



# SINGLE TENANT OFFICE INVESTMENT

NWQ OF 21 MAIN STREET  
21 MAIN STREET, EDGEWOOD NM 87015



## OFFERING MEMORANDUM



PRICE  
**\$750,000**



CAP RATE  
**8.5%**



NOI  
**\$63,618.96**



GLA  
**5,000 SF**

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## INVESTMENT OVERVIEW

PROPERTY ADDRESS	21 Main Street Edgewood, NM 87015
LOCATION	NWQ of 21 Main Street
SUBMARKET	Edgewood
COUNTY	Santa Fe
LOT SIZE	1.29 AC
ZONING	C-2
CURRENT OCCUPANCY	100%

## ASSET PROFILE

- **Asset Type:** Single-Tenant Office
- **Occupancy:** 100%
- **Gross Rental Income:** \$72,099.96

### ANNUAL OPERATING EXPENSES( As of 2025)

- **Property Tax:** \$3,212
- **Repairs & Maintenance:** \$ 2,500
- **Property Insurance:** \$2,769
- **Total Operating Expenses:** \$8,481
- **Net Operating Incom:** \$63,618.96



## PROPERTY HIGHLIGHTS

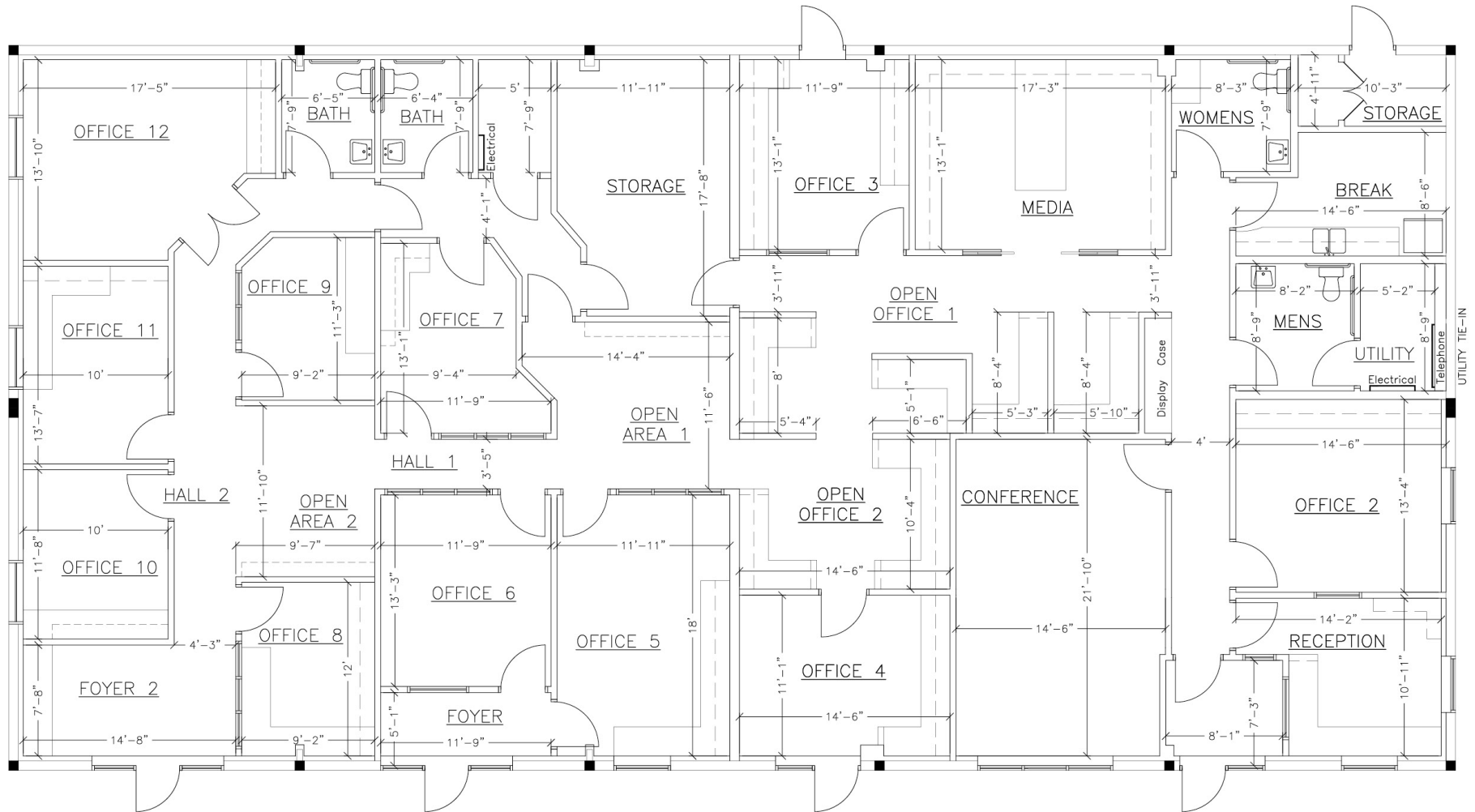
- .36 acre paved parking lot
- .5 acre secured, gated yard with remote entry
- Functional office floor plan
- Solar panels
- New paint & carpet
- Parking lot resurfaced in 2016
- Quick I-40 & Route 66 access

**PROPERTY OVERVIEW**

Single Tenant investment opportunity guaranteed by the Town of Edgewood. The 5-year lease, executed October 2024, provides 3% annual rent escalations throughout the initial term and the two 5-year extension options. The tenant is responsible for all interior and exterior repairs and maintenance leaving the landlord responsible for only property taxes, insurance, and maintenance/repairs to roof. The current lease rate of \$14.00 PSF is a very replaceable rent in this market considering the lack of available office space in the immediate and surrounding area.



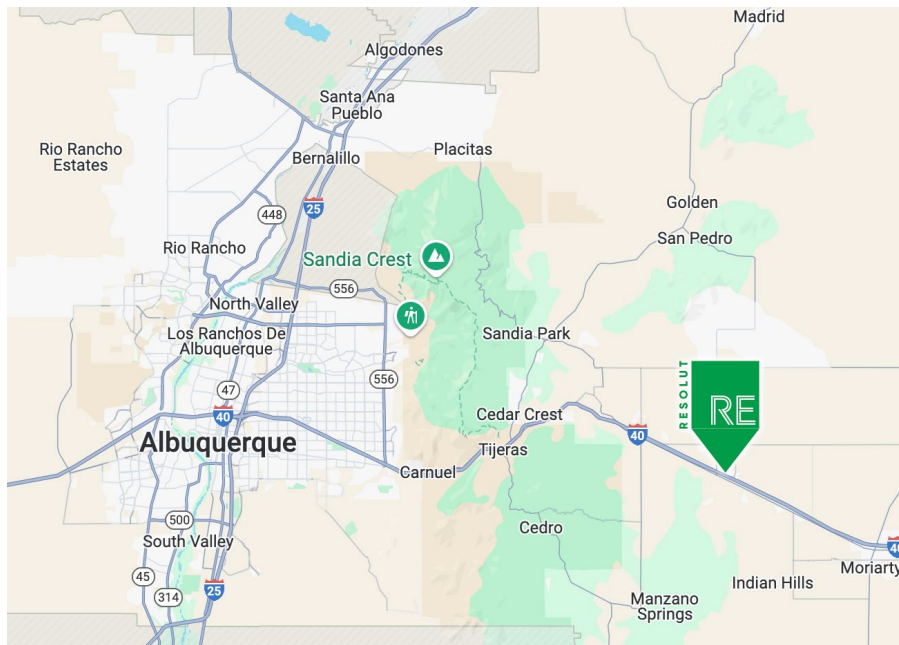




CURRENT FLOOR PLAN  
 SCALE: 1/4"=1'-0" (24"x36") 1/8"=1'-0" (12"x18")



Located right in the center activity in Edgewood, NM. Easy access to I-40, south of Walmart and north of great restaurant, retail, banking, and pharmacy services. Edgewood, as a city, reaches the entire east mountains and allows office/industrial business to service Tijeras, Cedar Crest, Moriarty, Santa Rosa, and more.





**ROB POWELL  
PRINCIPAL**

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Robert Powell is a veteran health plan consultant, an entrepreneur, a mentor, a commercial real estate investor and broker. Recognized in the industry for his investment strategies. Rob is currently a coach for the prestigious Massimo Group. Rob coaches several Commercial brokers across the country.

Rob's real estate investments and experiences are written about in the following books:

- The Encyclopedia of Commercial Real Estate Advice by Terry Painter
- Commercial Real Estate for Dummies by Peter Harris
- Maui Millionaires by Diane Kennedy
- Making Big Money In Foreclosures by Peter Conti
- Buying Real Estate Without Cash or Credit by David Finkel

Rob served as the President for the 2013 CCIM New Mexico Chapter and was awarded The Power Broker designation in 2014, 2015, 2016, and 2019. He has assisted CRE investors in acquiring/disposing real estate investments for the following: Chick-fil-a, Church's Chicken, Applebee's, Walgreens Pharmacy, Walmart Neighborhood, Chili's Restaurants, Western Refining, Boston Market, GIANT Fueling stations, IHOP Restaurant, Loves Trucking, Dick's Sporting Goods, Dollar General, and McDonald's.

Rob has also processed leases for Autozone, Crunch Fitness, Verus Research, Family Dollar, Thomson Reuters, Concho Resources, Solar City, Zimmer Biomet, Sears Corporation, Lowe's Super Save Food Market, Family Dollar, Whataburger, Goodwill, US Army, Wells Fargo, NAPA Auto Parts, Purchase Green, and many many others. He owns and manages commercial real estate and has real estate investments in various locations throughout the Southwest Region of the United States. Rob's investments include retail shopping centers, a manufactured housing community, an industrial park, residential apartment buildings, commercial land, a Hilton and Marriott Hotel, and storage facilities. He graduated from the Rawls College of Business at Texas Tech University in Lubbock, Texas with an MBA.Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT:

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Jeremy Salazar specializes in the medical office market, working with medical professionals, developers, and investors to identify real estate opportunities that achieve the long-term goals of their growing practice or investment portfolio. His knowledge of the challenges in the healthcare industry and the diverse needs of healthcare professionals, from dentists to ambulatory care providers, allows him to become a trusted advisor for his clients. He also has a passion for urban renewal and being active in the community; he is a member of the Urban Land Institute and volunteers with Junior Achievement of New Mexico.

Jeremy grew up in Oklahoma and began his career in retail business management after earning an accounting degree from the University of Central Oklahoma. He honed his strategic planning, negotiations, and business development skills during this time. After several years in retail, he pivoted to commercial real estate, seeing an opportunity to combine his business background with his love of commercial real estate and community development. He chose RESOLUT RE because of its strong reputation in the community and proven training and mentorship program.

Jeremy moved to Albuquerque in 2017 while still working in the retail industry. He and his partner, Daniel, an RN at UNM Hospital, quickly fell in love with the state's amazing landscape and rich history. In their free time, Jeremy and Daniel like trying new restaurants, hiking, and traveling throughout the state to experience unique New Mexico destinations.

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