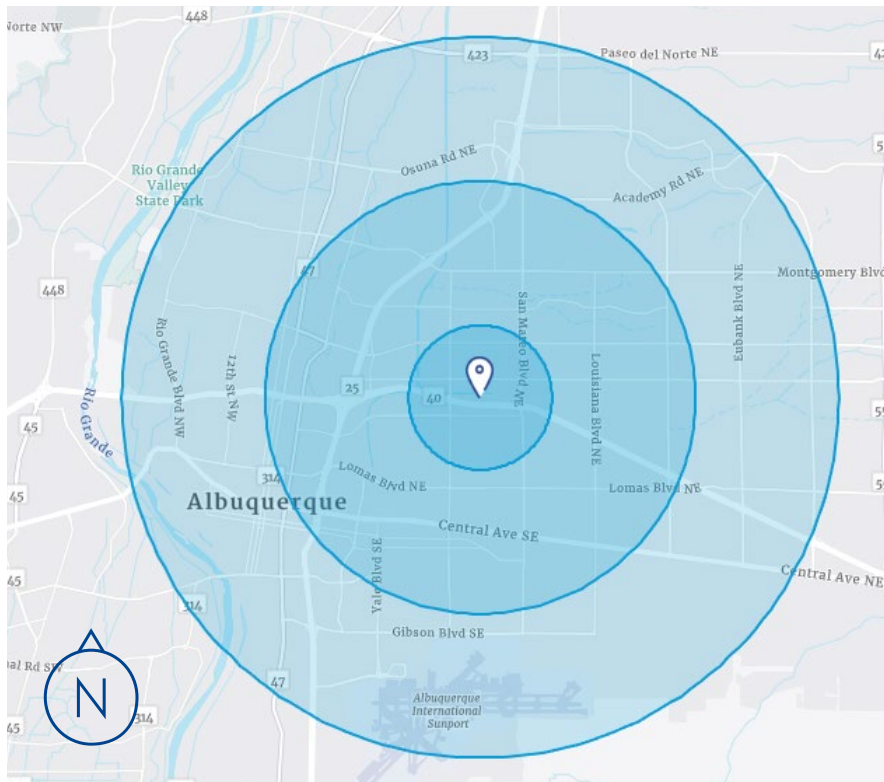
Supported by competitive state incentives and lower production costs, Albuquerque has become a nationally recognized film hub, fostering major investments from companies such as Netflix and NBCUniversal.

Positioned along I-40 and I-25, Albuquerque connects West Coast ports to the Rocky Mountain region and links the Santa Teresa and El Paso ports north through New Mexico. The nearby Belen railyard is a critical component of the Southern Transcon freight corridor from Southern California to Chicago, underscoring the region's strategic logistics advantage.

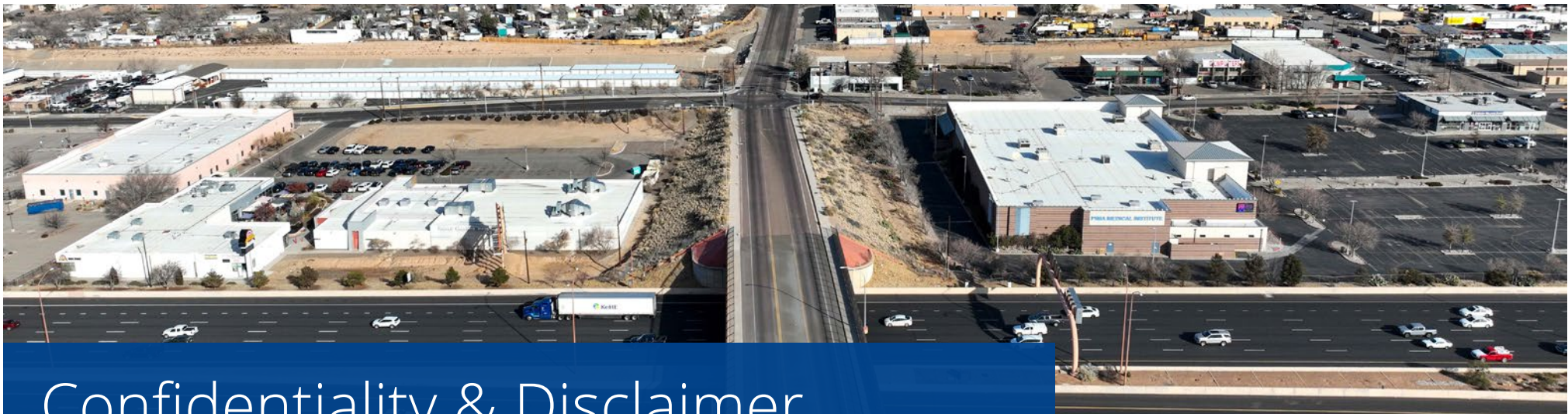


Demographics*

* Demographic data derived from esri® 2021



	1 Mile	3 Miles	5 Miles
Population	12,118	115,696	277,206
Households	5,609	55,574	128,736
Median Age	42.4	39.0	40.2
Average HH Income	\$94,717	\$78,588	\$83,327
Per Capita Income	\$44,786	\$37,849	\$38,741
Daytime Population	16,155	171,383	391,860
College Education	51.1%	52.5%	52.4%



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