



**EMBREE**  
CAPITAL MARKETS

OWNER OPERATOR OPPORTUNITY

## Transitional Rehabilitation

201 Nelson Avenue Farmington, NM 87401

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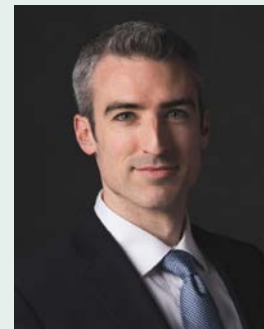


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PRESIDENT

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# 01

## EXECUTIVE SUMMARY

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# PROPERTY & LEASE DETAILS

## Offering Overview

The subject transitional rehabilitation facility consists of 50 total private beds, on approximately 3.77 acre site just several blocks from downtown Farmington, New Mexico. The facility is strategically located less than one mile from Farmington’s major medical center, San Juan Regional Medical Center (194 bed) which is a level III trauma center.



PURCHASE PRICE  
**\$16,500,000**



LEASE RATE  
**SUBMIT OFFERS**



LEASE TYPE  
**ABSOLUTE NNN**

## THE OFFERING

**Address** 201 Nelson Avenue  
Farmington, NM 87401

## SITE DESCRIPTION

**Year Built** 2018  
**Building SF** Approx. 37,400 SF  
**Lot Size** Approx. 3.77 Acres  
**Beds** 50 Private Beds  
**Units** 50 Private Units  
**Bed/Unit Sq. Ft.** ~300 Sq. Ft.  
**Zoning** MU  
**Occupancy Group** I-2  
**Occupant Load** Total Mixed OCC 1,243  
**Construction Type** Tpe III  
**Fire Resistant Rating** Type V-A  
**Total Parking** 71 Stalls  
**Phase I** Clean (April 2016)  
**Asset Class** Skilled Nursing  
**Current Use** Post Acute Transitional Rehabilitation  
**Ownership Interest** Fee Simple



## AREA OVERVIEW

### Farmington, NM

Farmington is the largest city within the Four Corners region. Located in the northwest corner of New Mexico, it truly is the hub of the region. While the population of Farmington is approximately 44,000, the city easily services the needs of the region at around 120,000. Whether you aim to spend some quiet time along one of our three rivers, test your skills on a nationally ranked golf course, explore top off roading trails or walk in the footsteps of the Ancestral Puebloans, Farmington is the perfect hub for outdoor adventures amidst cultural treasures and unique landscapes. As a community where outdoor lovers and active families thrive, Farmington promises to energize your life journey as you play & stay and live & work. With endless opportunities for outdoor adventures, we invite you to visit Farmington. If you're seeking a home base while you explore Aztec Ruins, Chaco Canyon, or our neighboring states, Farmington is centrally located with quality hotels, over one hundred restaurants, and many amenities you'll find in any large city including live performances, great places to shop and a variety of recreational activities. Thousands of years ago, Ancestral Puebloans shaped the land here, building awe-inspiring stone and adobe cities. They left a rich history you can still see today. They inhabited the area for hundreds of years prior to conquistador Francisco Coronado's AD 1540 arrival in New Mexico, as his party searched for the fabled Seven Cities of Cibola. The descendants of the Ancestral Puebloans currently reside in 20 pueblos in New Mexico and Arizona.

Today, Farmington thrives in the midst of magnificent scenery and ancient history while embracing modern technology. Farmington is a bustling retail center for the region, where guests are warmly welcomed with Southwestern hospitality. Our community boasts a variety of free and low-cost activities for visitors and locals alike, including river walk trails, lakes, fishing, 50+ recreational parks, museums, art galleries, swimming pools, and a waterpark, recreation areas for off-roading and mountain biking, trails, and year-round special events.



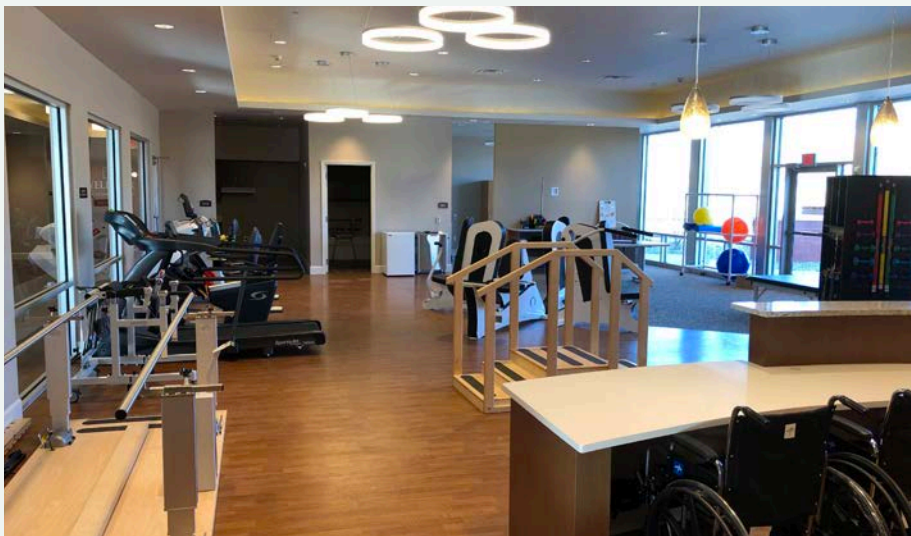
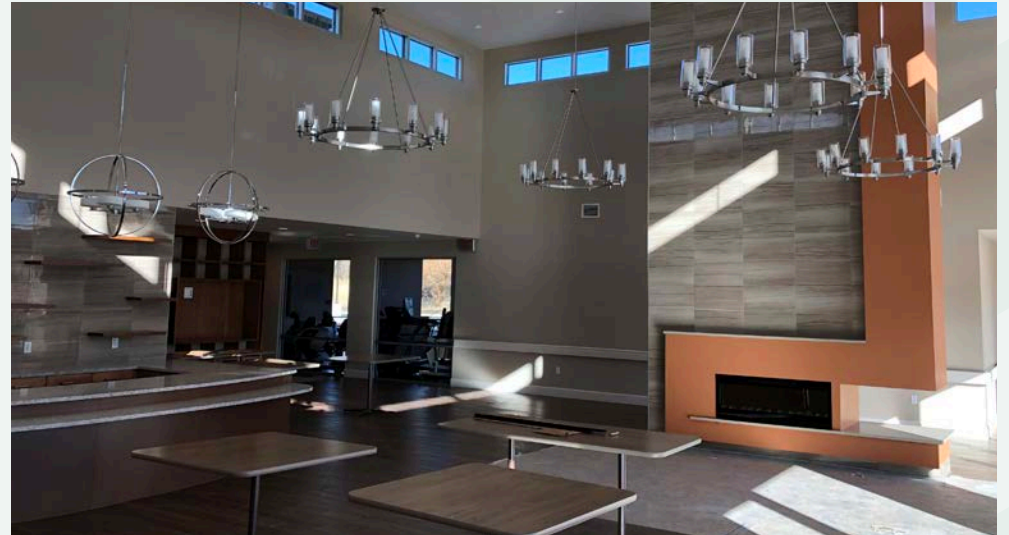


## PROPERTY PHOTOS





## PROPERTY PHOTOS





# SITE PLAN

**~37,400 SF**  
**~3.77 Acres**



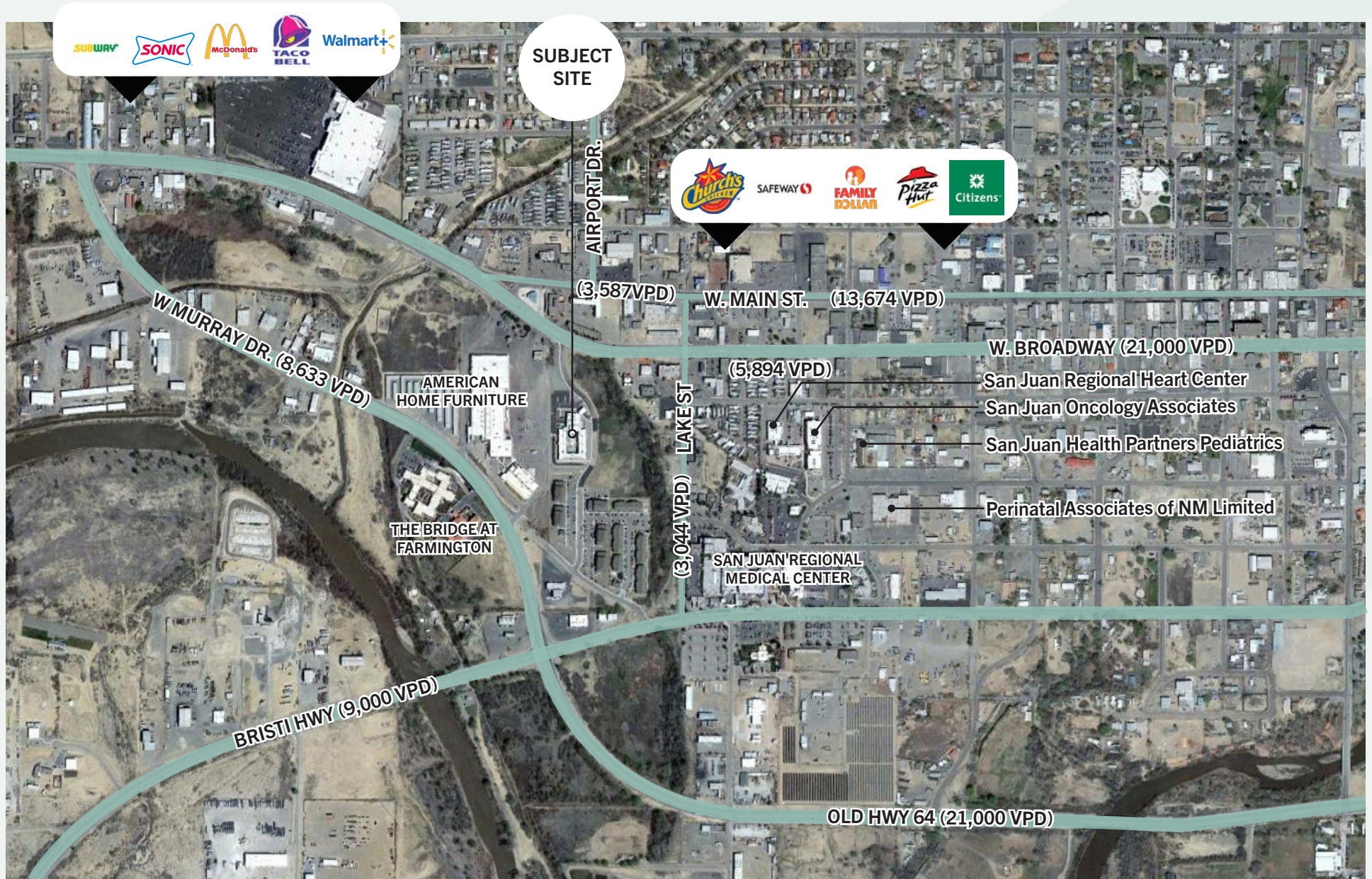
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## MAPS & AERIALS

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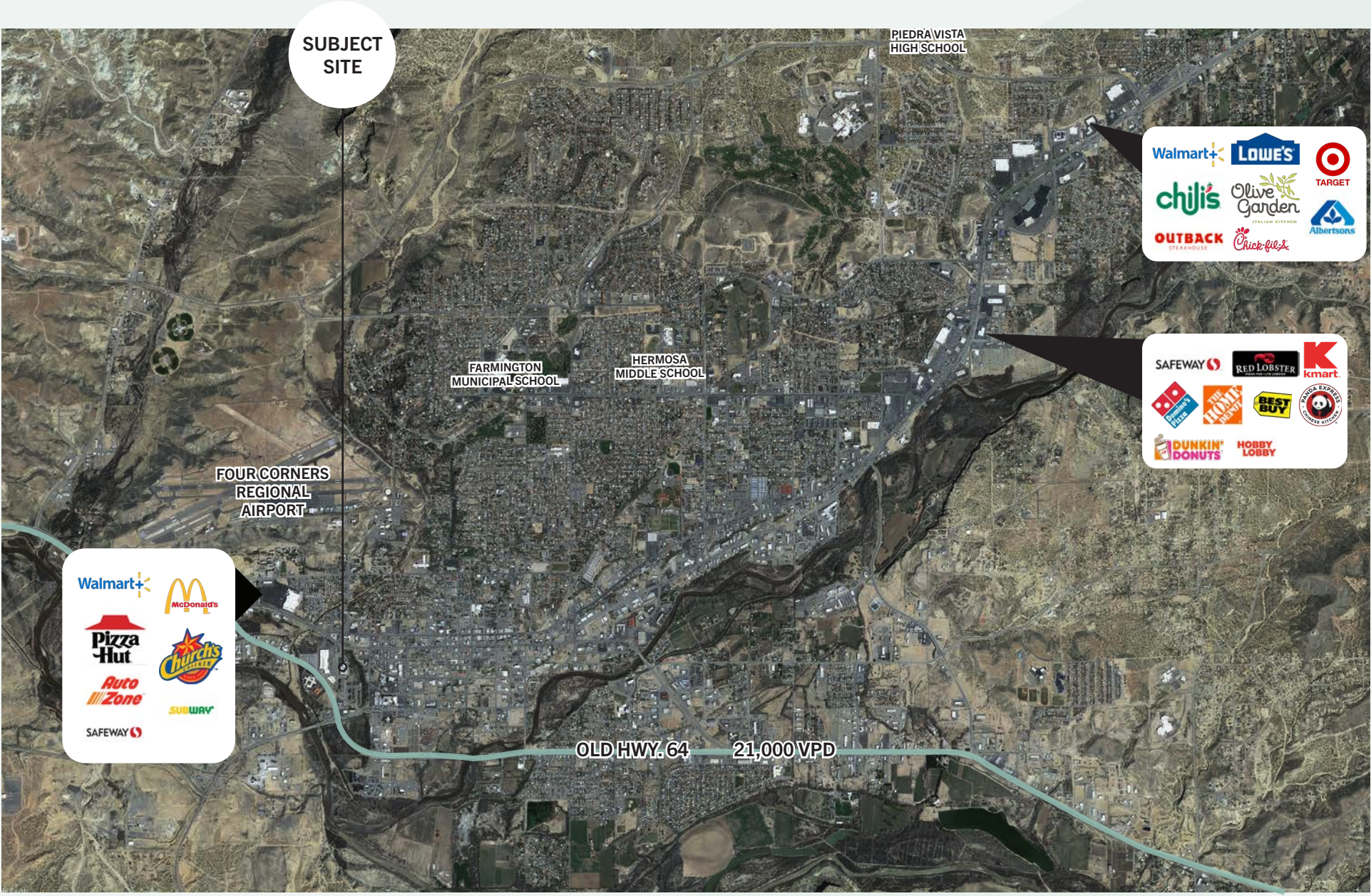


# SITE AERIAL



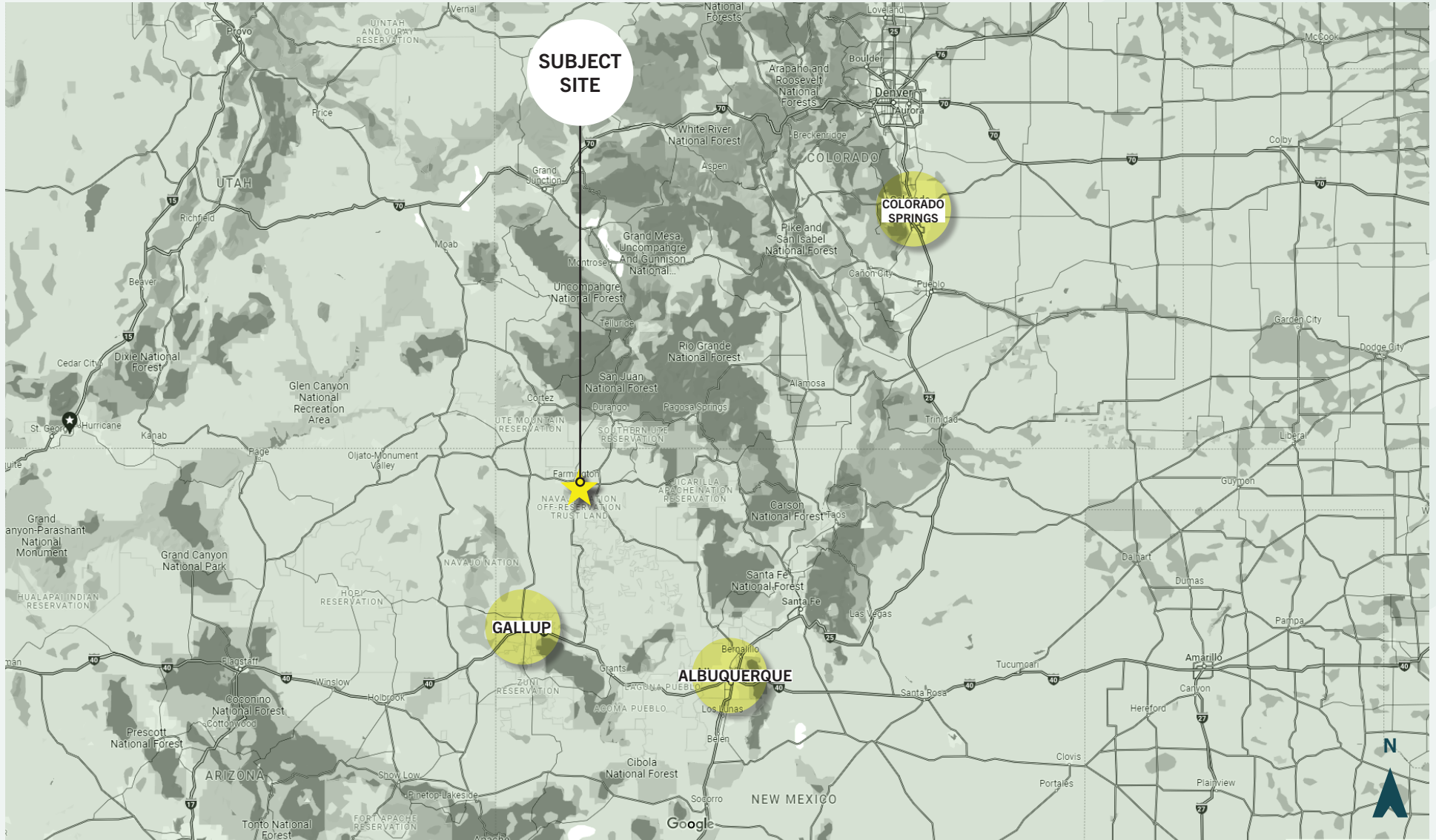


# SURROUNDING AERIAL





# LOCAL CONTEXT



GALLUP, NM (111 MILES); ALBUQUERQUE, NM (182 MILES); AND COLORADO SPRINGS, CO (352 MILES)

# 03

## ANALYTICS

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# DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
2027 Projection	25,638	40,022	62,587
2022 Estimate	26,395	40,989	64,310



HOUSEHOLDS			
2027 Projection	9,585	14,299	21,929
2022 Estimate	9,863	14,643	22,526



AVG. HOUSEHOLD INCOME			
Average Household Income	\$58,443	\$61,934	\$64,278
Less than \$25,000	2,608	3,440	5,174
\$25,000 - 50,000	3,199	4,577	6,476
\$50,000 - 75,000	1,834	2,948	4,735
\$75,000 - 100,000	756	1,219	2,138
\$100,000 - 125,000	603	983	1,590
\$125,000 - 150,000	337	688	1,019
\$150,000 - 200,000	266	383	710
More than \$200,000	259	404	685

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### Contact Details

For more information about this listing, please contact:

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