



3-TENANT NET LEASED MEDICAL INVESTMENT

FOR SALE / 1213 GUSDORF RD, TAOS, NM 87571

FOOT & ANKLE
SPECIALISTS

3-TENANT NET LEASED MEDICAL INVESTMENT

FOR SALE / 1213 GUSDORF RD, TAOS, NM 87571



SALE PRICE: \$683,939

CAP RATE 6.75%

NOI \$61,385

BUILDING SIZE +/- 1,779 SF

LAND SIZE +/- 0.634 AC

FEATURES

- 3 Tenant - Net Leased Medical
- 10 Year Initial Term (Allevio Care)
- Term Commenced Jan 1, 2025
- High Barrier to Entry Market
- Strong National Credit Tenant
- Tenant has Multiple Locations throughout Southwest



Absolute Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

RITA CORDOVA ALFREDO BARRENECHEA
(505) 489-8538 (505) 401-0135
rita@go-absolute.net alfredo@go-absolute.net

DESCRIPTION



Absolute Investment Realty is pleased to present this opportunity to acquire a rare three-tenant net leased medical investment property located in the highly desirable Taos, NM MSA. Taos is a world-renown destination location for winter and summer mountain sports and is home to many Hollywood celebrities and high-net worth vacationers who have made Taos their 2nd home.

The property is located on Gusdorf Drive in the heart of the high-growth area of Taos. Net leased investment real estate is scarce in the already high-barrier to entry Taos, NM market, making this the ideal opportunity for a savvy investor to acquire real estate in a highly desirable location.

The scarcity of available medical properties, in the Taos MSA, makes this a great long-term investment opportunity.



[VIEW WEBSITE >](#)



[VIDEO >](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	1213 GUSDORF RD, TAOS, NM 87571
PROPERTY DESCRIPTION	3- Tenant Net-Leased Medical & Office
PROPERTY SIZE	+/- 0.634 Acres
TOTAL BUILDING SIZE	+/- 1,779 SF
ZONING	C-1 (Neighborhood Commercial Zone) More Information: Town of Taos Zone Code C-1
ACCESS	Access from Gusdorf Rd
VISIBILITY	Visibility from Gusdorf Rd
SIGNAGE	1 building mounted sign and one free-standing sign

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the SALE or purchase of this property and should not be distributed otherwise.

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INVESTMENT SUMMARY

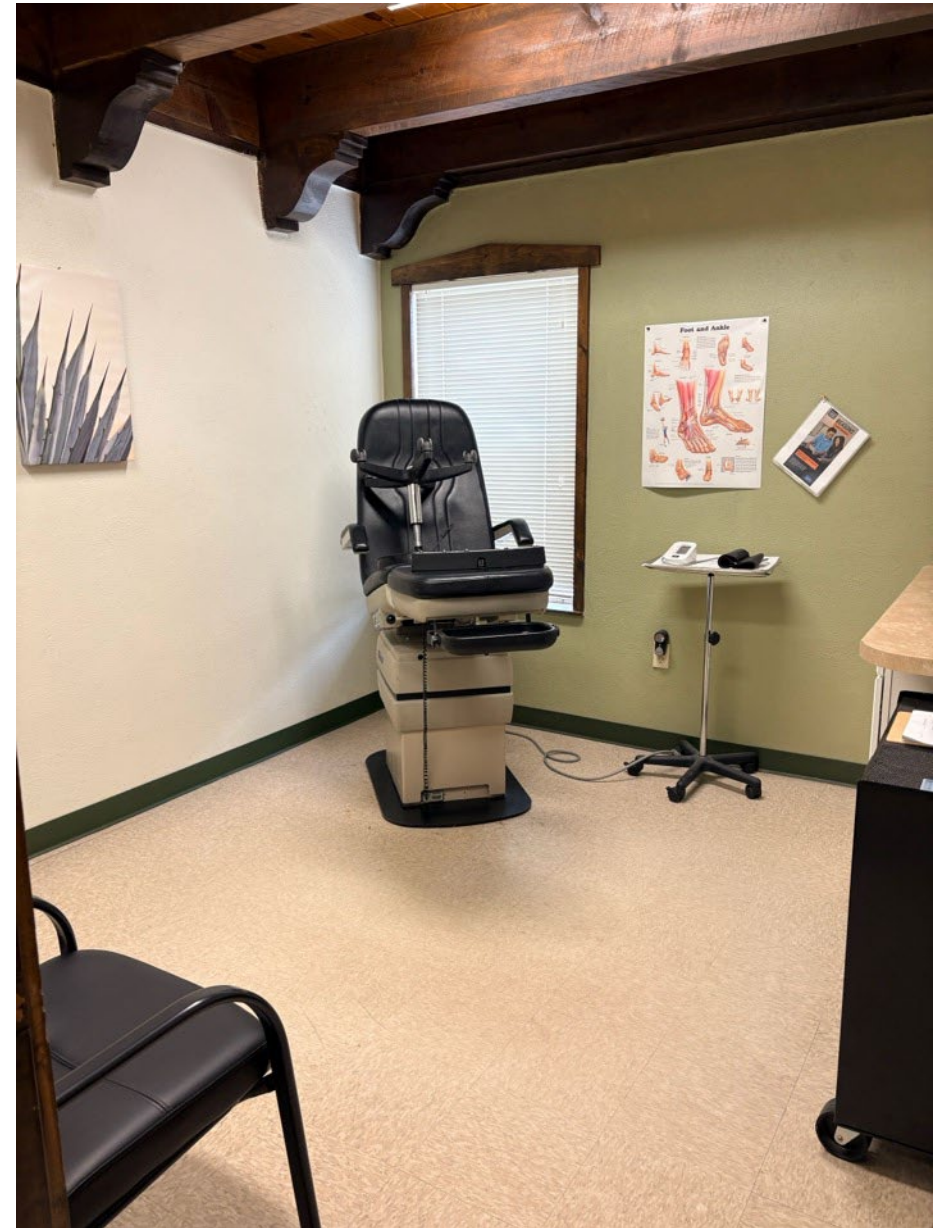
The property is a three-tenant leased property. Allevio Care operating as Foot & Ankle Specialists is a nationwide private medical group and is responsible for the repair & maintenance of the structure, Rapha Provider Agency offers clinical social work and community health services, NMCD Probation & Parole Division is one of the state's largest agencies in charge of treatment programs, support services, and offender supervision.

Foot & Ankle Specialists (Allevio Care) has been at this location since May 2019. With their acquisition, has signed a 10-year lease that commenced January 1st, 2025. The lease has 3.00% annual rent escalations.

Rapha Provider Agency has been at this location since August 2023 and has signed a 5-year lease. The lease has 3.00% annual rent escalations.

NMCD Probation & Parole Division has been at this location since 2009 and is currently in their 2nd option year. The lease has 1.5% annual rent escalations.

The owner has multiple other locations available for sale across New Mexico and Oregon, inquire with Broker for more information.



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Financial Summary

INCOME & EXPENSE STATEMENT

Income	Per month	Per Year	Lease Start	Lease End
Foot & Ankle Specialists	\$5,115.00	\$61,380.00	1/1/2025	12/31/2034
Rapha Provider Agency	\$2,232.57	\$26,790.84	8/1/2023	7/31/2028
NMCD Probation & Parole Division	\$2,656.00	\$31,872.00	3/1/2024	2/28/2029
Expenses	\$10,003.57	\$120,042.84		

Category	Per month	Per Year
Labor	\$392.72	\$4,712.62
Professional Fees	\$41.53	\$498.36
Total Expenses	\$434.25	\$5,210.98

NOI \$9,569.32 \$114,831.86

Other Expenses

Category	Per Month	Per Year
Depreciation	\$989.32	\$11,871.84
Interest Expense	\$2,703.43	\$32,441.19
Total Expenses	\$3,692.75	\$44,313.03

NOI \$5,876.57 \$70,518.83

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LEASE SUMMARY

ALLEVIO CARE LEASE & FINANCIAL INFORMATION

TENANT	Allevio Care, LLC
TRADE NAME	Foot & Ankle Specialists
ANNUAL BASE RENT	\$61,385.20
LEASE TYPE	Modified NNN (Minor LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	10 years
RENT COMMENCEMENT	January 1, 2025
RENTAL INCREASES	3.00% Annual
GUARANTY	Corporate

RAPHA PROVIDER AGENCY LEASE & FINANCIAL INFORMATION

TENANT	Rapha Provider Agency LLC
TRADE NAME	Rapha Provider Agency
ANNUAL BASE RENT	\$26,790.84
LEASE TYPE	Modified NNN (Minor LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE TERM	5 years
RENT COMMENCEMENT	August 1st 2023
RENTAL INCREASES	3.00% Annual
GUARANTY	Corporate

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LEASE SUMMARY

NMCD PROBATION & PAROLE DIVISION LEASE & FINANCIAL INFORMATION

TENANT	NMCD Probation & Parole Division
TRADE NAME	NMCD Probation & Parole Division
ANNUAL BASE RENT	\$31,872
LEASE TYPE	Full Service
LANDLORD RESPONSIBILITIES	Roof & Structure, Utilities
LEASE TERM	5 years
RENT COMMENCEMENT	March 1st, 2024
RENTAL INCREASES	3.00% Annual
GUARANTY	Government

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RENT SCHEDULES



Rapha Provider Agency

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$4,966	\$59,597.28	
	2	1/1/2026	12/31/2026	\$5,115	\$61,385.20	3.00%
	3	1/1/2027	12/31/2027	\$5,269	\$63,226.75	3.00%
	4	1/1/2028	12/31/2028	\$5,427	\$65,123.56	3.00%
	5	1/1/2029	12/31/2029	\$5,590	\$67,077.26	3.00%
	6	1/1/2030	12/31/2030	\$5,757	\$69,089.58	3.00%
	7	1/1/2031	12/31/2031	\$5,930	\$71,162.27	3.00%
	8	1/1/2032	12/31/2032	\$6,108	\$73,297.14	3.00%
	9	1/1/2033	12/31/2033	\$6,291	\$75,496.05	3.00%
	10	1/1/2034	12/31/2034	\$6,480	\$77,760.93	3.00%

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	8/1/2023	7/31/2024	\$2,125	\$25,500.00	
	2	8/1/2024	7/31/2025	\$2,189	\$26,265.00	3.00%
	3	8/1/2025	7/31/2026	\$2,254	\$27,052.95	3.00%
	4	8/1/2026	7/31/2027	\$2,322	\$27,864.54	3.00%
	5	8/1/2027	7/31/2028	\$2,392	\$28,700.47	3.00%

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RENT SCHEDULES



**NEW MEXICO
CORRECTIONS
DEPARTMENT**

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	3/1/2024	2/28/2025	\$2,125	\$25,500.00	
	2	3/1/2025	2/28/2026	\$2,189	\$26,265.00	3.00%
	3	3/1/2026	2/28/2027	\$2,254	\$27,052.95	3.00%
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FOOT & ANKLE SPECIALISTS

Foot and Ankle Specialists was founded by Dr Ryan Anderson in Bountiful, UT in 2003. By focusing on great patient care, offering innovative services, and partnering with the best trained foot surgeons, it grew to 22 clinics and 32 providers in 2025. An opportunity to partner with private equity backed management services platform provider, Allevio, was consummated in early 2025.

Allevio Care is a medical management services provider specializing in lower extremities. Allevio brings management experience, leadership, and capital to allow the group to continue to grow through partnering with other successful physicians and the ability to make them more successful through adding more cutting edge services.

Allevio has now grown to over 80 providers and is present in 7 states. Headquarters is in Murray, UT. The goal is to revolutionize foot and ankle care while continuing to offer best in class care in this specialty. Allevio is on track to meet it's 5 year goal of being the nation's largest podiatry group.

Operator: <https://myfootandanklespecialistnm.com>
Tenant: <https://alleviocare.com>



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TENANT INFORMATION

TENANT

Allevio Care, LLC

OPERATOR at THIS LOCATION

Foot & Ankle Specialists, Founded and Operated by Ryan K. Anderson DPM PC SBA

AREAS OF SPECIALTY

Allevio Care: Lower Extremities, Primarily Podiatry, pain medicine, vascular services.
This Location: Podiatry

YEARS IN BUSINESS

Foot & Ankle Specialists: 23 (Founded 2003)

STATES OPERATING

Allevio Care: 7 total.
Foot & Ankle Specialists: 4: Utah, Texas, Oregon, New Mexico

CLINICS OPERATED

Allevio Care: Approx. 40+ locations, 80+ providers
Foot & Ankle Specialists: 22 locations, 32 providers:
8 in Utah, 11 in New Mexico, 1 in Texas, 1 in Oregon.

SUPPORT FACILITIES

Foot & Ankle Specialists: 1 Vascular Labs, 1 Pathology Lab, 1 Corporate Office

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NMCD Probation & Parole

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Tenant: <https://www.cd.nm.gov/divisions/probation-and-parole/>



NEW MEXICO CORRECTIONS DEPARTMENT

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TENANT INFORMATION

TENANT

NMCD Probation & Parole Division

OPERATOR at THIS LOCATION

NMCD Probation & Parole Division

AREAS OF SPECIALTY

Treatment Programs, Support Programs, Offender Supervision

YEARS ACTIVE

NMCD Probation & Parole Division: 46 years (Reformed 1980's)

STATES OPERATING

NMCD Probation & Parole Division: 1 State (New Mexico)

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ALFREDO BARRENECHEA (505) 401-0135 alfredo@go-absolute.net



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Rapha Provider Agency

Rapha Provider Agency LLC is a community behavioral health and clinical social work agency serving individuals and families in Taos, New Mexico. The agency provides mental health assessments, counseling, psychotherapy, and other supportive services to help clients improve their emotional well-being and overall quality of life.

The agency also offers case management, advocacy, and connections to community resources that promote stability, recovery, and independence. Rapha Provider Agency LLC focuses on delivering person-centered care tailored to the unique needs of each individual it serves.

TENANT INFORMATION

TENANT	Rapha Provider Agency LLC
OPERATOR at THIS LOCATION	Rapha Provider Agency
AREAS OF SPECIALTY	Behavioral Health & Clinical Social Work
YEARS IN BUSINESS	Foot & Ankle Specialists: 6-7 years (Founded 2019)
STATES OPERATING	Rapha Provider Agency: New Mexico
CLINICS OPERATED	Rapha Provider Agency: 1 Clinic

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INTERIOR PHOTOS



NET LEASED MEDICAL INVESTMENT

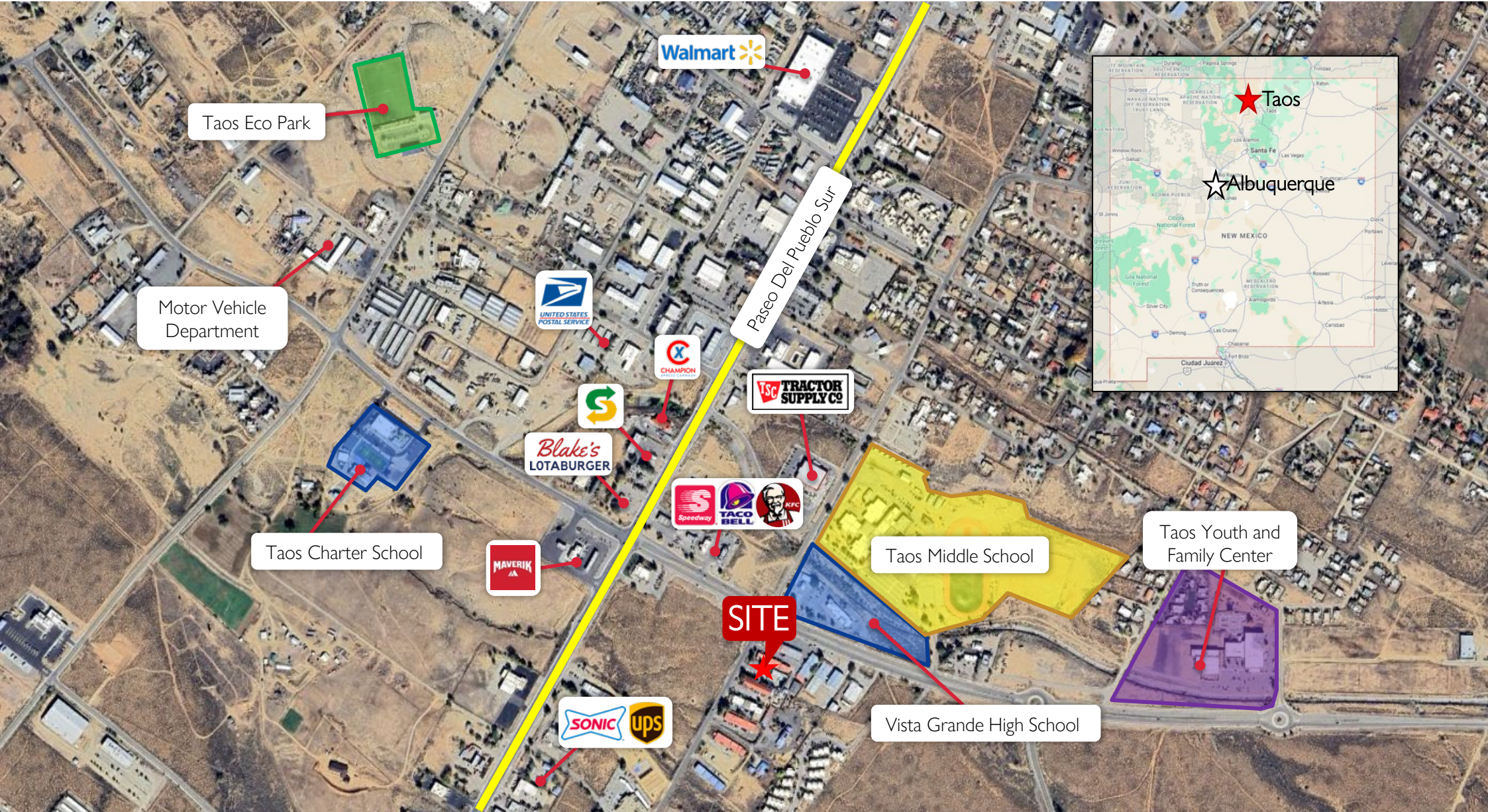
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TRADE AREA



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SITE CLOSE UP



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DEMOGRAPHICS

provided by the Missouri Census Data Center



AVERAGE HOUSEHOLD INCOME

\$63k

ESTIMATED HOUSEHOLDS

5-Mile Radius

7,792

3-Mile Radius

5,741

1-Mile Radius

774

POPULATION



1-Mile Radius

1,668

Median Age

49.9



3-Mile Radius

12,814

Median Age

50.6



5-Mile Radius

17,388

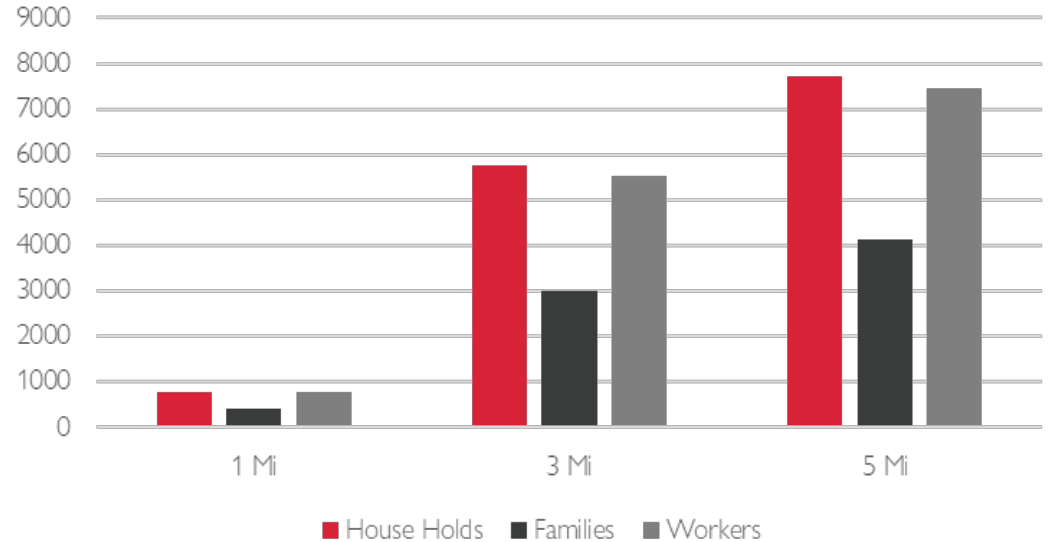
Median Age

50.8

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Taos Demographics



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(505) 489-8538

(505) 401-0135

rita@go-absolute.net

alfredo@go-absolute.net



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TAOS, NM

Taos, New Mexico is a small but culturally rich town nestled in the Sangre de Cristo Mountains in northern New Mexico. Known for its striking natural beauty, Taos offers a mix of high desert landscapes, dramatic mountain views, and wide-open skies that have long inspired artists, writers, and travelers. The town sits at an elevation of nearly 7,000 feet, giving it crisp air and distinct seasons, from snowy winters to dry, mild summers.

One of Taos's most iconic landmarks is the Taos Pueblo, a UNESCO World Heritage Site that has been continuously inhabited for over 1,000 years. This adobe community reflects the deep Indigenous heritage of the region and remains home to members of the Taos Pueblo tribe. Visitors are drawn not only to its historical significance but also to its architecture and living traditions. Beyond the pueblo, Taos is also famous for its thriving arts scene, with galleries, museums, and studios showcasing everything from traditional Southwestern art to contemporary works.

Outdoor recreation is another major draw to Taos. In the winter, Taos Ski Valley attracts skiers and snowboarders from around the country with its challenging terrain and scenic runs. In warmer months, visitors can hike, raft the Rio Grande, or explore the nearby Rio Grande Gorge Bridge, one of the highest bridges in the United States. Whether you're interested in history, art, or adventure, Taos offers a unique blend of experiences that capture the spirit of the American Southwest.

TAOS MSA DEMOGRAPHICS 2020 Estimates



Population

17,338



Growth Since 2020

-0.16%

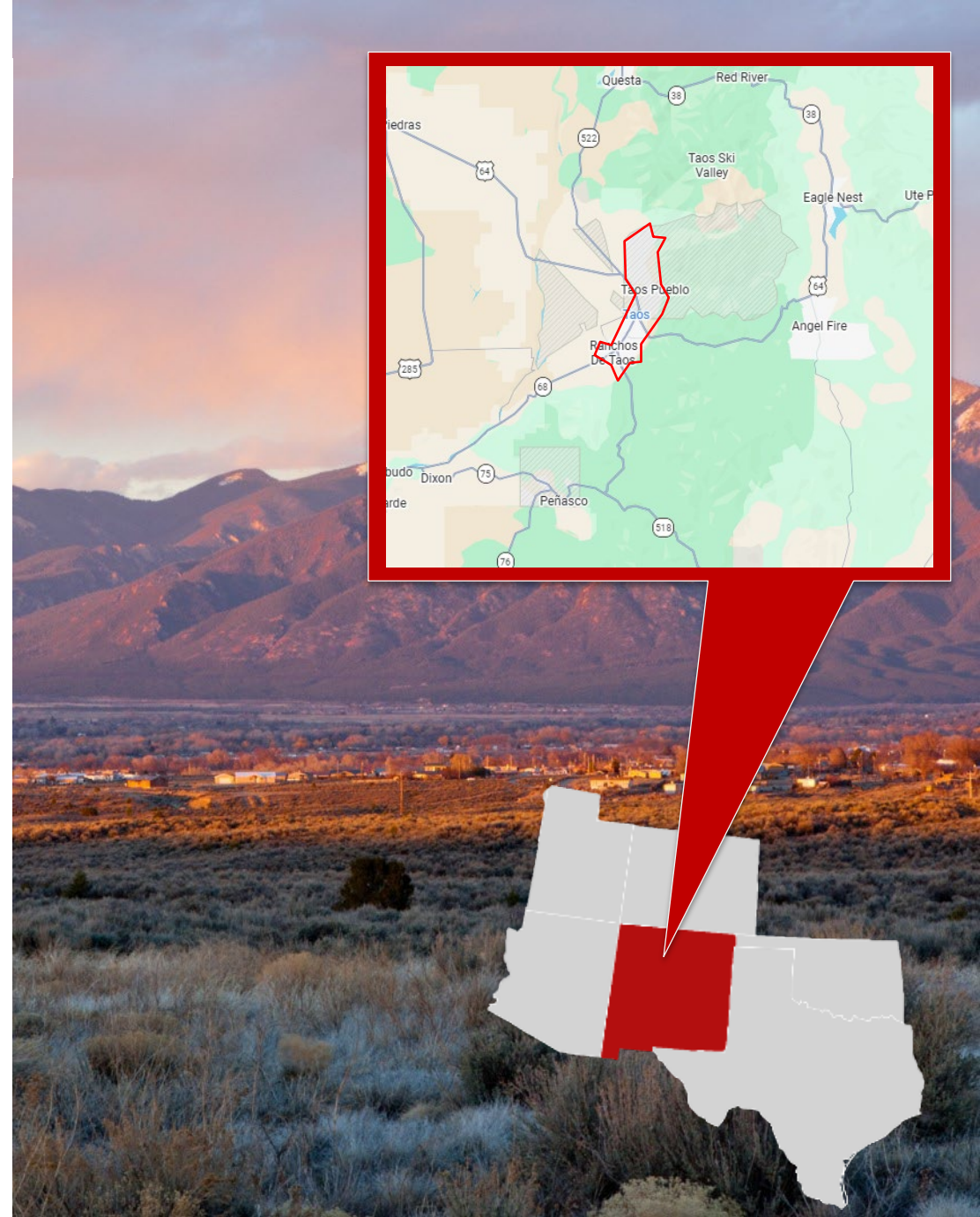
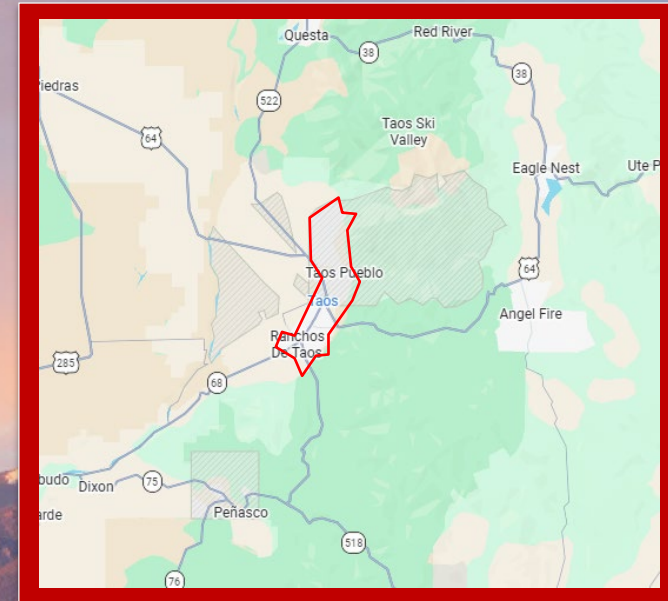


Median HH Income

\$63,977

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BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.



RITA CORDOVA Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.





WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or SALE investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



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