

**Albuquerque** **NEC Rio Grande and I-40** **1**



1090 Rio Grande Blvd NW		
North Valley	<b>Min SF</b>	4,630
<b>\$ / SF Lease</b>	<b>Max SF</b>	4,630
<b>\$ / SF Sale</b>		
	<b>MinAcres</b>	
<b>\$ / Acre</b>	<b>MaxAcres</b>	
<b>Kino James</b>		<b>totalPrice</b>

Former Burger King/Texaco for lease. Turn-key opportunity at the Rio Grande/I-40 interchange. This great high traffic location offers exceptional visibility from Rio Grande, and with the large pylon sign, from I-40. The site offers easy access to the North Valley, Downtown and Westside trade

**Albuquerque** **Bricklight District** **2**



115 Harvard SE		
	<b>Lease</b>	
University	<b>Min SF</b>	600
<b>\$ / SF Lease</b>	<b>Max SF</b>	900
<b>\$ / SF Sale</b>		
	<b>MinAcres</b>	
<b>\$ / Acre</b>	<b>MaxAcres</b>	
<b>Kino James</b>		<b>totalPrice</b>

Retail space from 600 sf to 7,200 sf in the heart of the University of New Mexico campus area.

**Bernalillo** **Tamaya Blvd & Hwy 550** **3**



Tamaya Blvd & Hwy 550		
	<b>Sale</b>	
--	<b>Min SF</b>	292,000
<b>\$ / SF Lease</b>	<b>Max SF</b>	292,000
<b>\$ / SF Sale</b>		
	<b>MinAcres</b>	42
<b>\$ / Acre</b>	<b>MaxAcres</b>	42
<b>Kino James</b>		<b>totalPrice</b>
<b>Michael Armijo Rutler</b>		<b>Acceptable to Developer</b>

42-acre retail development in a high traffic corridor with access to both US 550 & NM 528. Located at the crossroads of Bernalillo. This is the major access point to I-25 & straight access to Rio Rancho. Tax incentives available.

**Farmington Walgreens Farmington 4**



700 E 20th St		<b>Sublease</b>	
<b>\$ / SF Lease</b>	<b>\$8.00</b>	<b>Min SF</b>	13,750
<b>\$ / SF Sale</b>		<b>Max SF</b>	13,750
		<b>MinAcres</b>	
<b>\$ / Acre</b>		<b>MaxAcres</b>	
<b>Kino James</b>		<b>totalPrice</b>	

Former Walgreens available for sublease. Situated on N. Butler Ave and E. 20th Street. Existing lease through 10/31/2010.

**\$8.00/SF +NNN.**

**Hernandez Family Dollar 5**



19408 US-84		<b>Sale</b>	
<b>\$ / SF Lease</b>		<b>Min SF</b>	
<b>\$ / SF Sale</b>		<b>Max SF</b>	
		<b>MinAcres</b>	
<b>\$ / Acre</b>		<b>MaxAcres</b>	
<b>Michael Armijo Butler</b>		<b>totalPrice</b>	<b>\$817,000.00</b>
<b>David Chavez</b>			
<b>Kino James</b>			

Top performing Family Dollar in underserved rural trade area for sale. Long-term lease. Value based, National Credit tenant with corporate guaranty. New construction. Dominant general retailer for County trade area.

**Roswell 1622 South Main Street 6**



1622 South Main Street		<b>Sale</b>	
<b>\$ / SF Lease</b>		<b>Min SF</b>	3,530
<b>\$ / SF Sale</b>		<b>Max SF</b>	3,530
		<b>MinAcres</b>	1.75
<b>\$ / Acre</b>		<b>MaxAcres</b>	1.75
<b>Kino James</b>		<b>totalPrice</b>	<b>\$200,000.00</b>

Freestanding drive thru restaurant for sale. Priced to sell quickly! Land value only - less than \$6.00 per square foot. Excellent hard corner, freestanding drive-through location on S. Main Street. Primary north/south corridor. Site provides excellent visibility from Main Street. Ample parking with 57 spaces.

**Roswell Walgreens Roswell 7**

		Lease	
\$ / SF Lease	\$6.00	Min SF	13,000
\$ / SF Sale		Max SF	13,000
\$ / Acre		MinAcres	
		MaxAcres	
<b>Kino James</b>		totalPrice	

**San Ysidro Family Dollar 8**



23397 Hwy 550		Sale	
\$ / SF Lease		Min SF	9,180
\$ / SF Sale		Max SF	9,180
\$ / Acre		MinAcres	.97
		MaxAcres	.97
<b>Michael Armijo Butler</b>		totalPrice	\$945,000.00
<b>David Chavez</b>			
<b>Kino James</b>			

High performing Family Dollar location in a stable, underserved rural trade area For Sale. Long-term lease. Value based, National credit tenant with corporate guaranty. New construction. Dominant general retailer for county trade area.

9.0% CAP on existing income

**Vanderwagen Family Dollar 9**



NM 602 & Blue Jay Rd		Sale	
\$ / SF Lease		Min SF	9,180
\$ / SF Sale	\$113.00	Max SF	9,180
\$ / Acre		MinAcres	1.05
		MaxAcres	1.05
<b>Michael Armijo Butler</b>		totalPrice	\$1,036,000.00
<b>David Chavez</b>			
<b>Kino James</b>			

Top performing Family Dollar in underserved rural trade area for sale. Long-term lease. Value based, National Credit tenant with corporate guaranty. New construction. Dominant general retailer for County trade area.

9.0% CAP on existing income

**Albuquerque**

**Montaño Plaza Sale**

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4201 Montaño NW		<b>Sale</b>	
West Mesa		<b>Min SF</b>	121,232
<b>\$ / SF Lease</b>		<b>Max SF</b>	121,232
<b>\$ / SF Sale</b>	<b>\$73.22</b>		
		<b>MinAcres</b>	
		<b>MaxAcres</b>	
<b>\$ / Acre</b>			
<b>David Fite</b>			
<b>Kino James</b>		<b>totalPrice</b>	<b>\$8,872,000.00</b>

Established Grocery Anchored Neighborhood Center built in 1985 includes strong volume Albertson's Grocery Store (44,000 sf). Property is 93% occupancy. Albuquerque in the Top 10 Commercial Investment Markets in Country (Forbes Magazine).

**Cap Rate: 9.0%**

**Albuquerque**

**SEC Coors & Central**

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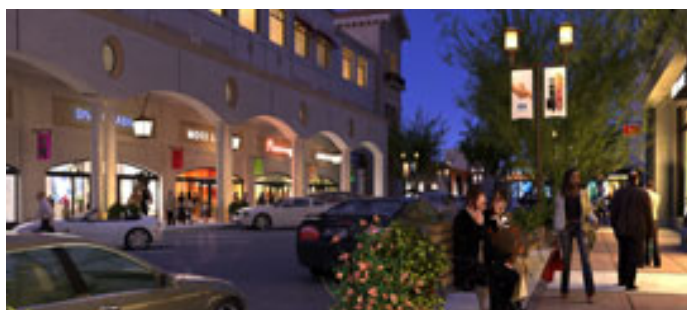
SEC Coors & Central		<b>Lease</b>	
South Valley		<b>Min SF</b>	
<b>\$ / SF Lease</b>		<b>Max SF</b>	43,000
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
		<b>MaxAcres</b>	<b>5.5</b>
<b>\$ / Acre</b>			
<b>Kino James</b>		<b>totalPrice</b>	
<b>Michael Armijo Butler</b>			

Available: Pad sites and shop space. Established retailers: Smith's, Albertsons, Family Dollar, Walgreens, Papa Johns, Verizon Call Center. Located at hard corner of Coors (26,100 cpd) and Central (25,200 cpd), this corner is in a long term high growth trade area with 14% estimated growth '08-'13 Intersection co-tenants Smith's, Albertsons, Dions, Family Dollar, Walgreens . 2008 3-mi population – 109,848. Strong daytime employment – 24,533. Verizon Call Center employs 4,000.

**Albuquerque**

**Winrock Town Center**

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Louisiana Blvd & Indian School Rd		<b>Lease</b>	
Uptown		<b>Min SF</b>	1,000
<b>\$ / SF Lease</b>	<b>\$28.00</b>	<b>Max SF</b>	80,000
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
		<b>MaxAcres</b>	
<b>\$ / Acre</b>			
<b>Michael Armijo Butler</b>		<b>totalPrice</b>	
<b>Kino James</b>			

Join New Mexico's brightest retail focal point. Winrock is a new commerce town center with a branded history and unique design, ready for occupancy in 2010. Located at New Mexico's primary regional shopping/office district, it is easily identified and recognized. 1.5 million sf of new construction provides modern amenities with an Old World sensibility.

**NNN**

**Albuquerque** **Siesta Hills Shopping Center** **13**



5301-5315 Gibson SE		<b>Lease</b>	
University		<b>Min SF</b>	3,870
<b>\$ / SF Lease</b>		<b>Max SF</b>	3,870
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
		<b>MaxAcres</b>	
<b>\$ / Acre</b>			
<b>David Chavez</b>			
<b>Kino James</b>			
		<b>totalPrice</b>	

Inline restaurant space available.  
 Siesta Hills Center is located NE corner of Gibson SE and Palomas SE just east of San Mateo and across the street from the VA Hospital with an employee population of 1,800 and has direct access to pedestrian bridge  
 Closest retail center near Kirtland Air Force Base, with busy traffic trade area and very large

**Albuquerque** **Heights Village Shopping Center** **14**



11201-11225 Montgomery Blvd NE		<b>Lease</b>	
Far NE Heights		<b>Min SF</b>	2,100
<b>\$ / SF Lease</b>		<b>Max SF</b>	14,226
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
		<b>MaxAcres</b>	
<b>\$ / Acre</b>			
<b>David Chavez</b>			
<b>Kino James</b>			
		<b>totalPrice</b>	

Join Sunflower Market (opening February 2010), Bank of America, Il Vicino, Beauty First, Happy Nails. Very established neighborhood (113,864 3-Mile Population). Great intersection with proven retail sale (Walgreens, PageOne, Bank of America, Il Vicino, etc.).

**Albuquerque** **Market Center East Shop Space** **15**



11110 Lomas NE		<b>Lease</b>	
Northeast Heights		<b>Min SF</b>	1,600
<b>\$ / SF Lease</b>	<b>\$16.00</b>	<b>Max SF</b>	6,500
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
		<b>MaxAcres</b>	
<b>\$ / Acre</b>			
<b>David Chavez</b>			
<b>Kino James</b>			
<b>Michael Armijo Rutler</b>			
		<b>totalPrice</b>	

Retailers include: Target, Babies R Us, Jenny Craig, Radio Shack, Mattress Firm, Walk-in Wills. Adjacent only NE Heights Target store (\$50M/year+sales) 5-mile trade area with 250,000 people. Property adjacent and directly visible to I-40 (80,500-97,700 CPD). Huge (35'x45') I-40 monument sign available. Excellent parking and storefront access.

+NNN

**Albuquerque Market Center East Anchor Space 16**



11110 Lomas NE		<b>Lease</b>	
Northeast Heights		<b>Min SF</b>	87,950
<b>\$ / SF Lease</b>	<b>\$8.00</b>	<b>Max SF</b>	87,950
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**David Chavez**  
**Kino James**  
**Michael Armijo Rutler**

**MinAcres**  
**MaxAcres**  
  
**totalPrice**  
  
**+NNN. Anchor space and shop space available. Shops starting at 1,500 sf. Anchor: 87,950**

Target-anchored Center with Best Buy, Office Max and babies R us. Surrounding anchors include Super Walmart, Sam's Club, PetSmart, Office Depot, Home Depot and Costco. 5-mile trade area with 250,000 population. Adjacent and directly visible from I-40 (80,500 to 97,700 CPD.) Excellent parking and storefront access.

**Albuquerque Cottonwood Corners 17**



3731 Ellison NW		<b>Lease</b>	
Cottonwood		<b>Min SF</b>	1,265
<b>\$ / SF Lease</b>		<b>Max SF</b>	35,650
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**David Chavez**  
**Kino James**

**MinAcres**  
**MaxAcres**  
  
**totalPrice**

Junior Anchor and Shop Spaces available for lease at Cottonwood Corners, located in the Cottonwood trade area (Albuquerque's largest trade area with 2.7M SF of retail). 5-Mile trade area with 148,793 population. The site boasts excellent co-tenancy and visibility. Multiple signage opportunities along Alameda and Ellison. Adjacent retailers include Best Buy, Michael's Office Max, Toys R Us, Barnes & Noble, Sam's Club, Kohl's, Borders, CVS, Mattress Firm, and the Office Depot.

**El Paso The Shops of El Paso 18**



4535 Woodrow Bean Drive		<b>Sale</b>	
		<b>Min SF</b>	6,873
<b>\$ / SF Lease</b>		<b>Max SF</b>	6,873
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**David Chavez**  
**Kino James**  
**Michael Armijo Rutler**

**MinAcres** 1.01  
**MaxAcres** 1.01  
  
**totalPrice** \$2,210,000.00

#1 Retail Location In Underserved High-Growth Area For Sale. Three-tenant retail center complete with drive-thru access. 100% Occupied; 2007 construction. Out-parcel to Lowe's Home Improvement Center, located directly across from Walmart Supercenter. Excellent visibility along Interstate 54 (Patriot Freeway).

**Net Operating income: \$187,805. Cap rate 8.5%**

Tenants: Starbucks - Corporate, Alltel Wireless - Multi Unit, Operator (25 Locations), Mattress Firm