



Representative Photo

# BBVA COMPASS

600 9TH STREET  
ALAMOGORDO, NM 88310

OFFERING MEMORANDUM

## TABLE OF CONTENTS

# TABLE OF CONTENTS



## LISTED BY

**ANDREW GROSS**

SENIOR ASSOCIATE

DIRECT 310.955.1773

MOBILE 435.659.1404

[ANDREW.GROSS@MATTHEWS.COM](mailto:ANDREW.GROSS@MATTHEWS.COM)

LIC # 01987860

**CODY SCHOOLEY**

ASSOCIATE

DIRECT 214.692.2129

MOBILE 954.461.9767

[CODY.SCHOOLEY@MATTHEWS.COM](mailto:CODY.SCHOOLEY@MATTHEWS.COM)

LIC # 712657

**KYLE MATTHEWS**

BROKER OF RECORD

LIC # 19601 (NM)

# EXECUTIVE OVERVIEW

---

## INVESTMENT HIGHLIGHTS

### TENANT

- » Top Credit Tenant - BBVA offers a top S&P investment grade credit of “A-” Credit Rating by S&P with a market cap of \$42.624B.
- » BBVA Compass is among the top 25 largest U.S commercial banks based on deposit market share.
- » BBVA Compass Bank is recognized as one of the leading small business lenders.

### LOCATION

- » This market services one of the nation’s top ranked national parks, the White Sands National Park, which attracts more than 600,000 visitors a year.
- » This site is less than a mile from the recently approved, 8.7 Million SF Ultra Health headquarters, the largest cannabis cultivation site in North America.
- » Substantial population growth of nearly 10% over the next 5 years.
- » Neighboring tenants include Lowe’s Market, Walgreens, Wells Fargo, Albertsons, Walmart, AutoZone, McDonald’s, Wendy’s, Buffalo Wild Wings, Arby’s and more.

### LEASE

- » Proven location – BBVA Compass recently extended their lease.
- » Below Market Rent – Opportunity for investor to release the property at significantly higher rents at the end of BBVA Compass’ lease.
- » Over 4 years remaining on current term with one more option to extend.

The BBVA logo is displayed in a large, bold, blue sans-serif font. The letters are closely spaced, and the overall color is a medium blue.

# FINANCIAL OVERVIEW



## INVESTMENT SUMMARY

» LIST PRICE	\$672,000
» GLA	2,884 SF
» CAP RATE	7.50%
» APN	R011042
» TOTAL LAND AREA	± 0.34 Acres

## ANNUALIZED OPERATING DATA

Lease Commence	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current - 09/30/2022	\$4,200	\$50,400	\$17.48	7.50%

## PARCEL MAP





## TENANT OVERVIEW

Tenant Trade Name	BBVA Compass Bank
Property Address	600 9th Street Alamogordo, NM 88310
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord Responsible
Original Lease Term	10 Years
Rent Commencement Date	10/01/2000
Lease Expiration Date	09/30/2022
Term Remaining on Lease	±4 Years
Options	One, 2-Year

» Company Name BBVA Compass	» Year Founded 1964	» Headquarters Birmingham, AL
» Ownership Private	» Industry Financial Services	» Website <a href="http://www.bbvacompass.com">www.bbvacompass.com</a>

BBVA Compass is a publically owned, Sunbelt-based bank holding company who operates 672 branches, including 344 in Texas, 89 in Alabama, 75 in Arizona, 62 in California, 45 in Florida, 38 in Colorado, and 19 in New Mexico. They rank among the top 25 largest commercial banks in the United States based on deposit market share. BBVA has also been recognized as one of the leading small business lenders by the Small Business Administration (SBA), the best regional bank in the South and West, and named best mobile banking app. BBVA Compass executives strive to help their customers achieve financial success with accountability and transparency at the center of everything they do.

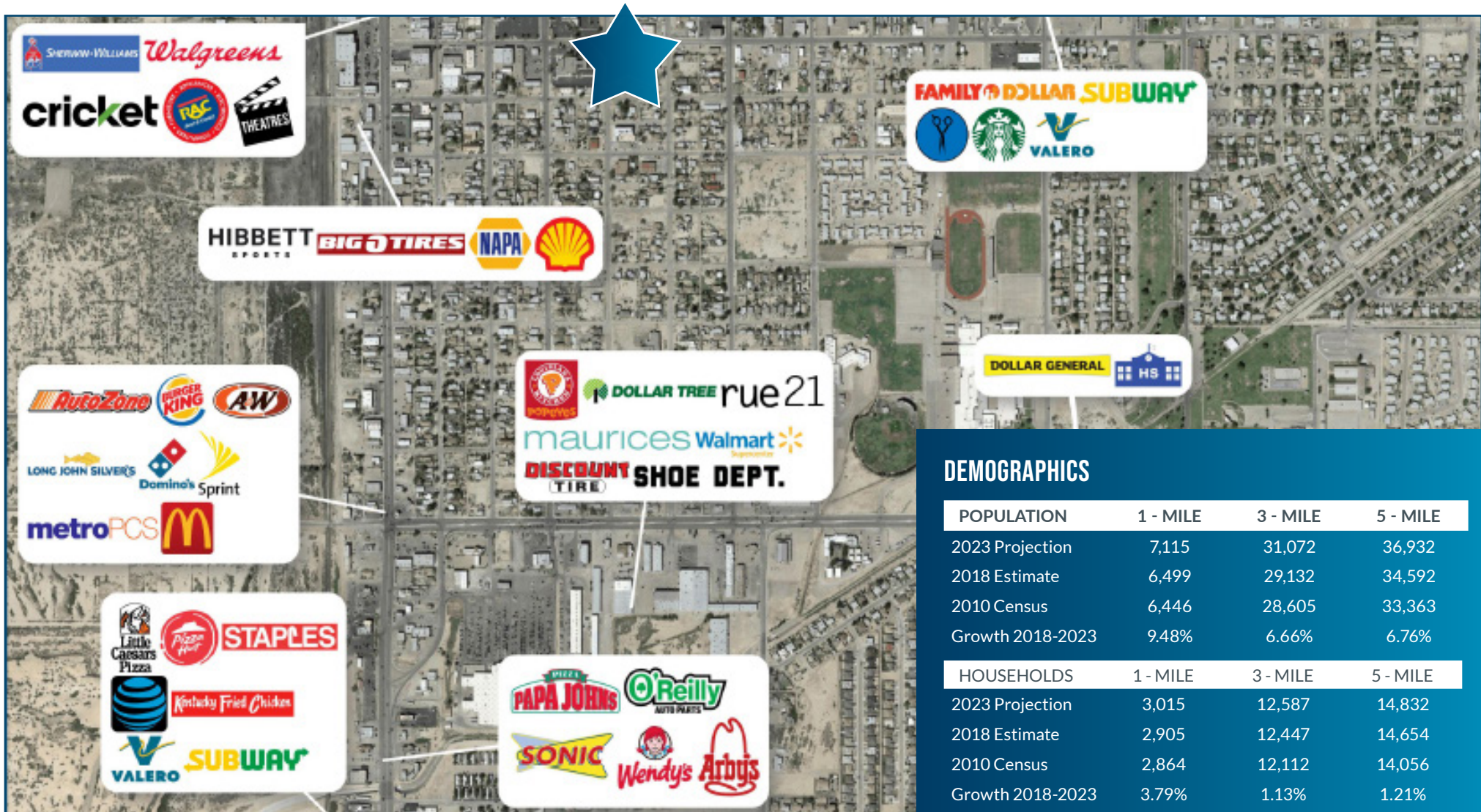
Highly Recognized by  
Small Business  
Administration (SBA)

**#1**  
**MOBILE BANKING APP**

Best Regional Bank in the  
South & West



# TENANT MAP



## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	7,115	31,072	36,932
2018 Estimate	6,499	29,132	34,592
2010 Census	6,446	28,605	33,363
Growth 2018-2023	9.48%	6.66%	6.76%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Projection	3,015	12,587	14,832
2018 Estimate	2,905	12,447	14,654
2010 Census	2,864	12,112	14,056
Growth 2018-2023	3.79%	1.13%	1.21%
Growth 2010-2018	1.43%	2.77%	4.26%
INCOME	1 - MILE	3 - MILE	5 - MILE
2018 Est. Average Household Income	\$40,935	\$58,350	\$57,549



## AREA OVERVIEW

### ALAMOGORDO, NM

Alamogordo, NM is the seat of Otero County bordered on the east by the Sacramento Mountains and to the west by Holloman Air Force Base. The city is the economic center of Otero County, with nearly half of the County population living there. With a prediction of 34.5% of job growth over the next 10 years, Alamogordo's economy screams opportunity.

From White Sands National Monument to alpine meadows high up in the Sacramento Mountains, outdoor adventurers love Alamogordo. Visitors will also find the birthplace of space exploration here, a thriving performing arts center, quality dining options, and top-flight golf opportunities. Fantastic sightseeing, scenery, sand and space are just the beginning of all that Alamogordo has to offer.



### WHITE SANDS NATIONAL MONUMENT

Located in between Alamogordo and Las Cruces, White Sands National Monument is the largest gypsum dune field in the world. The region consists of glistening white dunes in the Chihuahuan Desert and ranges in elevation from 3890-4116 feet above sea level. This dune field is very active, with the most dynamic dunes moving at a rate of up to 30 feet per year while other areas of sand hardly move at all. Within the monument, you will find countless opportunities for you and your family to explore, discover, and make memories.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **BBVA Compass** located at **600 9th Alamogordo, NM 88310** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# BBVA COMPASS

600 9TH STREET  
ALAMOGORDO, NM 88310

OFFERING MEMORANDUM

## LISTED BY

**ANDREW GROSS**

SENIOR ASSOCIATE

DIRECT 310.955.1773

MOBILE 435.659.1404

[ANDREW.GROSS@MATTHEWS.COM](mailto:ANDREW.GROSS@MATTHEWS.COM)

LIC # 01987860 (CA)

**CODY SCHOOLEY**

ASSOCIATE

DIRECT 214.692.2129

MOBILE 954.461.9767

[CODY.SCHOOLEY@MATTHEWS.COM](mailto:CODY.SCHOOLEY@MATTHEWS.COM)

LIC # 712657

**KYLE MATTHEWS**

BROKER OF RECORD

LIC # 19601 (NM)

Representative Photo

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES