



CITIZEN CHURCH

LOS ALTOS GOLF COURSE

LOS ALTOS PARK



TOYOTA



106,886 VPD



Eubank Blvd NE 47,412 VPD



SENA CHARTER HIGH SCHOOL

KENNEDY MIDDLE SCHOOL

SIEGEL SUITES



**FRESENIUS MEDICAL CARE**



Residential Neighborhoods

Residential Neighborhoods

**FRESENIUS MEDICAL CARE**

ALBUQUERQUE | NEW MEXICO

Lomas Boulevard NE 23,588 VPD

PARCEL LINES NOT EXACT. BUYER MUST VERIFY.

• CORPORATE ABSOLUTE NNN LEASE • 12+ YEARS REMAINING • ANNUAL RENT INCREASES • WELL-ESTABLISHED DIALYSIS CLINIC •

# NON-ENDORSEMENT AND DISCLAIMER NOTICE

## MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

Activity ID: ZAG0480033

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



11296 Lomas Boulevard NE  
Albuquerque, NM 87112

Broker Of Record

**Ryan Sarbinoff**

New Mexico Broker of Record  
(602) 687-6750 Direct  
rsarbinoff@marcusmillichap.com

Marcus & Millichap

**Corporate Guarantee | Rare Absolute NNN Lease**

The vast majority of single tenant dialysis properties operate under double net leases that require landlords to maintain certain capital improvements such as the roof, structure and parking lot. The subject property offers a very rare absolute NNN lease for a corporately guaranteed single tenant dialysis property with no management or maintenance responsibilities whatsoever.

**Annual Rent Increases During Primary Term & Option Periods**

The subject property operates under an absolute NNN lease that offers an industry-leading annual rent increase schedule based on CPI with an annual floor of 1% and cap of 2% during the primary term and option periods

**Surrounded by National Retailers | Established Trade Area**

The property benefits from a dense concentration of national tenants, including a Walmart Supercenter, Target, Sam’s Club, Best Buy, Chase Bank, Taco Bell, Applebee’s, Dollar Tree, Chevron, Panda Express, as well an abundance of nationally-recognized hotel chains including Day’s Inn, Ramada Suites, Econo Lodge and many more.

**Fresenius Medical Care (S&P: “BBB-” / Moody’s: “Baa3”)**

Corporately guaranteed lease by Fresenius Medical Care, with annual revenues of \$19.3 B (FY 2024) and carrying a credit rating of “BBB” from Standard & Poors and “Baa3” from Moody’s (“investment grade”).

**\$80,766 Avg. Household Income | Expanding MSA**

Within a 1-mile radius, the average household income is \$80,766, and the 5-mile population exceeds 244,770. Albuquerque has experienced steady growth with a 3.3% population increase from 2010-2020.

**Close Proximity to Regional Hospital**

The subject property is located within close proximity (less than 2 miles) to the Presbyterian Kaseman Hospital in Albuquerque, NM - 118 bed hospital with emergency and speciality health services and part of the larger Presbyterian Healthcare system

**OFFERING PRICE / CAP RATE**

**\$2,196,481 / 5.50% CAP**

NOI (2026)			\$122,003*		
Year	1% - 2% Increase*	CAP Rate*	Year	1% - 2% Increase*	CAP Rate*
2027	\$123,223	5.61%	2032	\$136,048	6.19%
2028	\$125,687	5.72%	2033	\$138,769	6.32%
2029	\$128,201	5.84%	2034	\$141,544	6.44%
2030	\$130,765	5.95%	2035	\$144,375	6.57%
2031	\$133,380	6.07%	2036	\$147,262	6.70%

\*NOI shown begins in January 2026 and is an estimate based on CPI forecasts. Actual NOI may vary. Buyer is responsible for verifying during their Due Diligence.

Property Address	11296 Lomas Boulevard NE Albuquerque, NM 87112
Lease Type	Absolute NNN
Primary Lease Term	20 Years
Lease Commencement	1/1/2017 <sup>(1)</sup>
Lease Expiration	12/31/2037 <sup>(1)</sup>
Years Remaining	12 Years
Rent Increases	Annual CPI (1% Min - 2% Max)
Year Built	1981 <sup>(1)</sup>
Rentable Area	7,060 SF <sup>(1)</sup>
Lot Size	1.17 Acres <sup>(1)</sup>
Renewal Options	4, 5-Year Options
Tenant / Guarantor	Fresenius Medical Care <sup>(1)</sup>

<sup>(1)</sup> This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to income, expenses, net operating income, building specifications, tenant, guarantor, lease information, and ownership information are approximate. Buyer is responsible for verifying during the due diligence process and bears all risk for any inaccuracies.

**2-PROPERTY PORTFOLIO PURCHASE (ALL CASH) \$5,845,532 / 5.66% CAP**

NOI (2026) \$330,627\*

**2-PROPERTY PORTFOLIO PURCHASE (LOAN ASSUMPTION) \$5,562,075 / 5.94% CAP**

NOI (2026) \$330,627\*

Loan Amount \$3,280,000

Down Payment \$2,282,075 (41%)

Interest Only 5.01%

Annual Debt Service \$164,328 (Interest Only)

Annual Cash Flow **\$159,816 / 6.02% COC**

Maturity Date 4/1/2028

Years Until Maturity 2+

Loan Assumption Fee 1%

\*NOI shown begins in January 2026 and is an estimate based on CPI forecasts. Actual NOI may vary. Buyer is responsible for verifying during their Due Diligence.

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Renewal Options	4, 5-Year Options
Tenant / Guarantor	Fresenius Medical Care
Property Addresses	11296 Lomas Boulevard NE Albuquerque, NM 87112  9341 East 21 <sup>st</sup> Street Wichita, KS 67206
Albuquerque Year Built	1981 (1)
Albuquerque Rentable Area	7,060 SF (1)
Albuquerque Lot Size	1.17 Acres (1)
Wichita Year Built	2004 (1)
Wichita Rentable Area	8,342 (1)
Wichita Lot Size	1.24 Acres (1)

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AERIAL OVERVIEW



WALMART SUPERCENTER CHASE  
sam's club TACO BELL ROSS DRESS FOR LESS PETSMART

CITIZEN CHURCH

LOS ALTOS GOLF COURSE

LOS ALTOS PARK

SENA CHARTER HIGH SCHOOL

KENNEDY MIDDLE SCHOOL

SIEGEL SUITES

FRESENIUS MEDICAL CARE

Residential Neighborhoods

Lomas Boulevard NE 23,588 VPD

Residential Neighborhoods

AERIAL OVERVIEW

WINROCK  
 TJ-maxx Dillard's **RACK** NORDSTROM  
 CORONADO CENTER  
 macy's LONGHORN  
 Cheesecake Factory **DICK'S** SPORTING GOODS

**PRESBYTERIAN**   
 KASEMAN HOSPITAL

LOS ALTOS GOLF COURSE



106,886 VPD



LOS ALTOS PARK



THE PICKLR

RAMADA BY WYNDHAM

at home The Home Décor Superstore

Office DEPOT

MATTRESS FIRM

APPLIANCES 4 LESS



SureStay HOTELS



target

Days Inn

Econo Lodge

petco

DOLLAR TREE

ARCA

 **FRESENIUS MEDICAL CARE**

CIRCLE K

The Atrium

Lomas Boulevard NE  
23,588 VPD

Residential Neighborhoods

MCCOLLUM ELEMENTARY SCHOOL

Residential Neighborhoods

Residential Neighborhoods

SIEGEL SUITES

PARCEL LINES NOT EXACT. BUYER MUST VERIFY.

PROPERTY PHOTOS



PARCEL LINES NOT EXACT. BUYER MUST VERIFY.



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**Fresenius Medical Care AG & Co. KGaA is a German multinational healthcare company and the world's leading provider of products and services for individuals with chronic kidney failure and renal diseases. Headquartered in Bad Homburg vor der Höhe, Germany, it operates as a vertically integrated dialysis business, offering end-to-end solutions along the dialysis value chain—from manufacturing dialysis machines, systems, and disposable products to delivering treatment services at its own clinics.**

**The company serves approximately 4.2 million patients worldwide who require regular dialysis, with a focus on end-stage renal disease (ESRD). It operates in two main segments: North America (including Renal Therapies Group and services) and International (covering Europe, Latin America, and Asia-Pacific). As of December 31, 2024, Fresenius Medical Care managed over 299,000 patients across roughly 3,700 dialysis clinics globally, with more than 2,600 centers in North America alone serving over 190,000 patients.**

**Source: [freseniusmedicalcare.com](https://www.freseniusmedicalcare.com)**

<b>Company Name</b>	<b>Fresenius Medical Care</b>
<b>Ownership Type</b>	<b>Public</b>
<b>Segment(s)</b>	<b>Healthcare</b>
<b>Credit Rating</b>	<b>BBB- Standard &amp; Poors Baa3 Moody's</b>
<b>Revenue</b>	<b>\$19.3 Billion (FY 2024)</b>
<b>No. of Locations</b>	<b>4,100+ (Global) / 2,600+ (USA)</b>
<b>Coverage</b>	<b>15 States Across the U.S.</b>
<b>Workforce</b>	<b>109,000+ Employees</b>
<b>Headquarters</b>	<b>Bad Homburg vor der Hoe, Germany</b>
<b>Year Founded</b>	<b>1996</b>
<b>Website</b>	<b><a href="https://www.freseniusmedicalcare.com">www.freseniusmedicalcare.com</a></b>

**Fresenius Medical Care further accelerates organic revenue**[Link to Article](#)

Fresenius Medical Care further accelerates organic revenue development and achieves an inflection in earnings growth, delivering 28% operating income growth in the third quarter of 2025. Reported Q3 revenue of €4,885 million (+8% YoY at constant currency, +10% organic), operating income of €477 million (+28% excluding special items), and confirmed full-year 2025 outlook. Highlighted progress in FME Reignite strategy, including share buybacks and U.S. treatment growth turning positive.

**#2 Dialysis Provider with 38% Marketshare & 4,100+ Clinics Globally**[Link to Article](#)

Fresenius Medical Care holds ~38% market share and serves ~208,000+ patients annually. The company operates approximately 4,171 dialysis centers globally. The company emphasizes innovations like high-volume hemodiafiltration (HDF) rollout in 2025.

**Fresenius Medical Care Brings Industry-Leading Therapy to U.S.**[Link to Article](#)

Fresenius Medical Care (FME), the world's leading provider of products and services for individuals with renal diseases, today announced the company has received U.S. Food and Drug Administration (FDA) 510(k) clearance for the company's 5008X Hemodialysis System. Now the company wants to bring a new standard of care in dialysis therapy to people living with kidney diseases in the U.S.

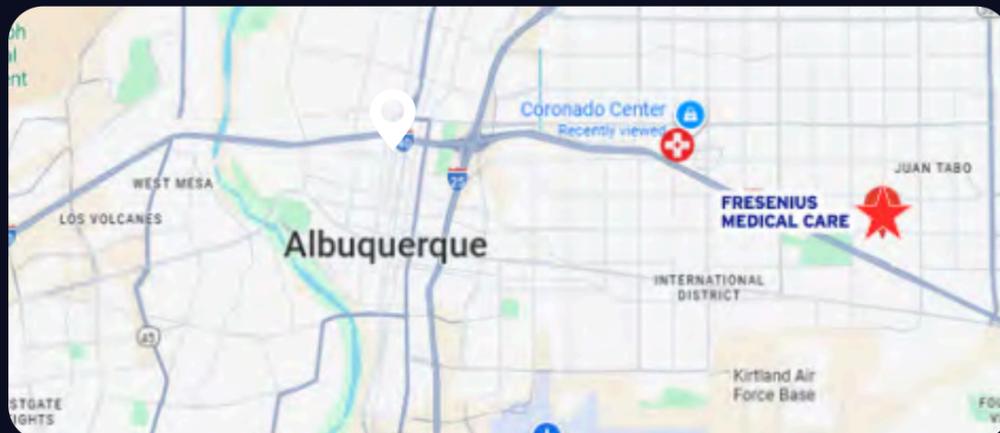
**109,900+ Employees Globally Treating 293,000+ Patients Annually**[Link to Article](#)

As of the most recent official report (Q3 2025, ended September 30, 2025), Fresenius Medical Care employs 109,916 people globally (headcount basis). Visit [www.freseniusmedicalcare.com](http://www.freseniusmedicalcare.com) for further details.

# ALBUQUERQUE MSA



## REGIONAL MAP



# MARKET OVERVIEW

## *Albuquerque, New Mexico*

The Albuquerque Metro is comprised of Bernalillo, Sandoval, Torrance, and Valencia counties. The city and greater Albuquerque area is the economic heart of New Mexico and a key Southwestern hub. Centered on the city of Albuquerque, the MSA spans about 9,300 square miles and is strategically located at the crossroads of Interstates 25 and 40, facilitating trade and logistics between major U.S. ports.

As of 2025 projections, the population stands at approximately 978,000, reflecting steady growth of 1.2–1.4% annually, driven by affordability, quality of life, and job opportunities. The region's diverse economy blends high-tech innovation, government research, healthcare, and tourism, with a median household income of around \$67,640 (2023 data, adjusted for inflation).

In 2025, the MSA's total private employment reached about 341,000, with over-the-year job growth of 0.9% (adding 3,800 positions through August) and an unemployment rate of 5.0% in July. Albuquerque ranked 9th among large U.S. cities for overall economic growth in a 2025 CoWorkingCafe study, fueled by rising wages and small business expansion. Key

Albuquerque's economy is anchored in high-tech sectors that leverage the area's world-class research institutions, national laboratories, and skilled workforce (including strong STEM education from the University of New Mexico). These industries contribute to resilient growth, with cross-cutting assets like affordable land, robust infrastructure, and proximity to federal R&D funding.

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## ALBUQUERQUE, NM DEMOGRAPHICS

### Household Income

	1 Mile	3 Miles	5 Miles
2024 Average	\$80,766	\$76,646	\$84,061
2023 Median	\$63,527	\$54,741	\$58,225

### Population

	1 Mile	3 Miles	5 Miles
2029 Projected Total Population	14,363	134,725	245,293
2024 Total Population	14,511	134,267	244,770
2020 Total Population	15,099	130,152	238,855

## ALBUQUERQUE MSA

**916,000**  
Total  
Population

**3.3%**  
Growth  
2010-2020

**347,366**  
Total  
Households

**1.4%**  
Projected Growth  
2023-2025

**38.0**  
Median  
Age

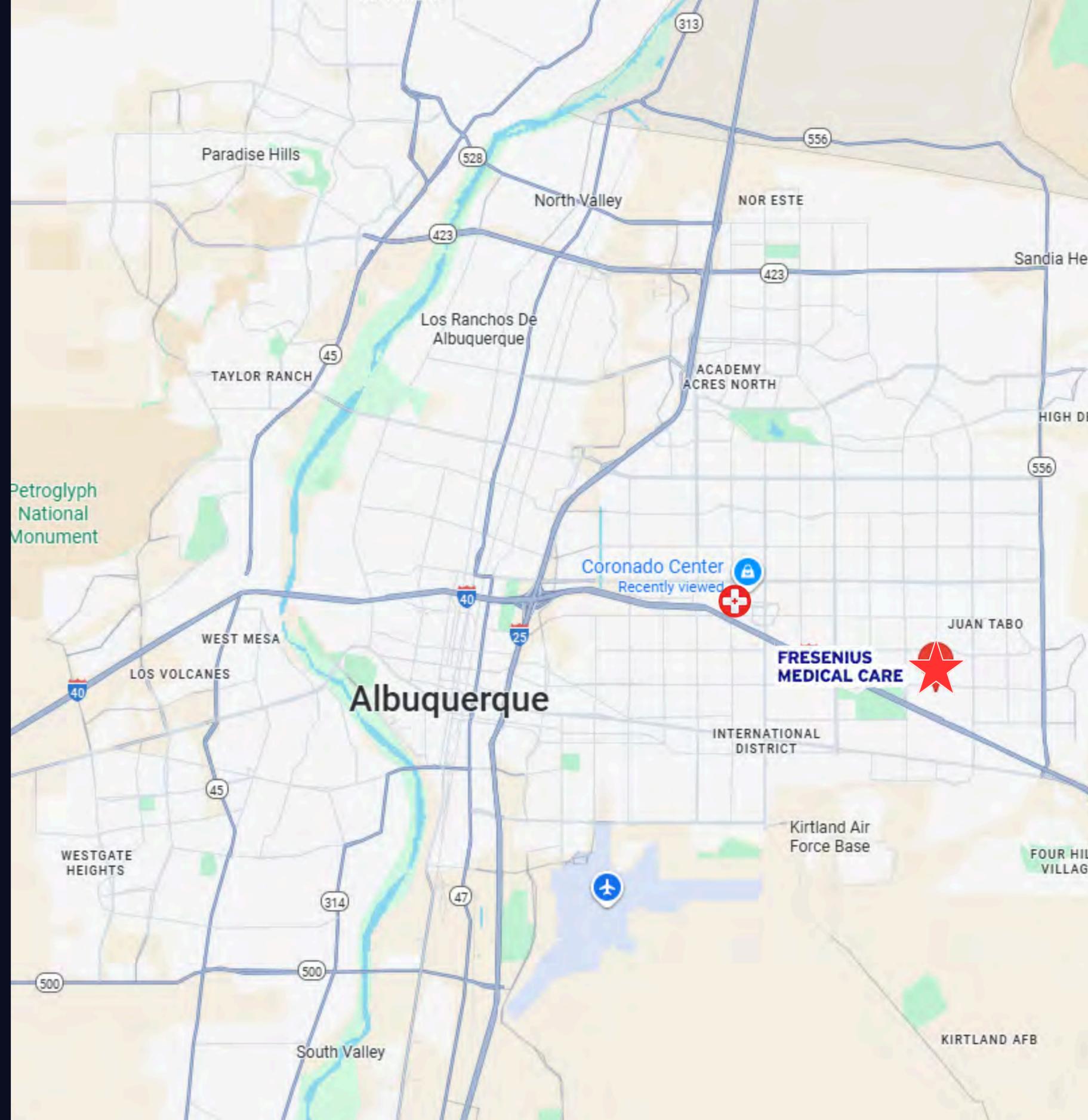
**38.7**  
U.S.  
Median Age

**\$67.6k**  
Median  
HH Income

**\$68.5k**  
U.S.  
Median HH Income

**Marcus & Millichap**

Source: Marcus & Millichap, Experian, CoStar





ALBUQUERQUE | NEW MEXICO



LOS ALTOS GOLF COURSE



106,886 VPD



LOS ALTOS PARK



THE PICKLR

RAMADA BY WYNDHAM

at home The Home Décor Superstore

Office DEPOT

MATTRESS FIRM

APPLIANCES 4 LESS

SureStay HOTELS

Days Inn

Econo Lodge

Applebee's

petco



DOLLAR TREE

ARCA



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Residential Neighborhoods

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Broker Of Record (NM)

Ryan Sarbinoff  
Marcus & Millichap

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