



# NET LEASED MEDICAL INVESTMENT

FOR SALE / 1300 WYOMING BLVD. NE, ALBUQUERQUE, NM 87112

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**SALE PRICE:** \$ 1,196,400

**CAP RATE** 7.25%

**NOI** \$86,738

**BUILDING SIZE** +/- 2,844

**LAND SIZE** +/- 0.35 Acres

## FEATURES

- 3.00% Annual Rent Escalations
- Net Leased Medical
- Modified NNN (Minor Landlord Responsibilities)
- 10 Year Initial Term (Allevio Care LLC)
- Term Commenced Jan 1, 2025
- Strong National Credit Tenant
- Allevio Care has Multiple Locations throughout Southwest



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

RITA CORDOVA    ALFREDO BARRENECHEA  
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# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative for the sale of this attractive single tenant NNN leased medical office building located in Albuquerque, NM on Wyoming Blvd, one of the city's major high traffic trade corridors.

Albuquerque is known for its rich mix of Native American, Hispanic, and Anglo cultures, which shape its arts and cuisine, while also playing a key role in science and research through institutions like Sandia National Laboratories.

The property is a stand-alone building within an established commercial corridor, offering strong visibility and accessibility along Wyoming Boulevard. The surrounding area features a mix of retail, dining, and service-oriented businesses, with several neighborhood shopping centers and major retailers located within close proximity, contributing to steady traffic and local convenience.



**VIEW WEBSITE >**



**VIEW VIDEO >**

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## PROPERTY SUMMARY

<b>PROPERTY ADDRESS</b>	1300 Wyoming Blvd. NE, Albuquerque, NM 87112
<b>PROPERTY DESCRIPTION</b>	Single Tenant Medical
<b>PROPERTY SIZE</b>	+/- 0.3551 Acres
<b>TOTAL BUILDING SIZE</b>	+/- 2,844 SF
<b>ZONING</b>	MX-M (Mixed-Used Moderate Intensity) <a href="#">City of Albuquerque IDO Zone Code MX-M</a>
<b>ACCESS</b>	Access from Wyoming Blvd. and Summer Ave.
<b>VISIBILITY</b>	Visibility from Wyoming Blvd.
<b>SIGNAGE</b>	Building mounted sign and 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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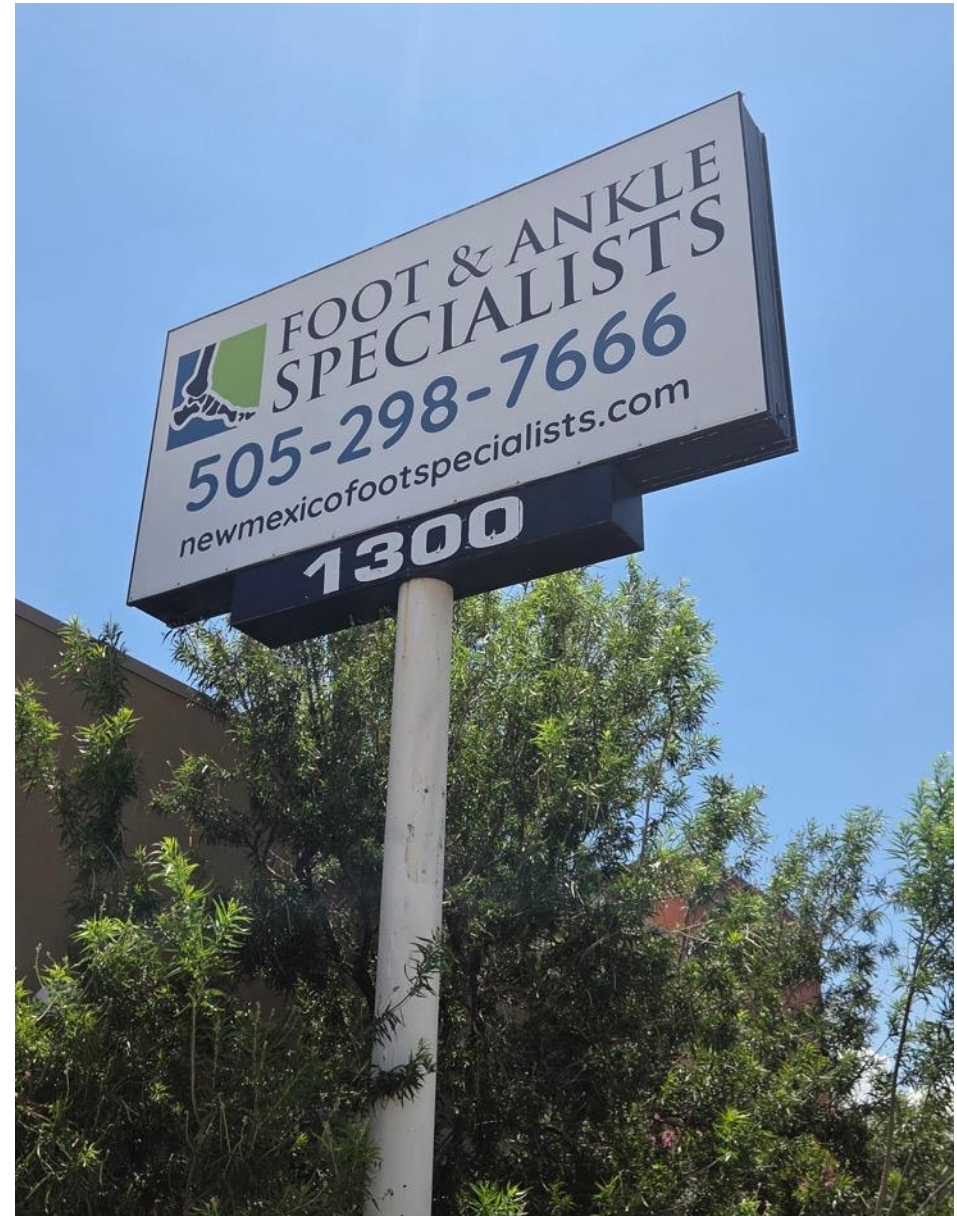
# INVESTMENT SUMMARY

This property is a single-tenant, net-leased medical investment occupied by Allevio Care, operating as Foot & Ankle Specialists. The practice has served the community from this location since 2022 and specializes in podiatric care, providing a stable and essential healthcare service.

Allevio Care, the tenant and guarantor, is an established private healthcare group with a growing national presence and strong credit profile. The company operates multiple medical facilities across the country, offering investors the backing of an experienced healthcare operator.

The property is secured by a 10-year lease that began on January 1, 2025, and features 3.00% annual rent increases.

Ownership also has additional properties available for sale in Eugene, Oregon, and throughout New Mexico. Contact the broker for details on these opportunities.



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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)

### YEARS AT THIS LOCATION

Since June 2022

### 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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# LEASE & FINANCIAL SUMMARY

## LEASE INFORMATION

TENANT	Allevio Care, LLC
TRADE NAME	Foot & Ankle Specialists
ANNUAL BASE RENT	86738.13
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

## RENT SCHEDULE

Term	Lease Year	Lease Year Start	Lease Year End	Monthly Rent	Annual Rent	Escalation
Initial	1	1/1/2025	12/31/2025	\$7,018	\$84,211.80	
	2	1/1/2026	12/31/2026	\$7,228	\$86,738.15	3.00%
	3	1/1/2027	12/31/2027	\$7,445	\$89,340.30	3.00%
	4	1/1/2028	12/31/2028	\$7,668	\$92,020.51	3.00%
	5	1/1/2029	12/31/2029	\$7,898	\$94,781.12	3.00%
	6	1/1/2030	12/31/2030	\$8,135	\$97,624.56	3.00%
	7	1/1/2031	12/31/2031	\$8,379	\$100,553.29	3.00%
	8	1/1/2032	12/31/2032	\$8,631	\$103,569.89	3.00%
	9	1/1/2033	12/31/2033	\$8,890	\$106,676.99	3.00%
	10	1/1/2034	12/31/2034	\$9,156	\$109,877.30	3.00%

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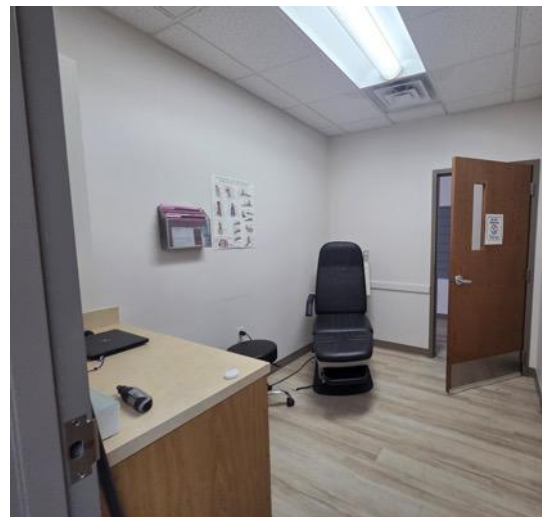
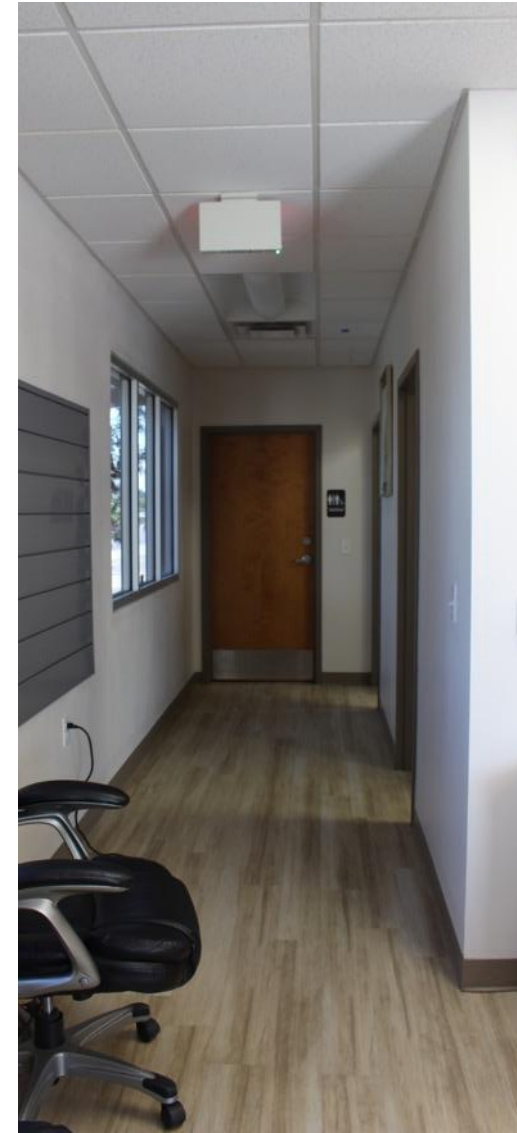
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# PROPERTY PHOTOS



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# SITE CLOSE UP



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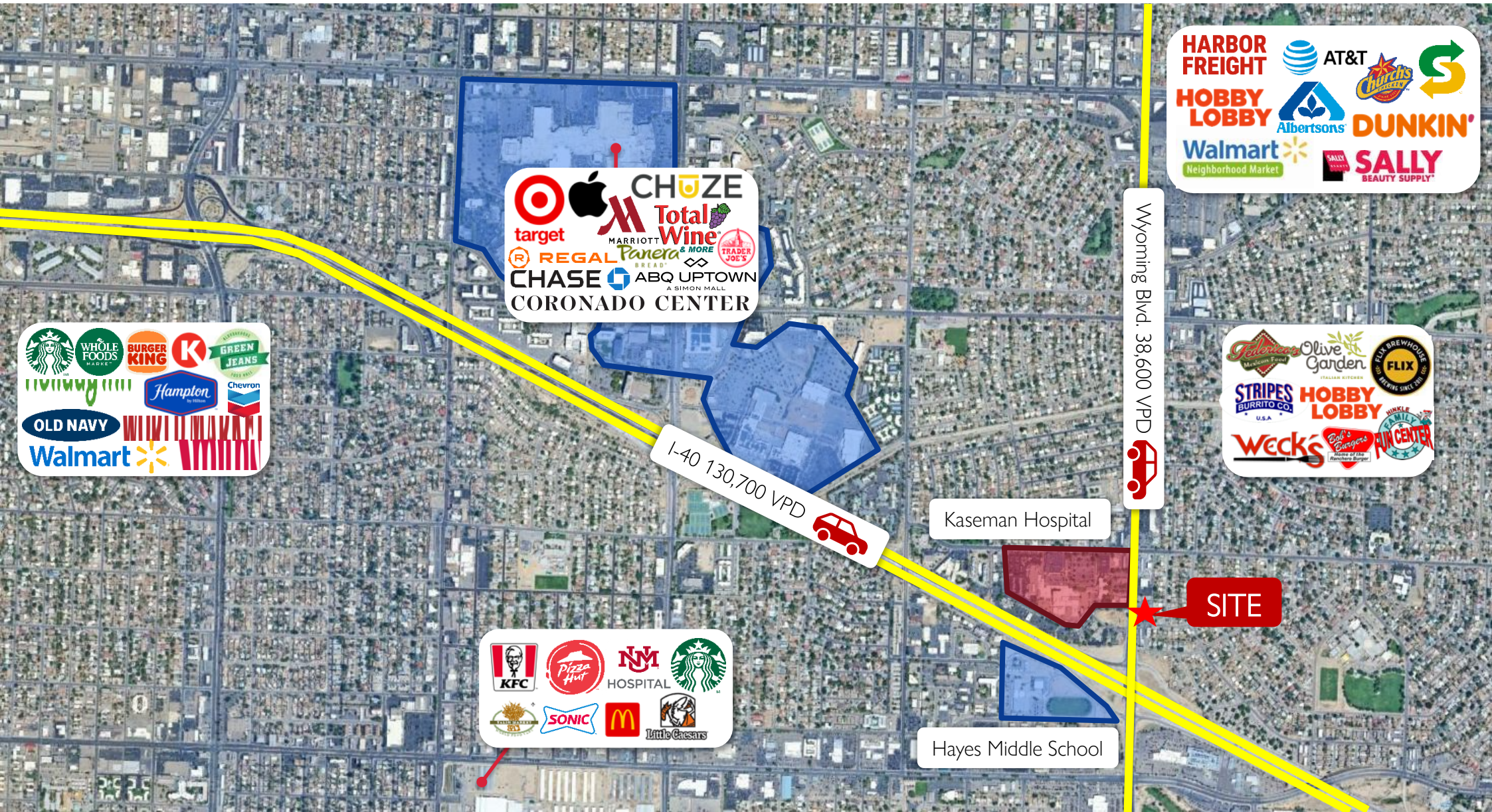
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# TRADE AREA



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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center



## AVERAGE HOUSEHOLD INCOME

**\$76k**

## ESTIMATED HOUSEHOLDS

5-Mile Radius  
**14,701**

3-Mile Radius  
**12,353**

1-Mile Radius  
**2,562**

## POPULATION



1-Mile Radius  
**6,166**  
Median Age  
**38.2**



3-Mile Radius  
**24,729**  
Median Age  
**34.8**

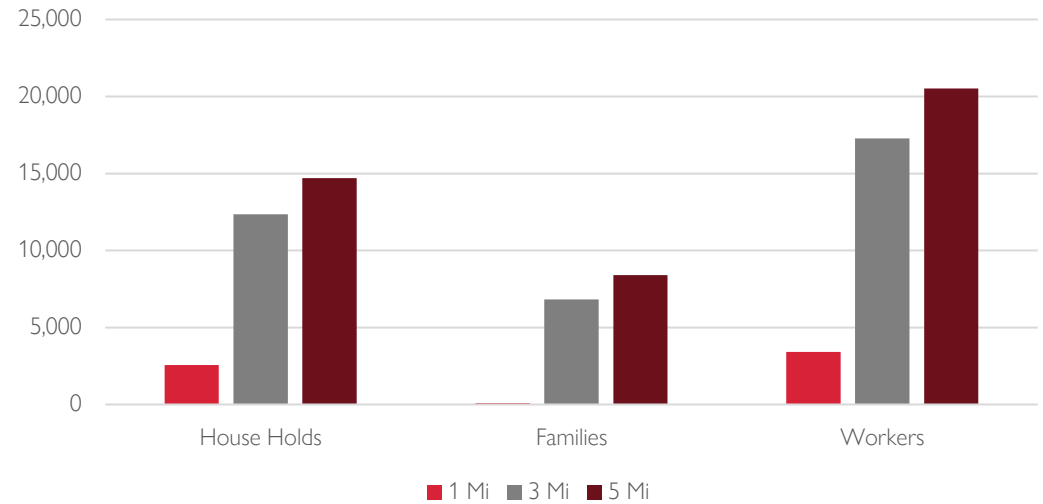


5-Mile Radius  
**36,879**  
Median Age  
**35.5**

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## Demographics



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# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



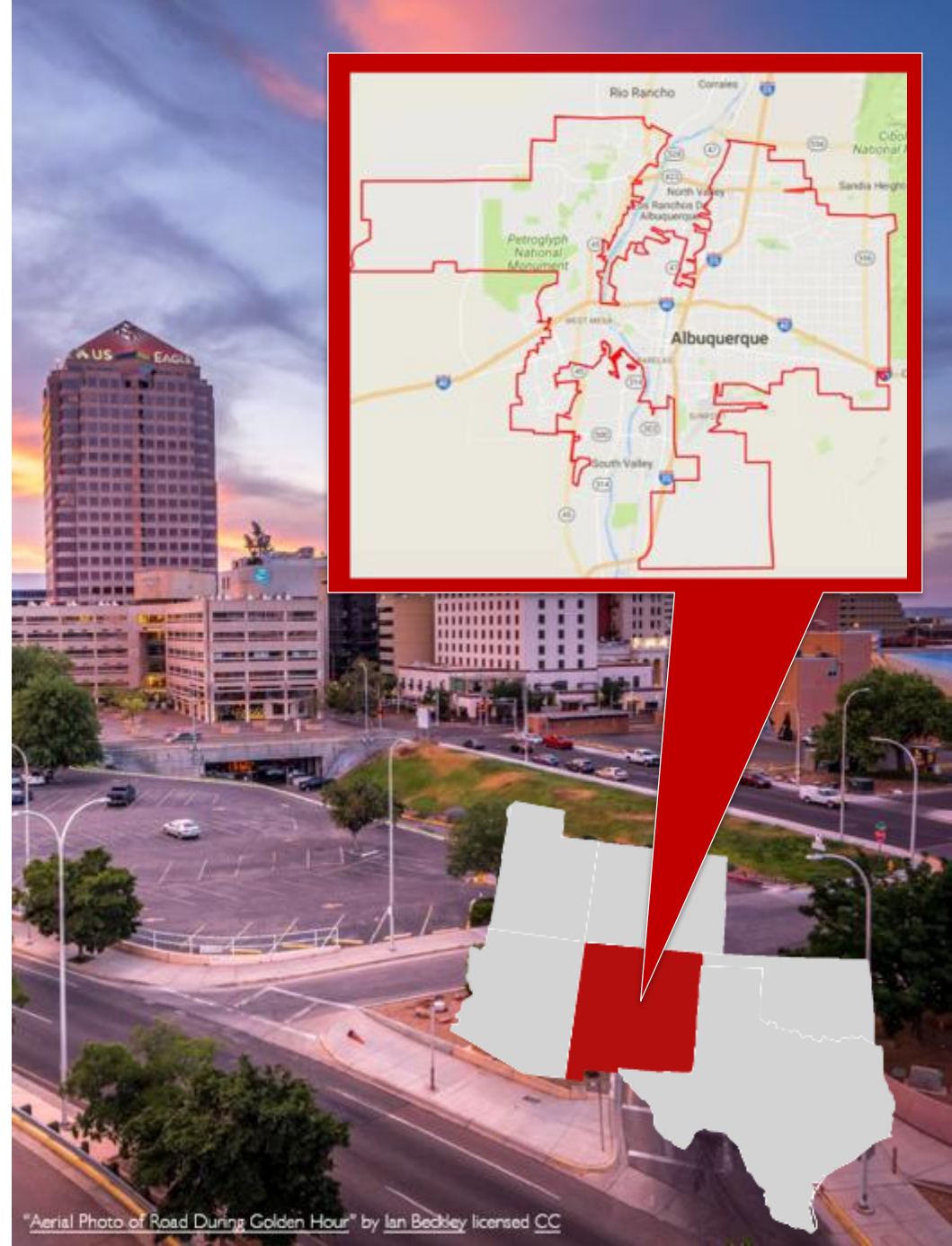
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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# BROKERS



**ALFREDO BARRENECHEA** Qualifying Broker

**(505) 401-0135 / [alfredo@go-absolute.net](mailto: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](mailto: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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SPECIALISTS OF NEW MEXICO**  
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# TENANT MEDICAL INVESTMENT

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