



Investment Opportunity | Offering Memorandum

1183 Diamond Drive
Los Alamos, NM 87544

Russell Ross

Managing Member

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Confidentiality & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the Russ NM, LLC at 1183 Diamond Dr, Los Alamos, NM 87544. It has been prepared by Russ NM, LLC. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Russ NM, LLC. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Russ NM, LLC from sources it deems reliable. Neither the owners nor its officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Russ NM, LLC, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 1183 Diamond Dr, Los Alamos, NM 87544 in the future or you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Russ NM, LLC or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



Investment Highlights

Russ NM, LLC is pleased to present 1183 Diamond Drive, a fully leased neighborhood office and retail strip center located in Los Alamos, New Mexico. The property is adjacent to the University of New Mexico Los Alamos campus and directly across from Los Alamos High School.

The Property is 100% leased to four stabilized tenants providing durable occupancy. The largest tenant, the New Mexico Environment Department, has occupied the Property since 2009 with lease options extending through 2029. The County of Los Alamos established tenancy in 2021 with options extending through 2031. Gracie Barra Brazilian Jiu-Jitsu Academy serves as a long-standing community-oriented tenant, and Enterprise Bank & Trust has operated an on-site ATM location since 2007.

The Property benefits from dual access points, excellent visibility along Diamond Drive, and ample on-site parking surrounding the building.

Executive Summary

Sale Price	\$3,950,000
NOI	\$ 238,779
CAP	6.0%
GLA	12,974 SF
Land Area	1.098 acres
Zoning	Commercial

Key Investment Attributes

- 100% Stabilized Occupancy**
 Fully leased asset with a history of strong tenant retention.
- Government & Institutional Tenancy**
 70 percent of GLA is leased by government users providing income stability.
- Low Crime / Low Operating Risk**
 Los Alamos experiences minimal vandalism and property-related crime compared to larger metropolitan areas, reducing operating risk and maintenance costs.
- Strategic Location**
 Adjacent to UNM Los Alamos and directly across from Los Alamos High School, serving a dense and affluent residential base.
- Attractive Physical Improvements**
 Over **\$350,000 in recent capital improvements** including new stucco exterior, sidewalk improvements, RTU upgrades, and parking lot enhancements.
- Ample Parking & Accessibility**
 Dual access points and abundant on-site parking provide convenient ingress/egress for tenants and customers.
- Mark-to-Market Rent Opportunity**
 In-place rents are below current market levels, providing a clear opportunity to reset rents to market as leases roll over the next three to five years.
- Supply-Constrained Market**
 Limited developable land in Los Alamos, due to surrounding federal and reservation land, restricts new competition and supports long-term asset value.

Tenant Rent Roll

Tenant Rent Roll as of March, 2026 for 12,974 Square Feet

Tenant Name	Suite	Total Sft	% GLA	Total Annual(\$)	Lease Date	Lease Expiration	Rent Increase Date and Amount	Renewal Options
NM Environment Department	A & B	4,748	37%	\$ 141,177	07-01-09	06-30-29	1.25% annual increase on July 1	No further renewal options
Gracie Barra Jiu-Jitsu Academy	C	3,982	31%	\$ 71,616	10-15-19	10-15-29	3% annual increase on Oct. 16	No further renewal options
County of Los Alamos - Health Clinic	D	2,457	19%	\$ 77,665	04-01-21	07-31-29	5% annual increase on August 1	Two one-year options
County of Los Alamos - Social Services	E	1,787	14%	\$ 41,118	08-01-21	07-31-29	3% annual increase on August 1	Two one-year options
Enterprise Bank and Trust (ATM)		N/A		\$ 8,601	10-15-07	04-15-26	3% annual increase on April 15	Automatic 1 year extensions unless 180 notice is given.
		12,974		\$ 340,177				

Financial Analysis

	2025	Projected 2026
Revenue		
Gross Rent	336,818	344,728
Operating Expenses		
Management Fee	12,359	12,730
Property Tax	35,062	36,114
Property and Casualty Insurance *	23,238	24,808
Utilities	11,753	12,106
Snow Removal and Landscape	5,217	5,374
Repairs & Maintenance	1,285	1,324
Cleaning	11,561	11,908
Miscellaneous Services	1,539	1,585
Total Expenses	102,014	105,949
Net Operating Income	234,804	238,779

Value Enhancement Opportunities

- **Insurance Optimization**

A purchaser with an existing real estate portfolio may reduce insurance costs by incorporating the Property into a master policy.

- **Mark-to-Market Rent Upside**

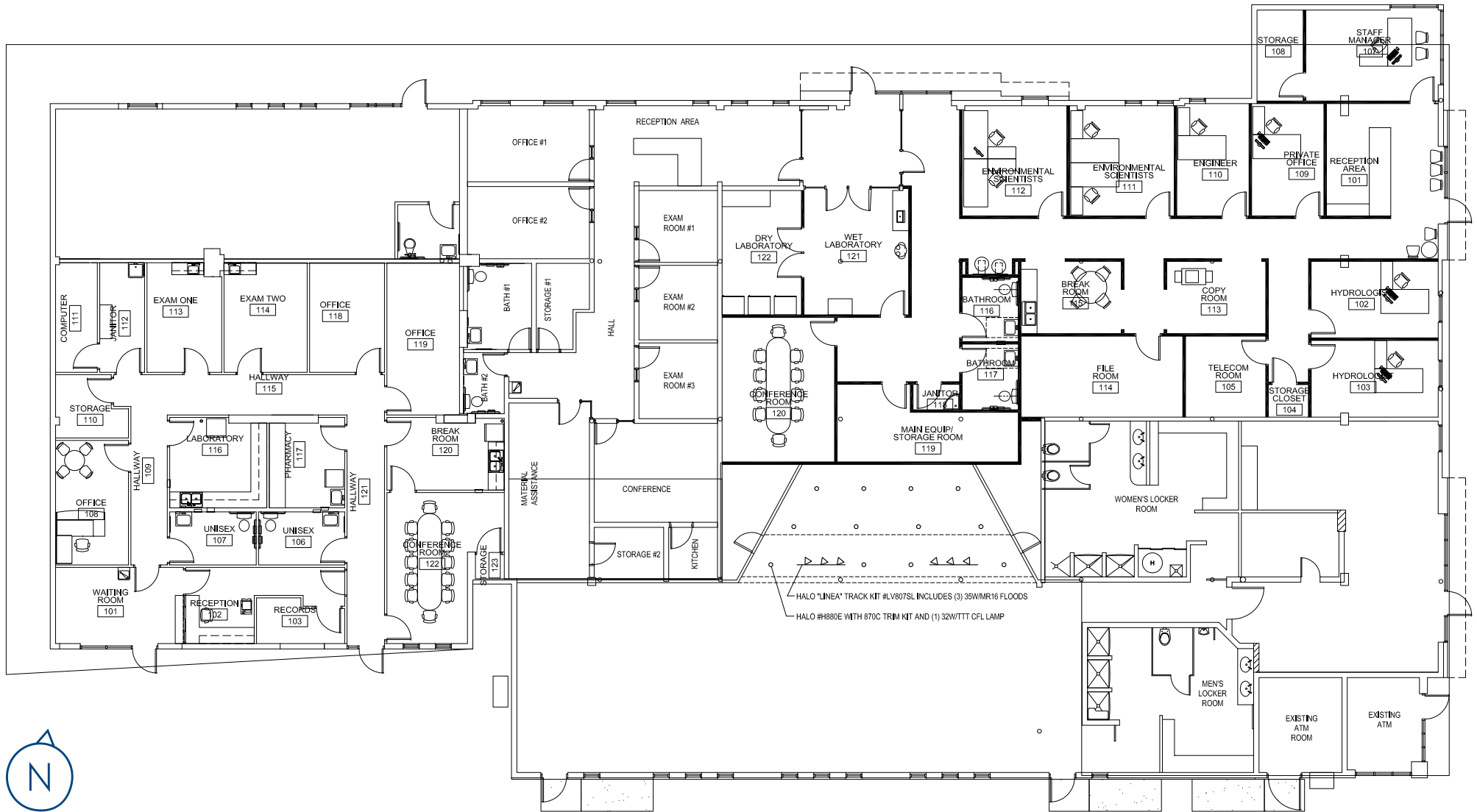
Current rents (~\$18/SF equivalent) remain below market levels (~\$25/SF), providing a clear opportunity for rent growth upon lease rollover.

- **Expense Efficiency Potential**

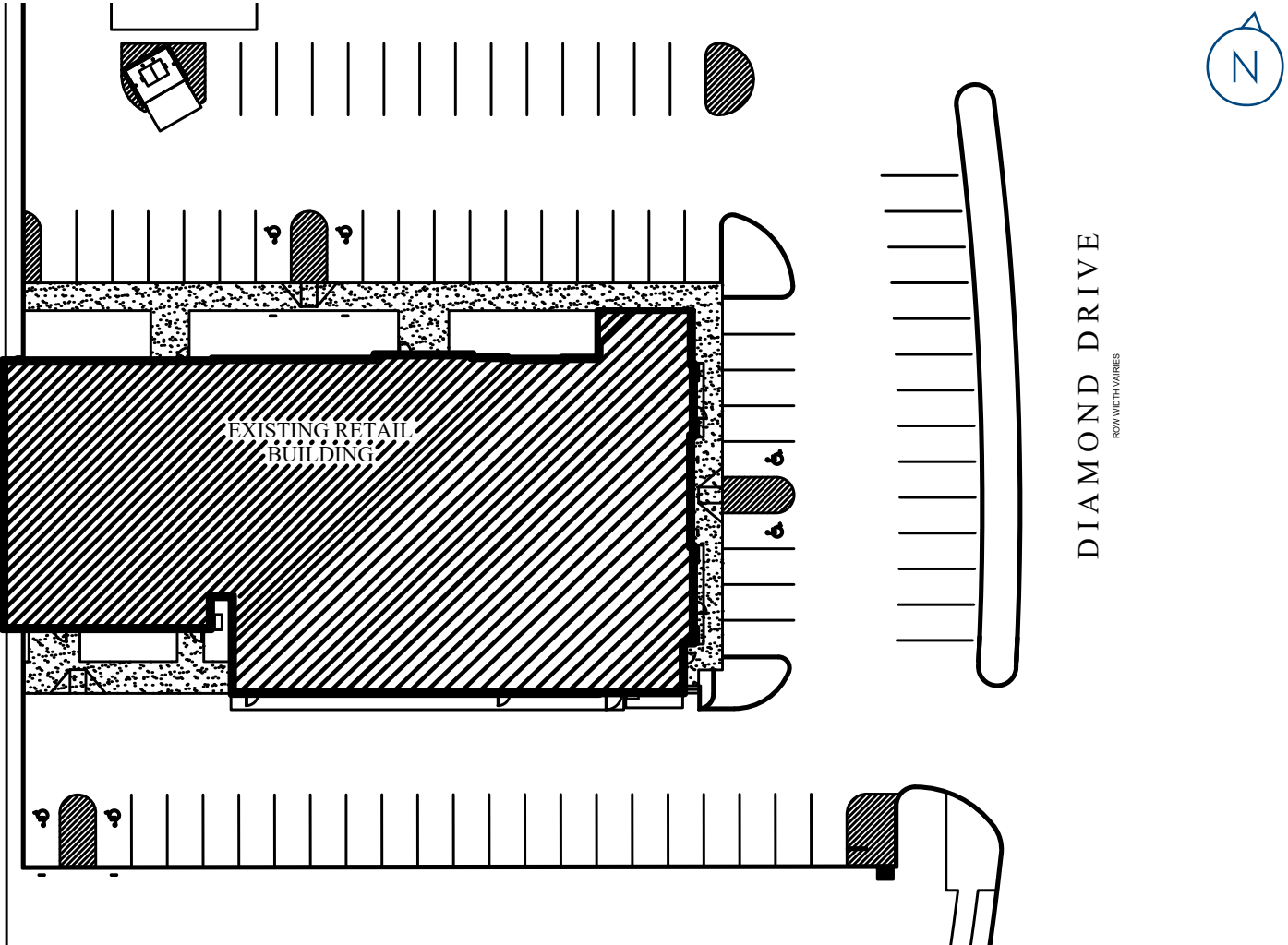
Scale and professional management may further optimize operating expenses.



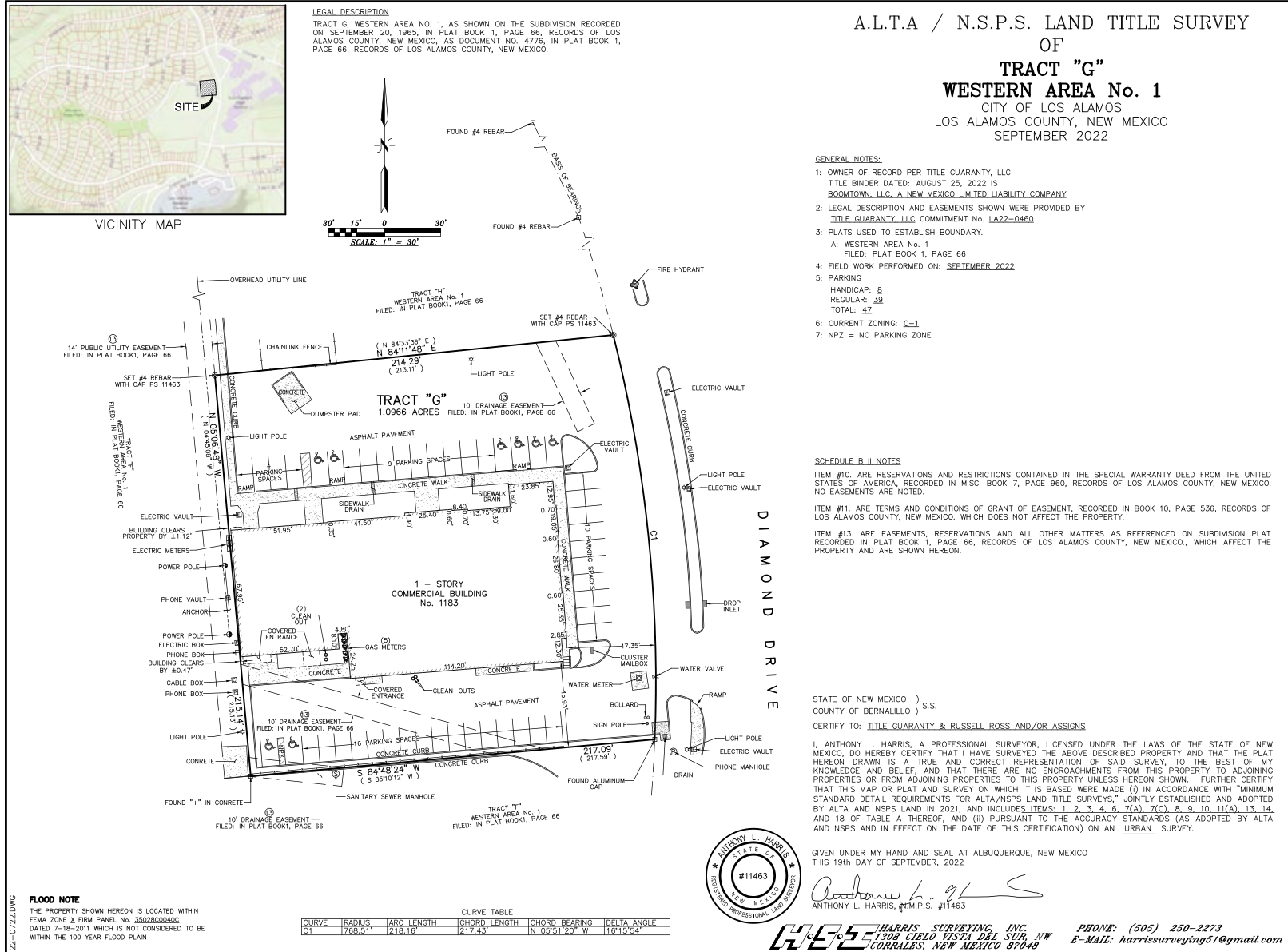
Floor Plan



Site Plan



Survey



Tenant Bios



The Department of Energy Oversight Bureau conducts independent environmental monitoring of Department of Energy (DOE) operations in New Mexico and provides transparent, unbiased, and publicly available information to the citizens of New Mexico. The DOE Oversight Bureau Develops and implements vigorous environmental monitoring programs at Los Alamos National Laboratory, Sandia National Laboratories, the Waste Isolation Pilot Plant, and the areas surrounding these facilities. These environmental monitoring programs include both joint and independent environmental monitoring activities and evaluations for all environmental media, including air, water, soils and sediments, plants and animals, and atmospheric deposition. This monitoring is used to determine that DOE activities in the State of New Mexico are protective of public health and the environment.



Gracie Barra is a worldwide community of Jiu-Jitsu instructors, students and athletes. Our organization is built by over 700 schools in six continents. The class structure is the trademark of all Gracie Barra Schools. Classes start on time and adhere to a standardized curriculum and class structure. As a student, you know up front what is expected of you and have a clear understanding of what to expect from your instructors and training partners. The consistency of this structure combined with the creativity and innovation of our devoted instructors blend perfectly to facilitate your progress.

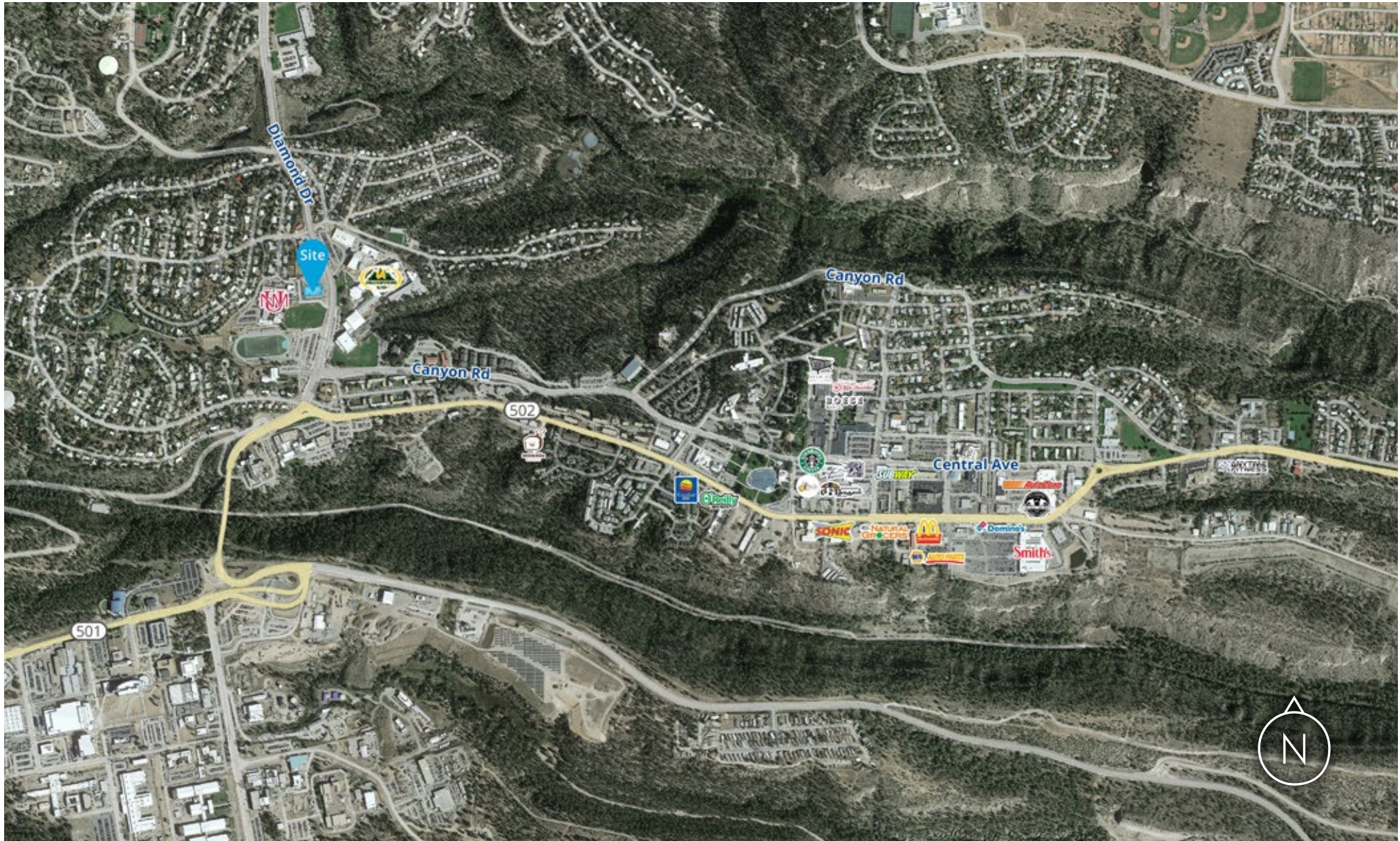


The Los Alamos County Social Services Division manages the Health Care Assistance Program, which supports access to health related programs and services. The Division also manages Social Services Contracts with half a dozen agencies who provide a wide range of programming for families, youth, and seniors throughout the community. The Division also coordinates the work of the Los Alamos County Health Council and supports the work of the local DWI Program, both of which hold monthly public meetings.



Enterprise Bank & Trust is headquartered in Clayton, Missouri. They operate more than 50 branch offices in Arizona, California, Florida, Kansas, Missouri, Nevada and New Mexico, along with SBA loan production offices and deposit production offices throughout the country. They provide a range of business and personal banking services, wealth management services and a variety of specialized banking services. Their parent company, Enterprise Financial Services Corp, is a publicly-traded company with its common stock traded on the Nasdaq Stock Market under the symbol "EFSC."

Trade Area Aerial



Intersection Aerial



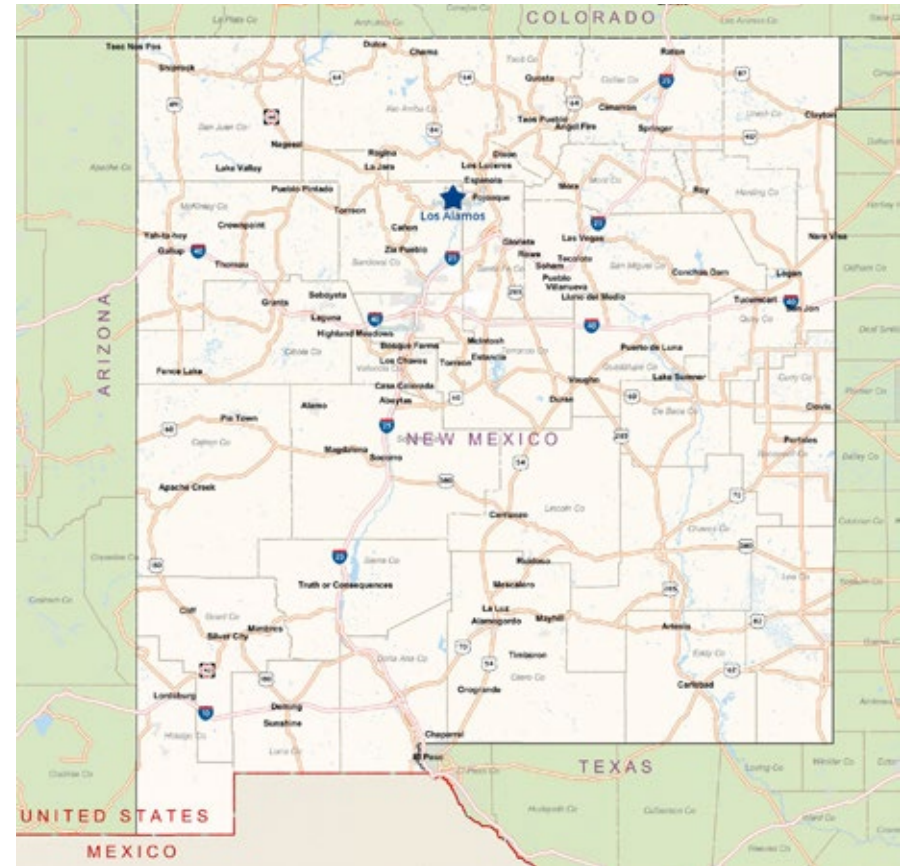
Los Alamos | NM

Los Alamos County is a small community that possesses a world-wide reputation for scientific and technological development. Community life features small-town living with friendly neighbors, low crime and an excellent school system. Cultural and recreational opportunities abound, with plenty of hiking and biking trails, skiing at the local Pajarito Ski Resort, and visits to nearby Valles Caldera National Preserve and Bandelier National Monument.

The population of Los Alamos is approximately 17,000 people. There are two communities in the County: the townsite of Los Alamos has about 10,500 residents and another 6,500 residents live in the community of White Rock, a few miles southeast of Los Alamos. About 190,000 people live within a forty-mile radius of Los Alamos. Los Alamos National Laboratory is the largest employer in the County. Approximately 7,000 people commute to work at the Laboratory - traveling to Los Alamos from Northern New Mexico, Santa Fe and the Albuquerque metro area, and nearly doubling the Los Alamos population during a standard work week.

The people of Los Alamos have among the highest levels of educational attainment of any community anywhere, with many residents holding a masters' degree or PhD. The public school district typically ranks as one of the top school districts in the state and in the nation. The University of New Mexico has a branch in Los Alamos, and the community has a large home-schooled population.

For more information, visit www.losalamosnm.us.



Demographics*

* Demographic data derived from esri® 2021



	In Town	10 Miles	20 Miles
Population	11,507	18,991	56,123
Households	5,105	8,149	23,109
Median Age	44.9	46.9	43.3
Average HH Income	\$137,884	\$151,962	\$99,862
Per Capita Income	\$61,251	\$65,245	\$41,151
Daytime Population	15,768	23,398	59,309
College Education	74.4%	75.7%	46.8%



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