

**INVESTMENT
OPPORTUNITY**



AmeriVet

3600 Calle Cuervo NW, Albuquerque, NM 87114



HELIOS
INVESTMENT SERVICES

Contents

- 03** Investment Summary
- 04** Property Overview
- 05** Investment Highlights
- 09** Location Albuquerque, NM
- 11** Location Highlights
- 12** Rent Schedule
- 13** Tenant Overview

EXCLUSIVELY LISTED BY:

MILES ELAM

949.374.1163
melam@helioscre.com
Lic # 02105134

JASON GRIBIN

310-867-9311
jgribin@helioscre.com
Lic #01819611

KAVEH EBRAHIMI

805-889-7837
Kaveh@helioscre.com
Lic #01896322

In association with:
Bang Realty-New Mexico, Inc.

BRIAN BROCKMAN

bor@bangrealty.com
513-898-1551
Lic #20241

Disclaimer:

©2025 Bang Realty The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Bang Realty does not doubt its accuracy; however, Bang Realty makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Bang Realty encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



Los Angeles, CA
Newport Beach, CA
helioscre.com

Investment Summary

Helios Investment Services, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the fee simple interest of Acequia Animal Hospital (AmeriVet) located in Albuquerque, NM.

Acequia Animal Hospital is a full service medical and surgical hospital offering a wide range of veterinary services to a variety of pets including but not limited to wellness exams, dental cleanings, surgeries, diagnostics, ultrasounds, and wellness visits. This 2,739-square-foot animal hospital was built in 2002 and is located within one of Albuquerque's top shopping destinations comprised of Cottonwood Commons, Mall and Corners featuring over 1,000,000 SF of retail; the 2nd largest shopping center in the state serving over 350,000 consumers annually. The property is 100% leased to AmeriVet which is a national operator of veterinary clinics in the US. AmeriVet operates over 214 clinics across 37 states with over 3,400 employees.

The site's demographics boast a 5-mile population of 165,603 people which is expected to reach 169,578 people by 2029; with an average household income of \$101,046 within a 3-mile radius. The Cottonwood area in Albuquerque is home to a wide variety of tenants across its three major shopping destinations: Cottonwood Mall, Cottonwood Commons, and Cottonwood Corners. Tenants at Cottonwood Mall include anchor stores like Dillard's, JCPenney, and Round1 Entertainment, alongside popular brands such as H&M, Bath & Body Works, Victoria's Secret, and Sephora. The Commons features big-box retailers like PetSmart, Barnes & Noble, TJ Maxx, and Ulta Beauty, while Cottonwood Corners includes anchors such as Sam's Club, Target, Lowe's and The Home Depot, and smaller service-oriented businesses. Dining options throughout the area range from sit-down restaurants like Olive Garden and Red Robin to fast-casual spots like Chick-fil-A, Panda Express, and Starbucks, creating a diverse and vibrant shopping experience.



\$800,000
LIST PRICE



6.75%
CAP RATE



\$54,024.50
NOI



NNN
LEASE TYPE

Property Overview



Address:	3600 Calle Cuervo NW, Albuquerque, NM 87714
List Price:	\$800,000
Net Operating Income:	\$54,024.50
Cap Rate:	6.75%
Price PSF:	\$292.07
Tenant:	AVPM NM 2, LLC
Guarantor:	AmeriVet Partners Management, Inc. (Corporate)
Primary Lease Term:	20 Years
Remaining Lease Term:	15.4 Years +/-
Lease Expiration Date:	5/31/40
Rental Increases:	3% Annually
Renewal Options	Two, 5-Year
Lease Type:	NNN
LL Responsibilities:	CapEx (Tenant Reimburses Over Useful Life)
T Responsibilities:	Taxes, Insurance, and Maintenance
Rentable Area:	2,739 SF
Land Area:	0.41 AC
Year Built:	2002
APN:	1-014-066-163191-2-01-22

Investment Highlights



» STRONG CORPORATE TENANT

AmeriVet Veterinary Partners was founded in 2016 and currently operates over 200 veterinary clinics across 37 states. The lease is corporately guaranteed by all of their locations.

» EXCELLENT LOCATION

Located within one of Albuquerque's top shopping destinations, Cottonwood Mall, the 2nd largest shopping center in the state serving over 350,000 consumers annually. Anchor tenants include Sam's Club, Kohl's, Barnes & Noble, Saves, DICK'S Sporting Goods, and many more.

» WIDE RANGE OF SERVICES

Acequia Animal Hospital is a full service medical and surgical hospital offering a wide range of veterinary services to a variety of pets including but not limited to wellness exams, dental cleanings, surgeries, diagnostics, ultrasounds, and wellness visits.

» STICKY TENANCY

Veterinarian tenant improvements are expensive and attracting former customers to a new location is difficult which encourages these operators to remain in an established location.

» 3% ANNUAL INCREASES

The lease features 3% annual rental increases throughout primary term and all renewal options which providing an above-average hedge against inflation.

» LONG TERM TRIPLE NET (NNN) LEASE

The NNN lease has over 15 years remaining on a 20-year primary term and offers a very passive income stream with all property responsibilities and related expenses being paid for by the tenant.

» E-COMMERCE & RECESSION PROOF TENANCY

Veterinarian tenants are highly resistant to economic downturns and can provide a peace of mind during recessions.

sam's club

KOHL'S

PASANDO TIEMPO WINERY & VINEYARD

Krispy Kreme
DOUGHNUTS

ups MATTRESS FIRM

O'Reilly

MIDAS

BARNES & NOBLE

LESLIE'S
FIREHOUSE SUBS

DISCOUNT TIRE

PANDA EXPRESS

Mister CAR WASH

Alameda Blvd

DUTCH BROS
Coffee

COTTONWOOD DENTAL

MOHR ORTHODONTICS

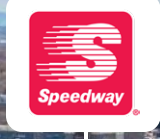
CHROME Aesthetics

AMERIVET
VETERINARY PARTNERS

DSH
DAVIS • GRIBBLE • HOLLOWWA DENTAL

Ellison Rd

ExtraSpace Storage



Ellison Rd

DENTIST

Walmart

CHINA HUT
TOASTED SUBS

DICK'S SPORTING GOODS
five BELOW
petco
COST PLUS
WORLD MARKET
BED BATH & BEYOND

CHUCK E. CHEESE.
RED LOBSTER
Olive Garden

KOHL'S

PANDA EXPRESS
ORIENTAL CHINESE FOOD

COTTONWOOD
DENTAL

MOHR
ORTHODONTICS

CHROME
Aesthetics

Alameda Blvd

AMERIVET
VETERINARY PARTNERS

DGH
DAVIS · GRIBBLE · HOLLOWWA
DENTAL

Ellison Rd

Location

Albuquerque, NM



Albuquerque, New Mexico, serves as the state's urban hub and stands out as the Southwest's leading mid-size city. Known as one of the nation's first minority-majority cities, it thrives on cultural and economic diversity, earning a global reputation as a center for opportunity, connection, and prosperity. The city's skilled workforce and pro-business environment make it a prime destination for companies looking to start, expand, or relocate. Industry leaders such as Netflix, NBC Universal, BlueHalo, Maxeon, and mtex have chosen Albuquerque for its favorable business climate and excellent quality of life.

Tourism and hospitality play a vital role in Albuquerque's economy, contributing over \$2 billion annually and supporting more than 45,000 jobs. Approximately 6.7 million overnight visitors explore the city each year, drawn by its vibrant culture, unique attractions, and scenic beauty. Outdoor recreation further boosts the economy, creating 33,500 jobs and generating \$1.2 billion in income statewide. Albuquerque enhances quality of life and community well-being with its abundant outdoor amenities, including 300 neighborhood parks, 150+ miles of multi-use trails, nine golf courses, and over 30,000 acres of protected open space.

The city's strategic location strengthens its role as a logistics hub. Albuquerque is intersected by two major east-west freight corridors: Interstate 25, which connects the coasts, and Interstate 40, linking Mexico to Canada. Additionally, the Burlington Northern Santa Fe (BNSF) Transcontinental Line runs through Albuquerque, connecting the Port of Los Angeles to Chicago's Inland Port, with a secondary line providing direct access to Central Mexico. This extensive transportation network ensures Albuquerque remains a vital player in national and international trade.



Paradise Hills Golf Course

Smith's



Lovlace Westside Hospital



BEST BUY **new balance** **ROSS DRESS FOR LESS** **Chick-fil&** **Olive Garden ITALIAN KITCHEN**

Michaels **BARNES & NOBLE** **Total Wine SPIRITS • BEER & MORE** **HomeGoods**

RED LOBSTER FRESH FISH • LIVE LOBSTER **CHUCK E. CHEESE** **FIREHOUSE SUBS** **crumbl cookies**

528

Walmart **STAPLES** **THE HOME DEPOT**

PET SMART **Party City**



Cibola High School

sam's club

COTTONWOOD MALL **JCPenney** **Dillard's**

HOBBY LOBBY **Conn's** **Foot Locker** **THE CHILDREN'S PLACE** **ZALES THE DIAMOND STORE**

DICK'S SPORTING GOODS **five BELOW** **petco**

WORLD MARKET **BED BATH & BEYOND**

KOHL'S

AMERIVET VETERINARY PARTNERS

COSTCO WHOLESALE

Starbucks tropical SMOOTHIE CAFE **LONGHORN STEAKHOUSE**

CHEVROLET **NISSAN** **Jeep** **CHRYSLER** **GMC**

528

ExtraSpace Storage

at home The Home Décor Superstore **savers**

ExtraSpace Storage

SPROUTS FARMERS MARKET

45

448

528

HYUNDAI

OUTBACK STEAKHOUSE **Red Robin**

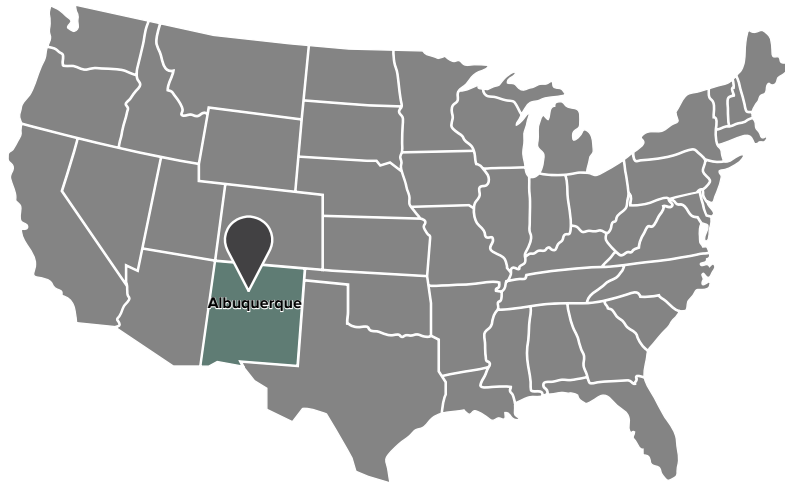
BJ's **BUFFALO WILD WINGS** **chili's**

Albertsons **HARBOR FREIGHT QUALITY TOOLS. LOWEST PRICES.**

Marshalls **JOANN**

LOWE'S

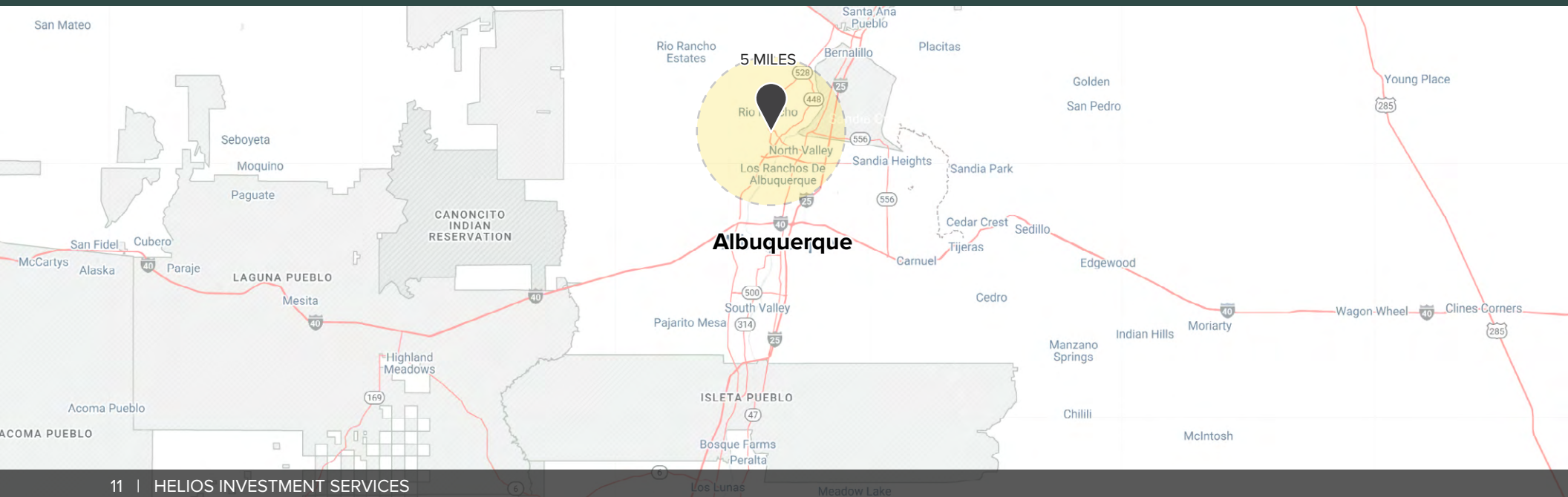
Location Highlights



POPULATION	1 mile	3 mile	5 mile
2020 Population	7,326	69,147	165,603
2024 Population	7,250	70,707	169,578

HOUSEHOLDS	1 mile	3 mile	5 mile
2020 Households	3,536	27,910	65,482
2024 Households	3,493	28,512	66,937

INCOME	1 mile	3 mile	5 mile
Avg Household Income	\$85,670	\$101,046	\$100,114



Rent Schedule



Lease Term:	Annual Rent	Rent Bumps	Rent/PSF	Lease Structure
Current – 5/31/25	\$ 54,024.50		\$19.72	NNN
6/1/25 – 5/31/26	\$ 55,645.00	3%	\$20.32	NNN
6/1/26 – 5/31/27	\$ 57,314.00	3%	\$20.93	NNN
6/1/27 – 5/31/28	\$ 59,033.50	3%	\$21.55	NNN
6/1/28 – 5/31/29	\$ 60,804.50	3%	\$22.20	NNN
6/1/29 – 5/31/30	\$ 62,629.00	3%	\$22.87	NNN
6/1/30 – 5/31/31	\$ 64,508.00	3%	\$23.55	NNN
6/1/31 – 5/31/32	\$ 66,444.00	3%	\$24.26	NNN
6/1/32 – 5/31/33	\$ 68,437.00	3%	\$24.99	NNN
6/1/33 – 5/31/34	\$ 70,490.00	3%	\$25.74	NNN
6/1/34 – 5/31/35	\$ 72,605.00	3%	\$26.51	NNN
6/1/35 – 5/31/36	\$ 74,783.00	3%	\$27.30	NNN
6/1/36 – 5/31/37	\$ 77,026.50	3%	\$28.12	NNN
6/1/37 – 5/31/38	\$79,337.00	3%	\$28.97	NNN
6/1/38 – 5/31/39	\$81,717.00	3%	\$29.83	NNN
6/1/39 – 5/31/40	\$84,168.50	3%	\$30.73	NNN

Tenant Overview



AMERIVET VETERINARY PARTNERS, established in 2016 and headquartered in San Antonio, Texas, focuses on acquiring veterinary practices throughout the United States. Since its founding, the company has experienced rapid growth, now supporting over 3,479 employees in approximately 214 clinics across 34 states. Recognized on the Inc. 5000 list of fastest-growing private companies in the U.S. for two consecutive years, AmeriVet's success is driven by its strong expansion efforts. The company provides a range of services, including operations management, marketing, recruitment, payroll, employee benefits, and training. AmeriVet's business model has a proven history of building successful partnerships nationwide, prioritizing each clinic's unique identity while enhancing operational performance and client care.

AmeriVet is backed by AEA Investors LP and a subsidiary of the Abu Dhabi Investment Authority. Founded in 1968 by prominent families including the Rockefellers, Mellons, and Harrimans, along with S.G. Warburg & Co., AEA Investors manages over \$14 billion in capital. Its portfolio spans leveraged buyouts of middle-market and small businesses, as well as growth capital and debt investments.



2016

YEAR FOUNDED

200+

OF CLINICS

3,400+

OF EMPLOYEES

SAN ANTONIO, TX

HEADQUARTERS

EXCLUSIVELY LISTED BY:

MILES ELAM

949.374.1163

melam@helioscre.com

Lic # 02105134

JASON GRIBIN

310-867-9311

jgribin@helioscre.com

Lic #01819611

KAVEH EBRAHIMI

805-889-7837

Kaveh@helioscre.com

Lic #01896322

In association with:

Bang Realty-New Mexico, Inc.

BRIAN BROCKMAN

bor@bangrealty.com

513-898-1551

Lic #20241



HELIOS
INVESTMENT SERVICES

Los Angeles, CA
Newport Beach, CA
helioscre.com

