



STABLE LOCAL TENANT RETAIL INVESTMENT

SWQ OF SAN PEDRO AND CONSTITUTION
1619-1625 SAN PEDRO DRIVE NE, ALBUQUERQUE, NM 87110



**\$50,000
PRICE REDUCTION**

OFFERING MEMORANDUM



SALE PRICE
\$500,000



CAP RATE
5.9%



NOI
\$29,790.76



GLA
5,560 SF

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Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

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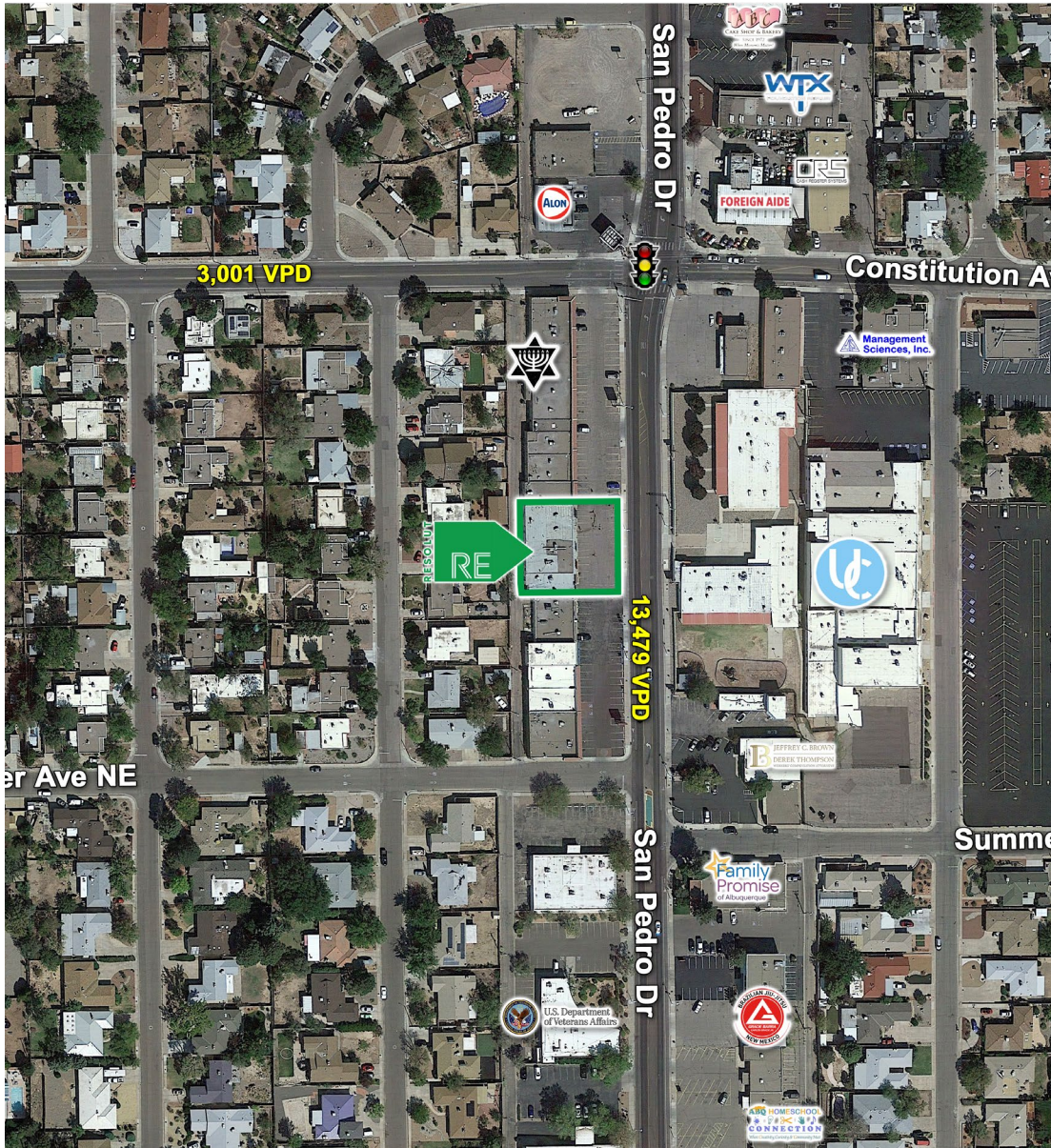


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PROPERTY & LOCATION OVERVIEW | STABLE LOCAL TENANT INVESTMENT



1619–1625 San Pedro Dr NE offers a stable, income-generating opportunity located just outside Albuquerque’s highly active Uptown trade area—home to the highest daytime population in New Mexico.

This fully leased, 5,560 SF multi-tenant retail building features a diverse mix of local tenants, including a gym, dog grooming salon, and tea shop—creating strong co-tenancy synergy and built-in foot traffic. The property fronts San Pedro Drive, which sees over 13,479 vehicles per day, providing excellent visibility.

There are no current vacancies, and the nearest lease expiration is in 2028, with options to renew. All tenants are currently on modified gross leases, presenting future upside for an investor to convert to triple net (NNN) lease structures upon renewal or re-tenanting.

Originally constructed in 1962, the building is made of beige brick masonry and features a combination of TPO and tar-and-gravel roofing. Each suite is equipped with a swamp cooler and radiant heating.

Signage includes individual building signage for each unit and a shared pylon sign with four tenant panels. This is an ideal opportunity for investors seeking stable in-place income with long-term potential in one of Albuquerque’s most active retail corridors.

BUILDING OVERVIEW

PROPERTY ADDRESS	1619-1625 San Pedro Drive NE, Albuquerque, NM 87110
LOCATION	SWQ of San Pedro and Constitution
SUBMARKET	Southeast Heights
COUNTY	Bernalillo
LOT SIZE	0.25 AC
ZONING	MX-M
YEAR BUILT	1962
CURRENT OCCUPANCY	100%
LEASE TYPE	Modified Gross
SALE PRICE	\$500,000



DEMOGRAPHIC SNAPSHOT (3 MILES)



137,322
2025 POPULATION
35 MILE RADIUS



\$79,155
2025 AVERAGE INCOME
3 MILE RADIUS



SALE PRICE
\$500,000



CAP RATE
5.9%



GLA
5,560 SF



EXISTING NOI
\$29,790.76



129,588
2025 DAYTIME POPULATION
3 MILE RADIUS



10,672 VPD
SAN PEDRO DR

RENT ROLL

Suite	Tenant	Status	Sq Ft	Annual Rent	Rent PSF	Monthly Rent	Lease Expiration	Annual Increases
1619	Barking Bad	Occupied	1,390	\$14,376.60	\$10.34	\$1,198.05	12/31/2033	3%
1621-1623	Rough Rider Barbell Club	Occupied	2,780	\$26,607.36	\$9.57	\$2,217.28	2/14/2027	0%
1625	The Brass Teapot	Occupied	1,390	\$14,247.60	\$10.25	\$1,187.30	1/31/2028	3%



INCOME

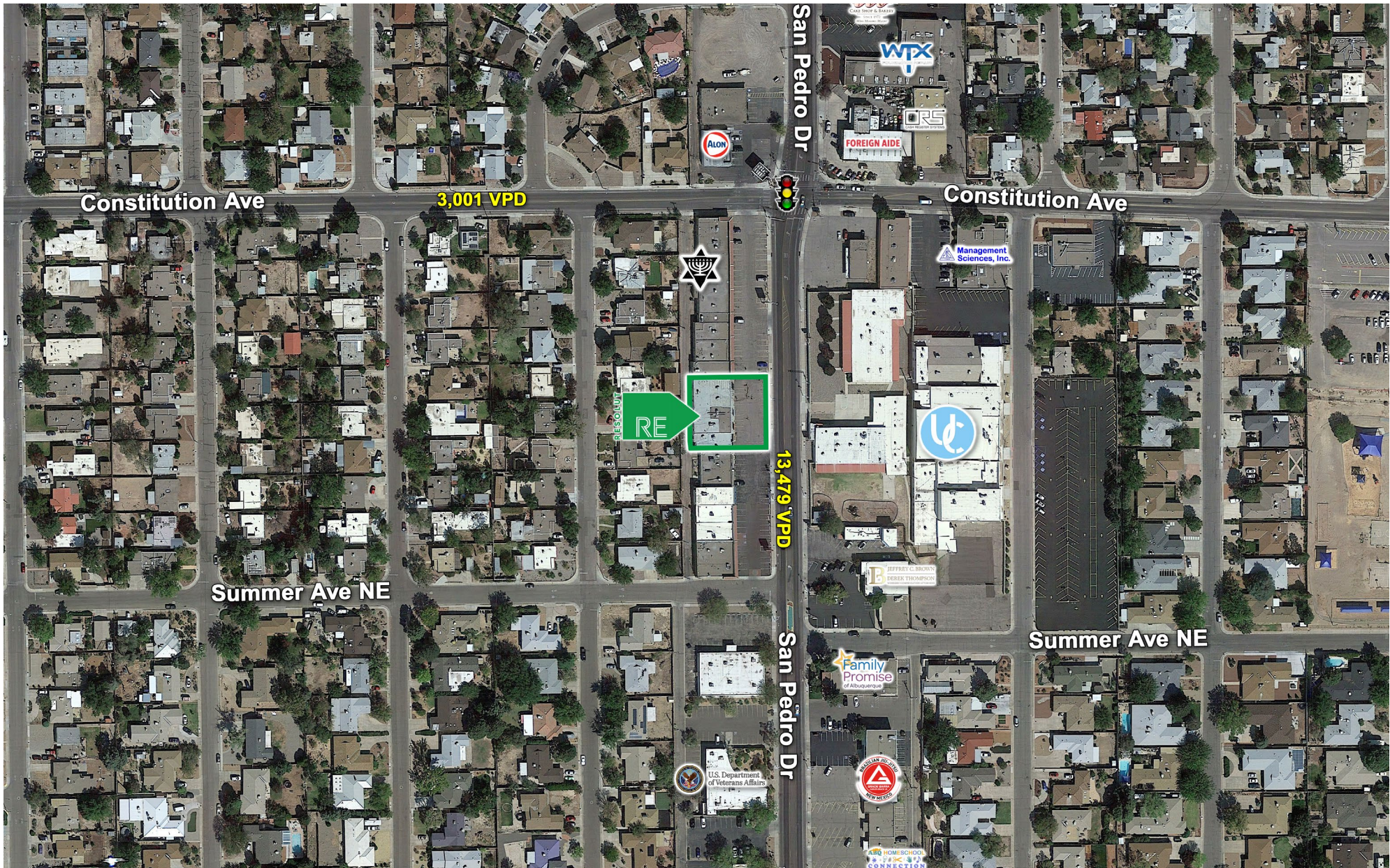
Gross Operating Income:	\$55,231.57
Additional Rent Income:	\$1,800.00

EXPENSES

Property Tax (actual):	\$7,683.48
Cleaning & Maintenance:	\$1,872.45
Insurance (estimate):	\$4,000.00
Repairs & Maintenance:	\$5,415.85
Utilities:	\$4,126.63
Management (7.5%):	\$4,142.40
Legal & Other Fees	\$0.00
Net Operating Expenses	\$27,240.81

Net Operating Income	\$29,790.76
Offering Price	\$500,000
Capitilization Rate	5.9%









REMSA TROY
COMMERCIAL ADVISOR

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Remsa's journey began with a non-traditional path – as a CRE social media marketing intern while attending Central New Mexico Community College (where he earned the prestigious Bridge to Success Scholarship). Born in Liberia, Monrovia, and raised in Albuquerque, Remsa brings a unique perspective to the New Mexico commercial real estate landscape. This, combined with his social media savvy, allows him to craft innovative solutions and maximize exposure for his clients, ensuring they get the most out of every deal.

Remsa is a licensed, commercial retail real estate broker specializing in land and retail properties for leasing and investment sales.

Remsa has a proven track record, representing landlords like Westwood Financial, Mimco, Lebor Holding, Eisenberg Co., and securing tenants like Domino's Pizza, Tasty Pot, JJ Hawaiian BBQ, and more. Recognizing the growing role of social media and AI in commercial real estate, Remsa leverages these resources to his clients' advantage. In fact, he closed his first two deals within 6 months of licensure – all thanks to a single Instagram post!

Actively involved in the industry, Remsa is a member of the New Mexico Association of Realtors (NMAR) and the Commercial Association of Realtors (CARNM).

FOR MORE INFORMATION PLEASE VISIT:

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DANIEL KEARNEY
PRICIPAL/QUALIFYING BROKER

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Daniel began his real estate career in early 2014 while attending the University of New Mexico. During that time, he joined a local commercial development and brokerage firm that was a market leader in commercial transaction volume, giving him early exposure to acquisitions, leasing, development, and investment sales.

In January 2018, Daniel was part of the team that launched the New Mexico division of RESOLUT RE. Since then, he has continued to serve owners, investors, developers, and business owners across New Mexico through commercial real estate investment sales, leasing, tenant representation, site selection, acquisitions, and dispositions. Daniel has served as the Qualified Broker for the New Mexico office since 2022, and in 2025 became a co-owner of RESOLUT RE in New Mexico alongside Rob Powell and Austin Tidwell.

Daniel's title is Principal / Qualified Broker, reflecting both his leadership role within the brokerage and his continued hands-on work with clients. He takes pride in helping clients clearly define their goals, identify opportunities, and execute strategies that create long-term value. Whether representing a landlord, helping a tenant evaluate the right location, or sourcing off-market investment opportunities, Daniel approaches each assignment with the same ownership mindset he uses when evaluating opportunities for himself and his partners. His brokerage advice is informed not only by market research and transaction experience, but also by his hands-on background in ownership, asset repositioning, and property management.

In addition to brokerage, Daniel is the owner of Odyn Management, a property management company he has owned since 2020. Odyn Management currently has approximately \$120 million in assets under management and provides commercial property management, market-rate and luxury multifamily management, and project management services. Through Odyn, Daniel and his team manage assets with an ownership-minded approach focused on responsiveness, accountability, tenant care, building operations, and long-term asset value.

Beginning in 2022, Daniel and his partners also began acquiring and repositioning properties, with a focus on adding value, improving the built environment, and contributing to the beautification and continued improvement of key Albuquerque corridors, including the Far Northeast Heights. Assets acquired by Daniel and his partners are professionally managed through Odyn Management, allowing for a vertically integrated approach to ownership, management, leasing, project execution, and long-term repositioning.

Daniel's passion for commercial real estate extends beyond transactions. He believes real estate has a direct impact on businesses, neighborhoods, tenants, ownership groups, and the broader community. His goal is to improve properties, support local businesses, treat tenants well, beautify neighborhoods, and manage assets with excellence and integrity. For Daniel and his team, this work is rooted in a larger calling: to serve people well, steward what has been entrusted to them, and bring Christ-centered principles of service, care, and renewal into the real estate industry.

Daniel is the 2026 Chair / President of RECPAC, a 2026 CARNM Board Member, and a member of GAAR and the Apartment Association. He is also a member of the REALTORS® Association of New Mexico, the New Mexico CCIM Chapter, and the International Council of Shopping Centers.

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