

Rare Retail/Industrial Investment Opportunity

4200 4th St. NW | Albuquerque, NM 87107

Offering
Memorandum

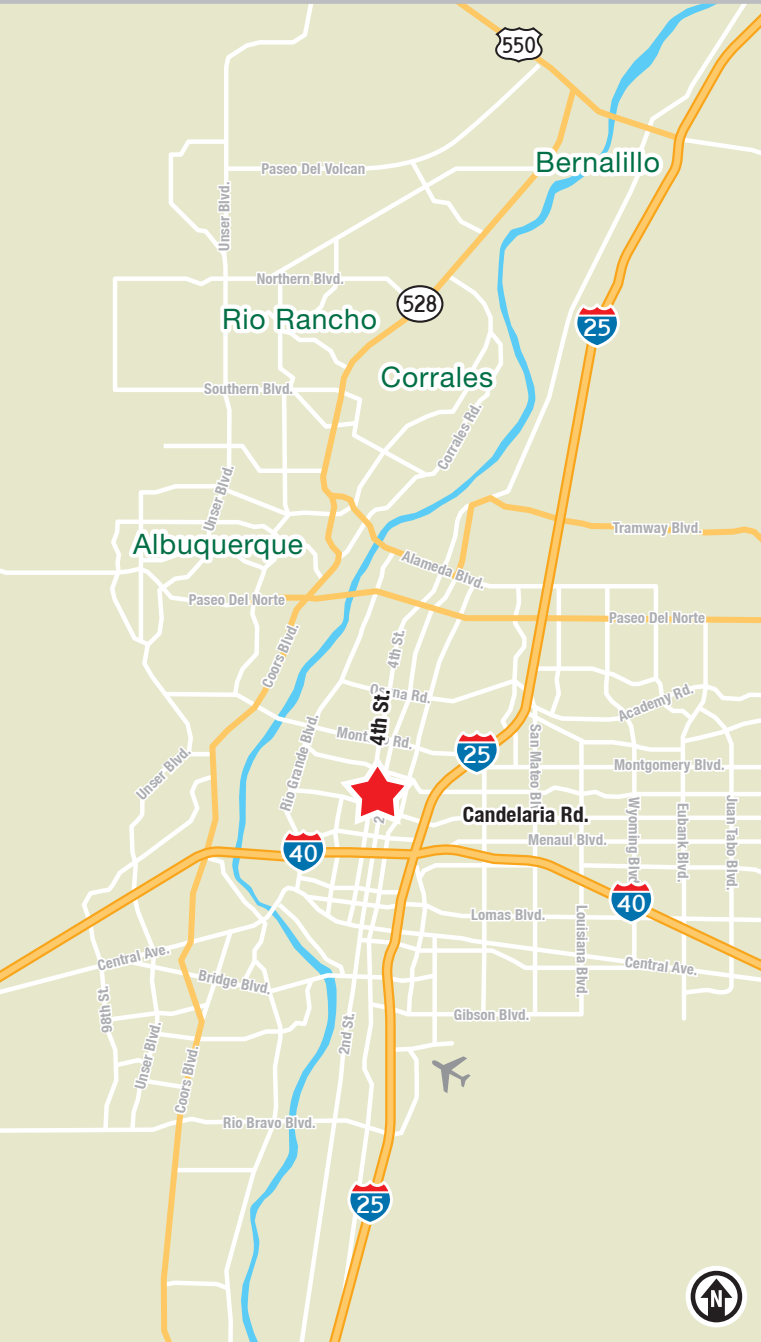


NAISunVista

got space™

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SALE PRICE	\$2,300,000
CAP RATE	7.1%
NET OPERATING INCOME	\$163,256.78

INVESTMENT OVERVIEW

LOCATION
The southwest quadrant of Griegos Rd. NW & 2nd St. NW

ADDRESS
4200 4th St. NW
Albuquerque, NM 87107

BUILDING SIZE
±12,209 SF

LAND SIZE
±0.81 Acres

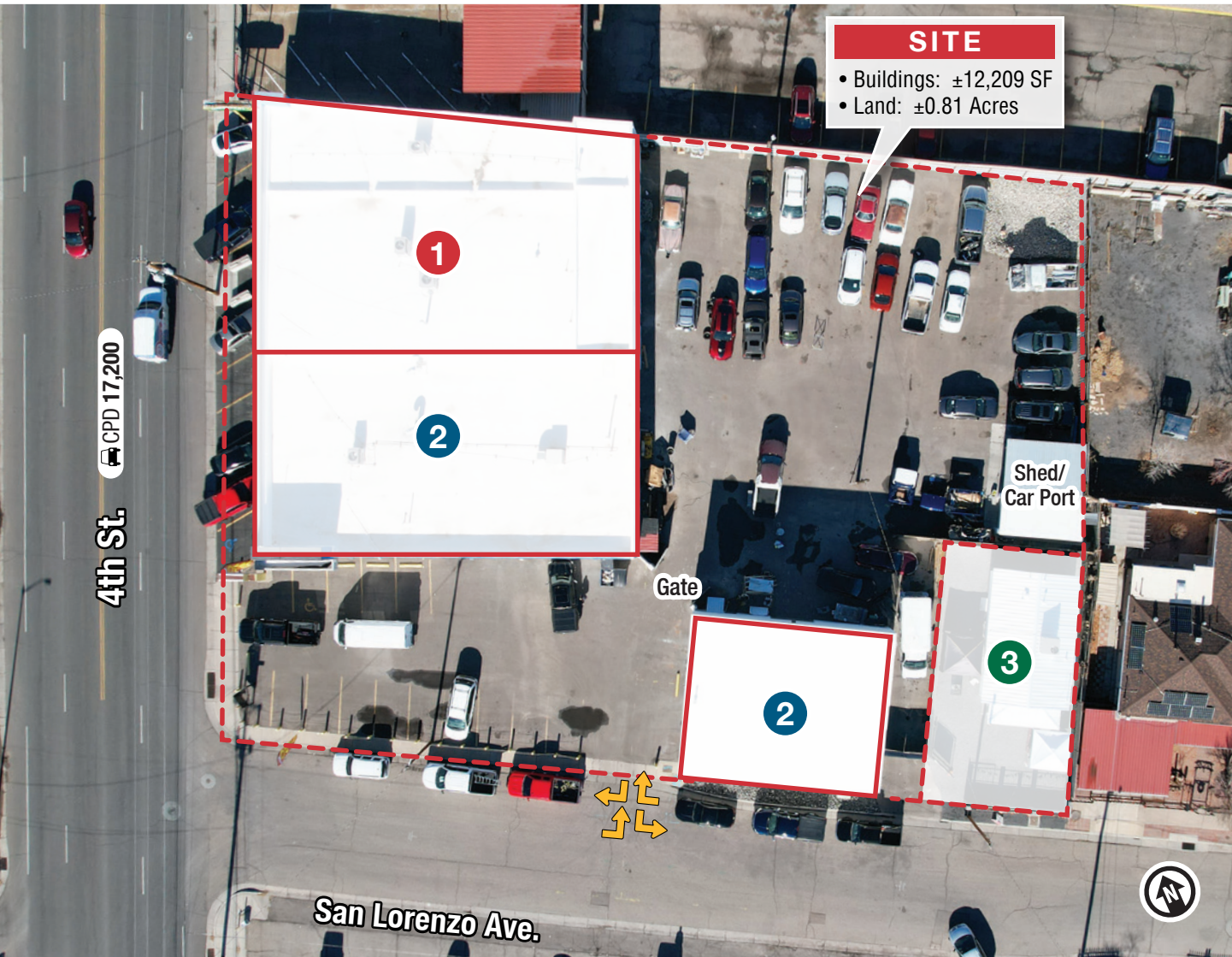
IDO ZONING
MX-M

INVESTMENT HIGHLIGHTS

- Less than 5 minutes from I-40 & I-25
- 20+ parking spaces
- Long term Leases with strong-credit users
- Priced significantly below replacement cost
- Highly visible with ±17,200 CPD
- All HVAC units replaced in 2023
- All roofs replaced in 2023
- Full access from 4th St. and San Lorenzo

Location Summary

CURRENT PROPERTY SITE PLAN



1 RETAIL

- Three suites on 4th St.
- Fully leased on 3-year terms with options

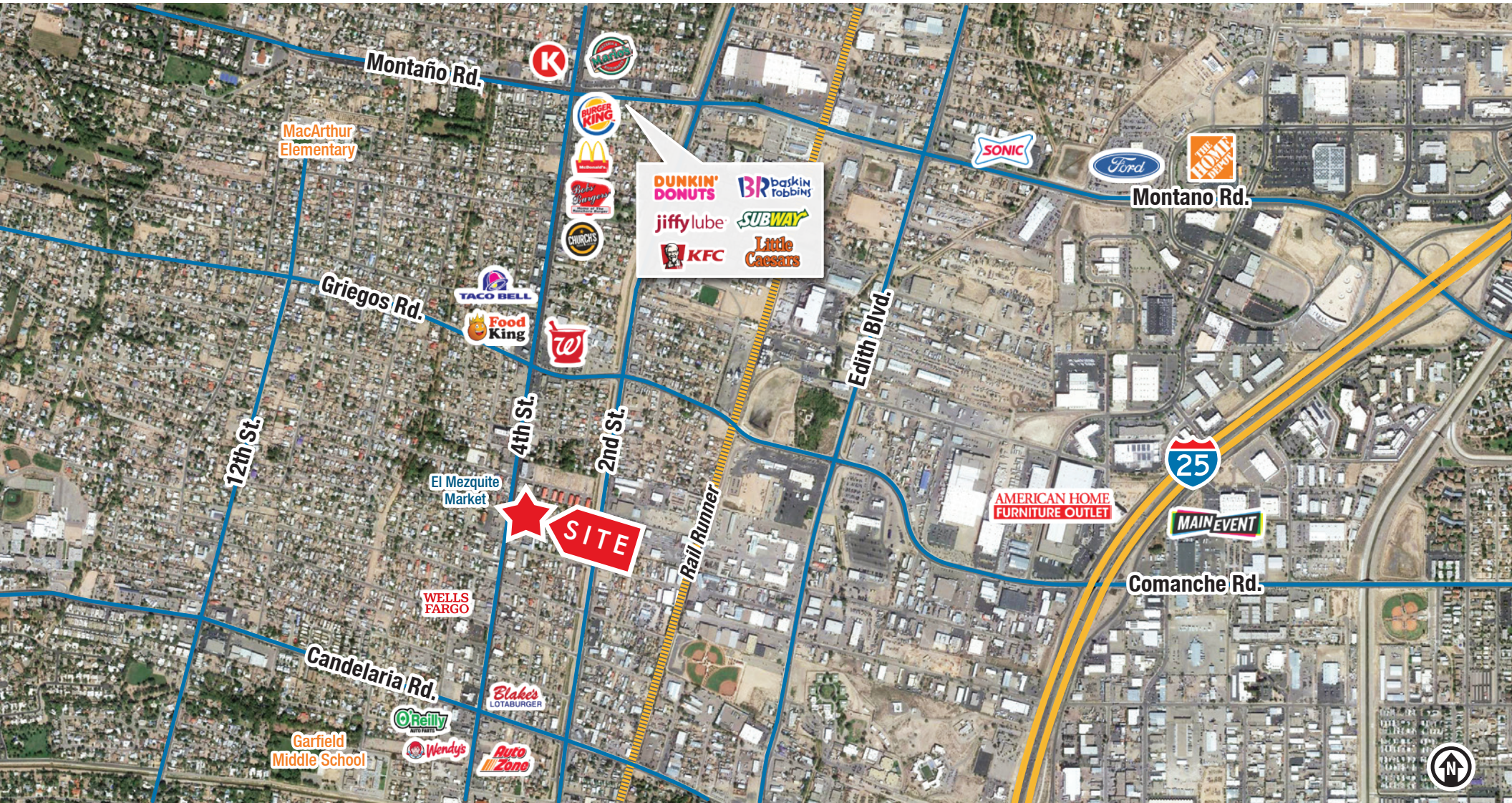
2 INDUSTRIAL

- 2 automotive buildings with 6 bays and fully-permitted automotive paint/spray booth
- Show room/office with heating/refrigerated air installed within the last 2 years
- Fully leased with 4-year term left and two 3-year options with 3% annual increases
- Full access off of San Lorenzo Ave.
- 20+ parking spaces with large yard

3 RETAIL

- Newly renovated residential turned retail
- Stand-alone with building parking and secure/gated yard

HIGH-ALTITUDE AERIAL





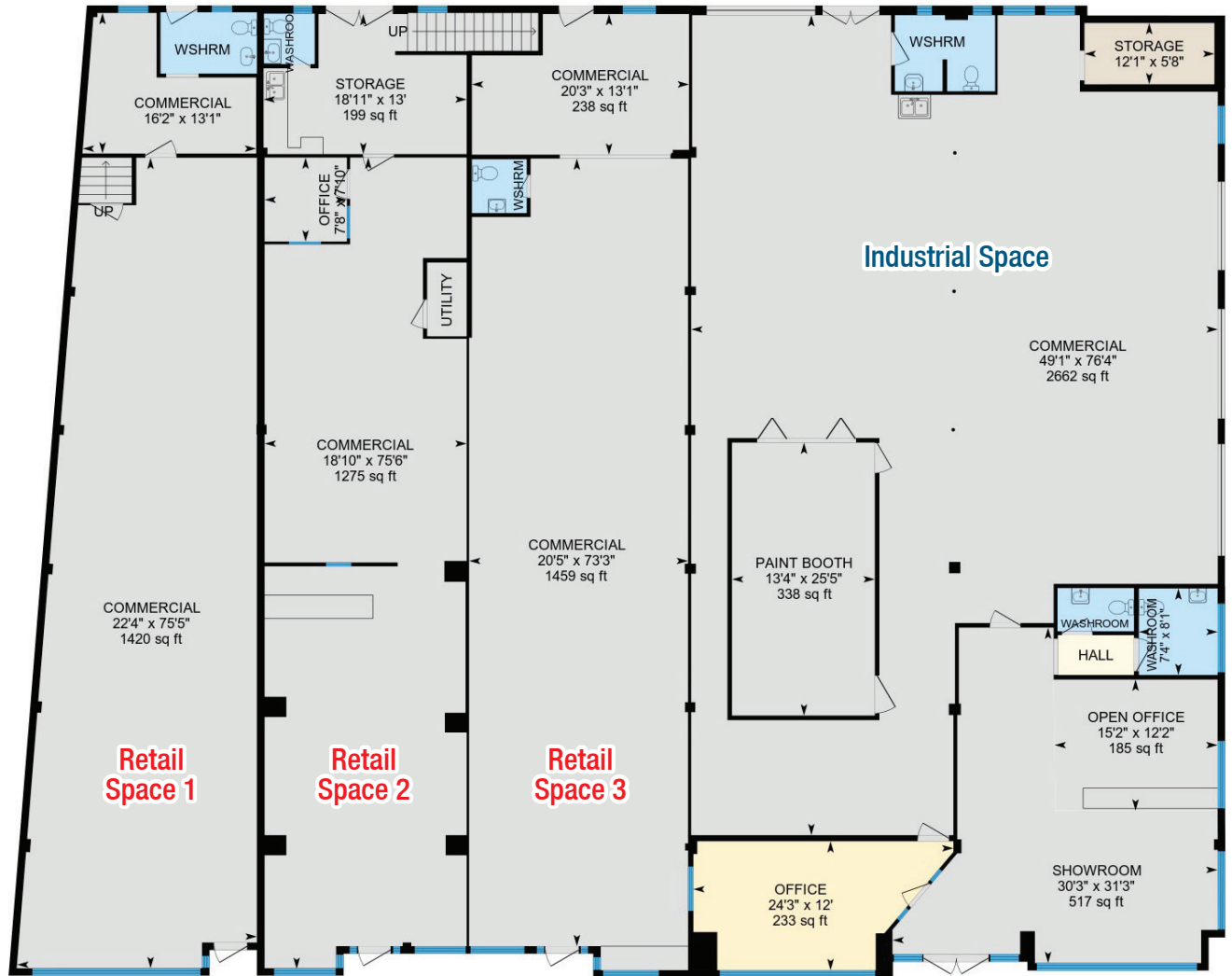


Location Summary

2ND FLOOR



1ST FLOOR

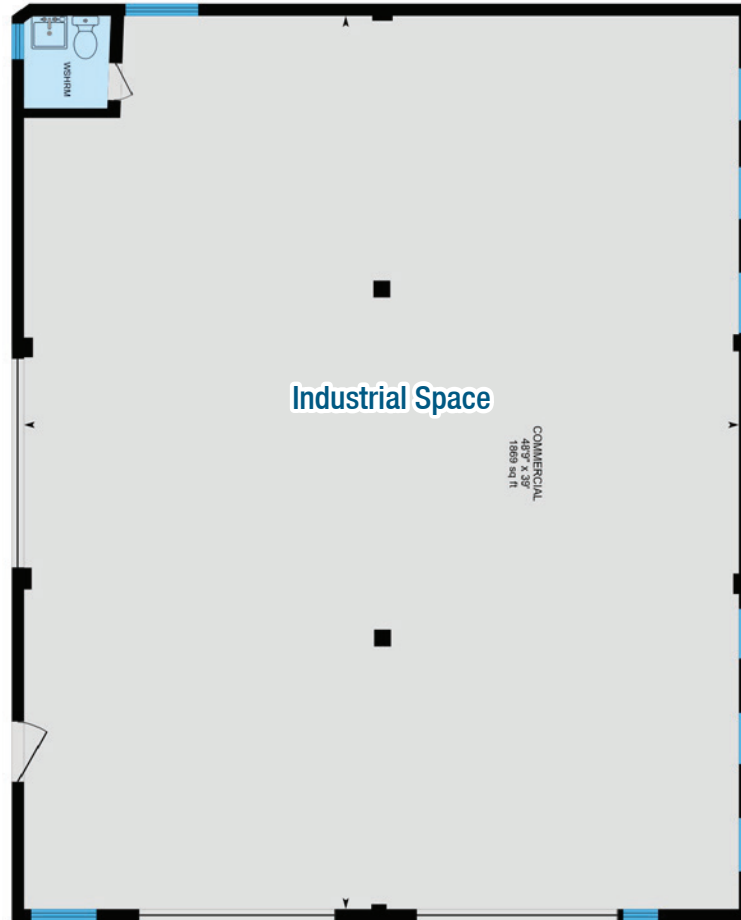


FLOOR PLAN

- Retail Space 1: ±1,580 SF
- Retail Space 2: ±1,275 SF
- Retail Space 3: ±1,459 SF
- Industrial Space: ±4,375 SF



4th St.



San Lorenzo Ave.

FLOOR PLAN

Industrial Space: ±1,869 SF



SITE SURVEY

Total Land: ±0.81 Acres





Offering Memorandum

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