



SINGLE TENANT MEDICAL INVESTMENT

FOR SALE / 511 NIZHONI BLVD, GALLUP, NM 87301

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SALE PRICE: **\$572,753**

CAP RATE **8.50%**

NOI **\$48,684**

BUILDING SIZE **+/- 2,070**

LAND SIZE **+/- 0.28 Acres**

FEATURES

- 3% Annual Rent Escalations
- Single Tenant Net Leased
- 10 Year - Modified NNN (Some Landlord Responsibilities)
- Term Commenced Jan 1, 2025
- Strong National Credit Tenant
- Multiple Location in the Southwest



Absolute Investment 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, single-tenant medical investment property located in the growing city of Gallup, New Mexico. Positioned along historic Route 66, Gallup serves as a key commercial and cultural hub for the surrounding region.

The property is located on Nizhoni Blvd in a well-trafficked corridor with strong accessibility and proximity to major roads, including I-40. Net leased investment opportunities are limited in this market, making this an attractive option for investors seeking stable, long-term income in an underserved trade area.

With steady demand for healthcare services, this established net leased medical property is a compelling long-term investment opportunity.



VIEW WEBSITE >



VIDEO >

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PROPERTY SUMMARY

PROPERTY ADDRESS	511 NIZHONI BLVD, GALLUP, NM 87301
PROPERTY DESCRIPTION	Medical
PROPERTY SIZE	+/- 0.28 Acres
TOTAL BUILDING SIZE	+/- 2,070 SF
ZONING	GC (General Commercial) More Information: City of Gallup Zone Code GC
ACCESS	Two points of access from Nizhoni Blvd.
VISIBILITY	Great Visibility from Nizhoni Blvd.
SIGNAGE	Free-Standing & Building Signage available.

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 Tenant/Guarantor is Allevio Care is a large, private medical management services group specializing in podiatry at this location (See About Tenant for more details).

The tenant has been at this location since October 2019 and executed a new 10-year lease that commenced January 1, 2025. The lease has 3.00% escalations annually.

Allevio Care, operating as Foot & Ankle Specialists, is responsible for all interior repairs and expenses, and all routine expenses, repair & maintenance of the Building Systems (fixtures, plumbing, electrical, lighting). Landlord is responsible for major Building Systems repair & replacement, and roof & structure.

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

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LEASE & FINANCIAL INFORMATION

TENANT	Allevio Care, LLC
TRADE NAME	Foot & Ankle Specialists
CURRENT NOI	\$48,684
LEASE TYPE	Modified NNN (Some LL Responsibilities)
LANDLORD RESPONSIBILITIES	Roof & Structure & Building Systems Major Repairs or Replacement
LEASE TERM	10 years
RENT COMMENCEMENT	January 1, 2025
RENTAL INCREASES	3.00% Annual
TENANCY	Single
GUARANTY	Corporate

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ABOUT THE TENANT

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)

YEARS AT THIS LOCATION

Since October 2019

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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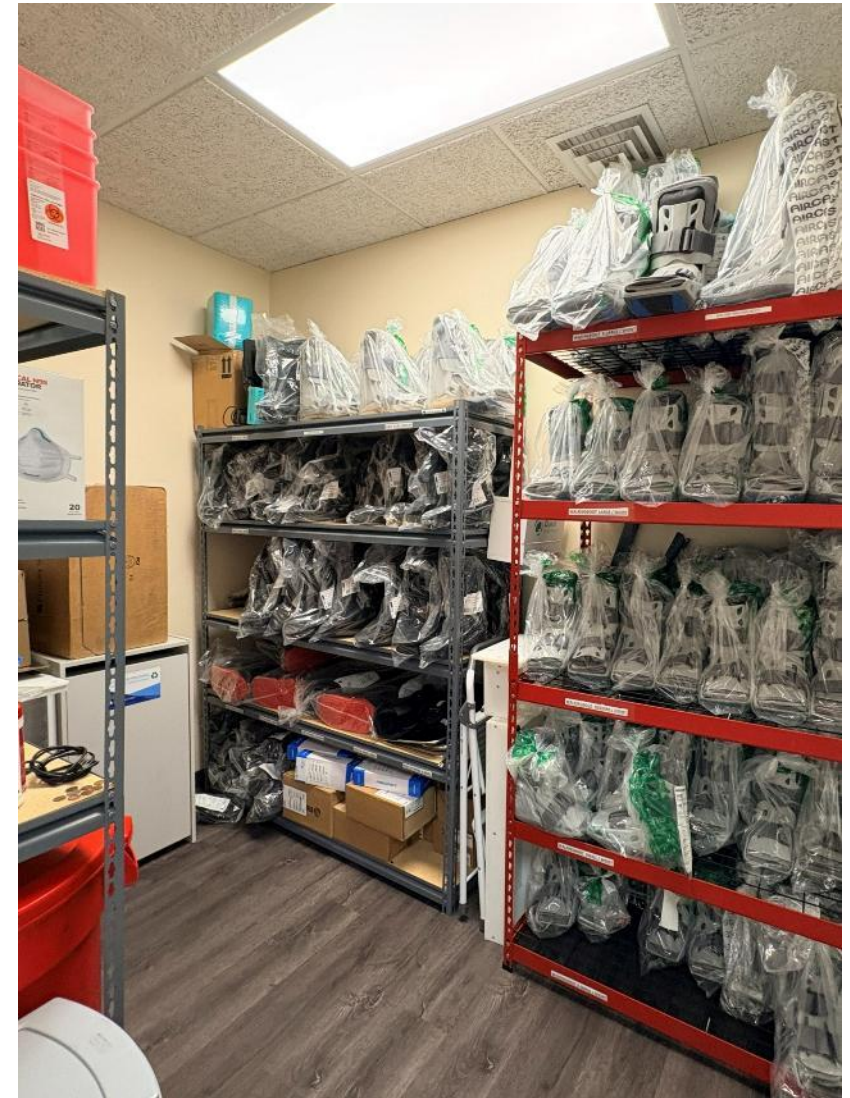
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RENT SCHEDULE

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$3,939	\$47,268.00	
	2	1/1/2026	12/31/2026	\$4,057	\$48,686.04	3.00%
	3	1/1/2027	12/31/2027	\$4,179	\$50,146.62	3.00%
	4	1/1/2028	12/31/2028	\$4,304	\$51,651.02	3.00%
	5	1/1/2029	12/31/2029	\$4,433	\$53,200.55	3.00%
	6	1/1/2030	12/31/2030	\$4,566	\$54,796.57	3.00%
	7	1/1/2031	12/31/2031	\$4,703	\$56,440.46	3.00%
	8	1/1/2032	12/31/2032	\$4,844	\$58,133.68	3.00%
	9	1/1/2033	12/31/2033	\$4,990	\$59,877.69	3.00%
	10	1/1/2034	12/31/2034	\$5,140	\$61,674.02	3.00%



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PROPERTY PHOTOS



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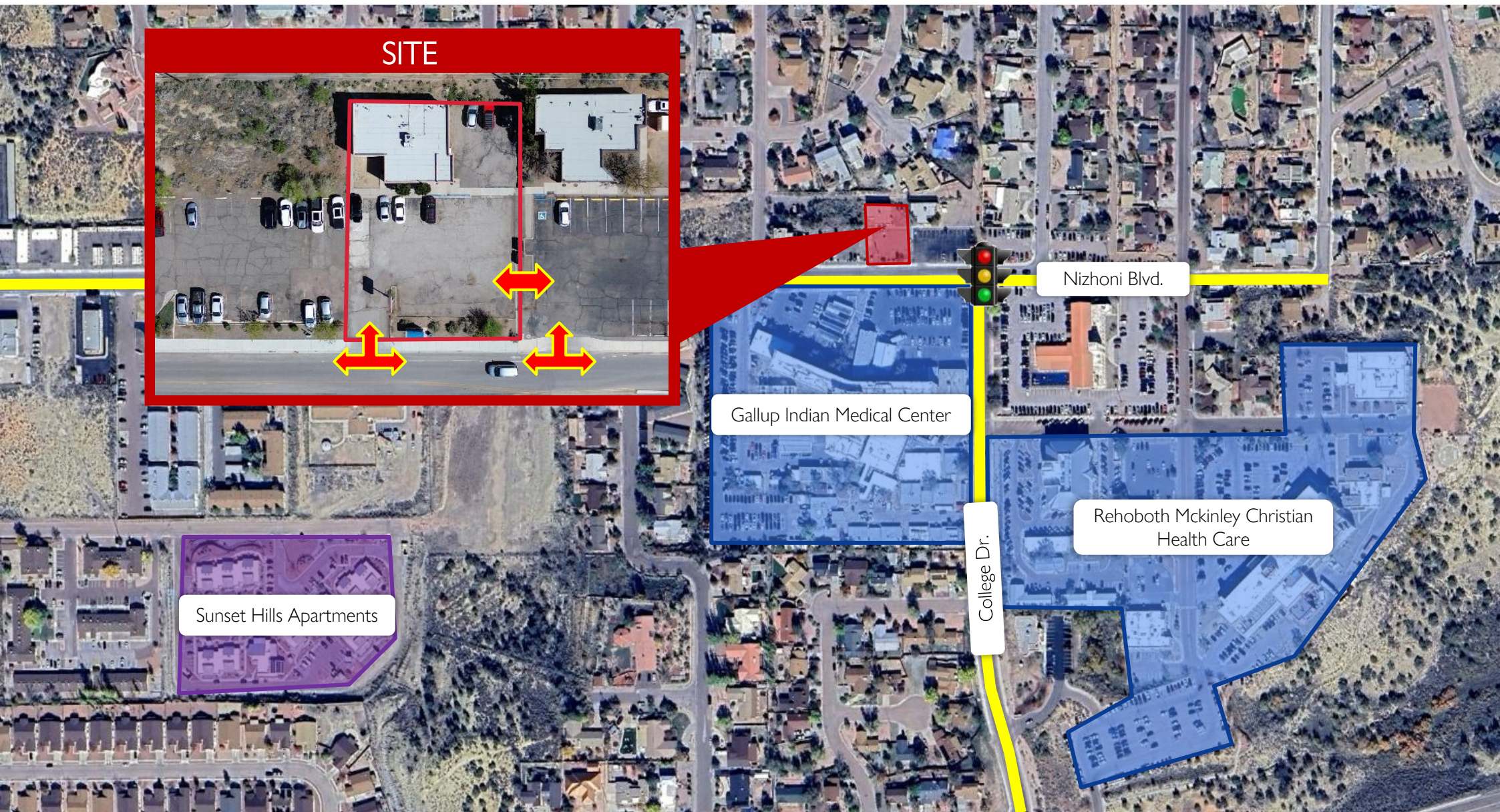
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SITE CLOSE UP



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TRADE AREA



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DEMOGRAPHICS

*provided by the Missouri Census Data Center

AVERAGE HOUSEHOLD INCOME



\$68k

ESTIMATED HOUSEHOLDS

5-Mile Radius
7,160

3-Mile Radius
5,828

1-Mile Radius
1,446

POPULATION



1-Mile Radius
4,036
Median Age
33.7



3-Mile Radius
18,070
Median Age
32.5

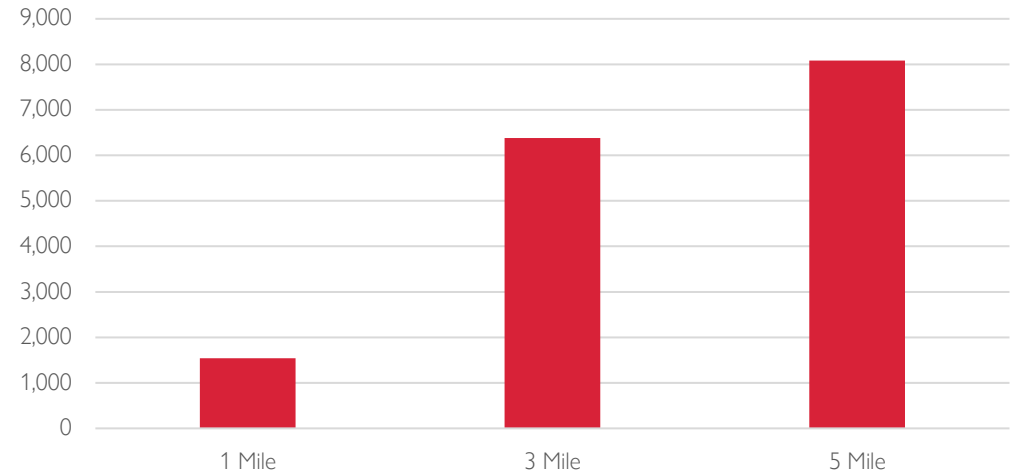


5-Mile Radius
22,535
Median Age
33.0

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Workers



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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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