

Rare Retail/Industrial Investment Opportunity

Offering
Memorandum

4200 4th St. NW | Albuquerque, NM 87107

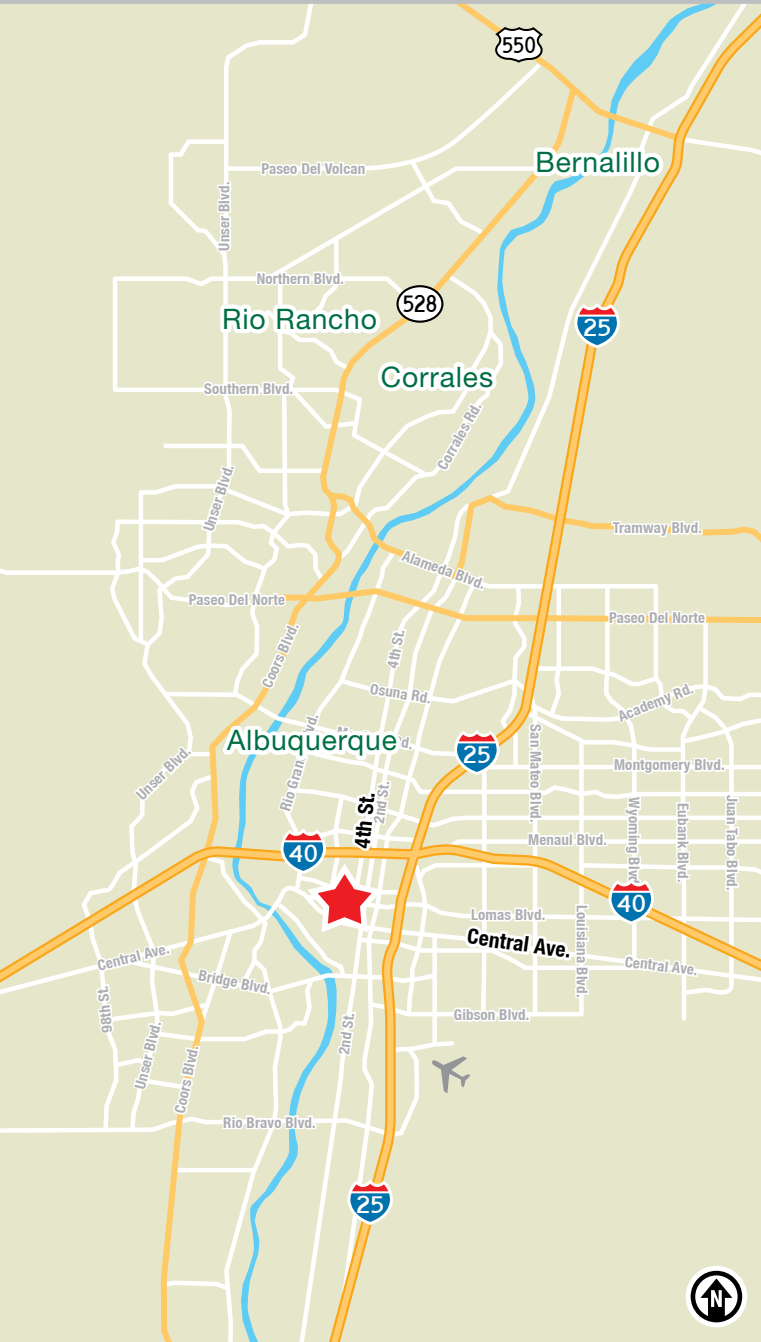


NAISunVista

got space™

Todd Strickland
todd@sunvista.com
505 450 1121

PRESENTED BY:
Rob Bridges
rob@sunvista.com
505 977 5094



SALE PRICE	\$2,350,000 (\$192.48/SF)
CAP RATE	6.95%
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

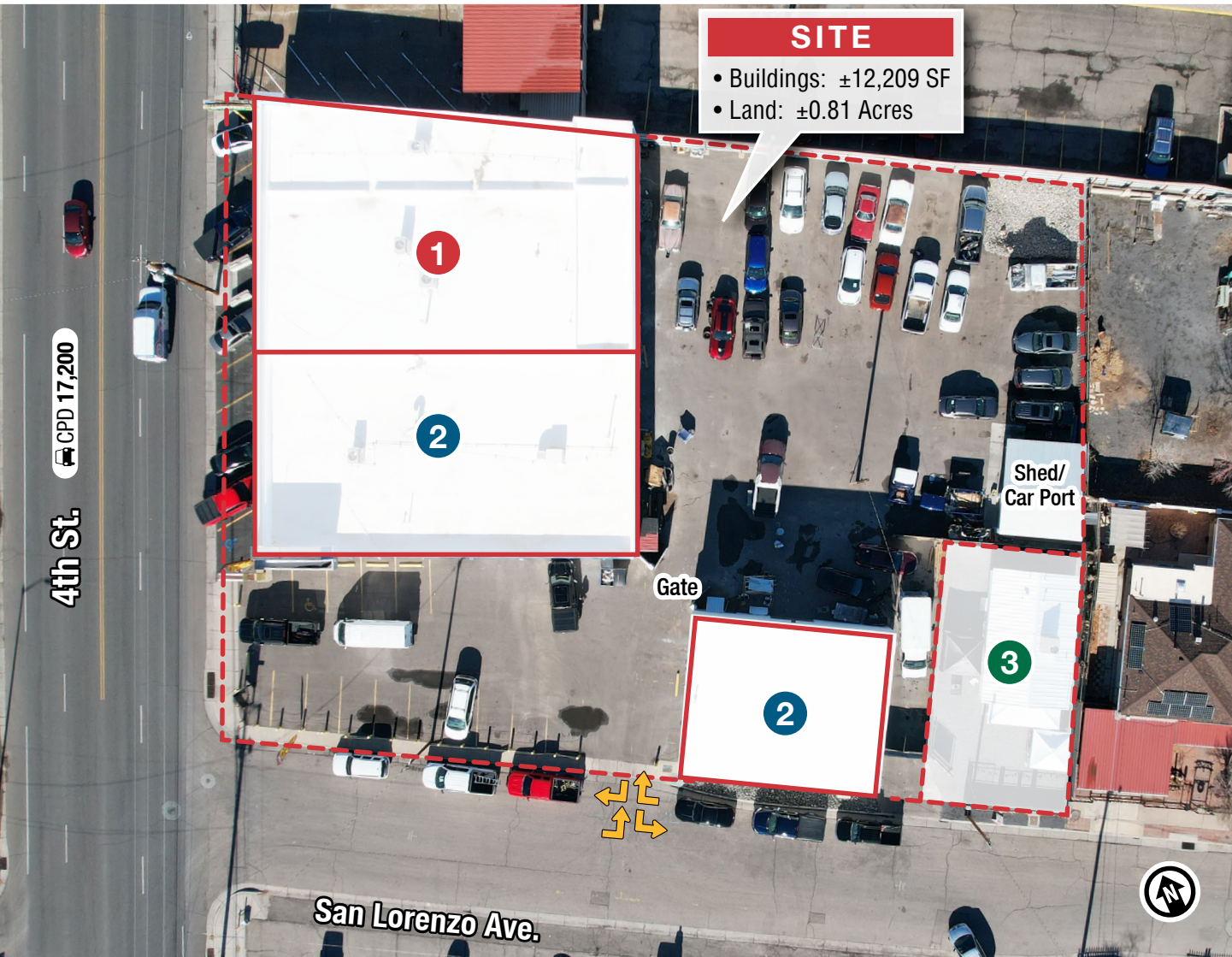
MX-M

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

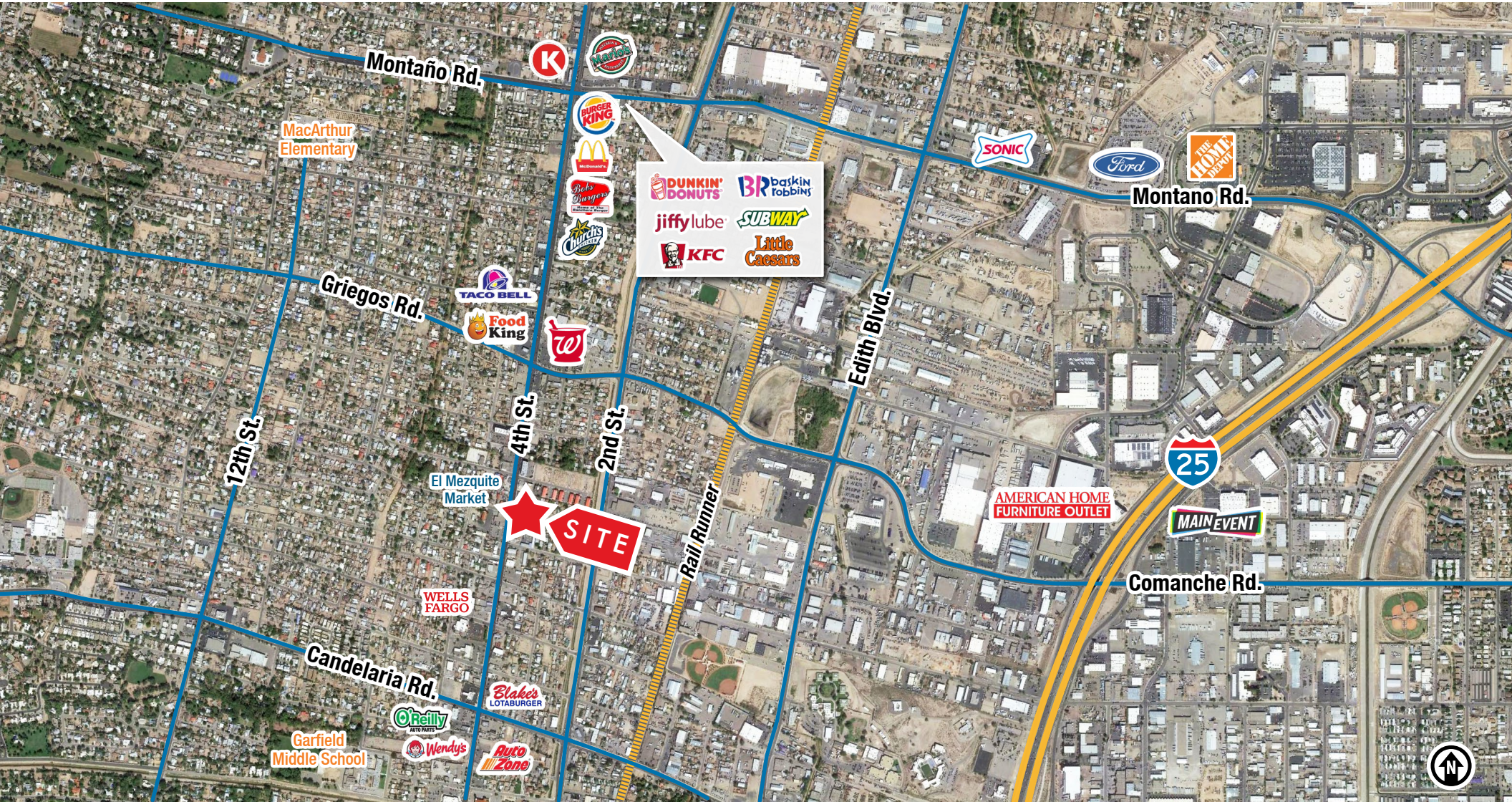
2 INDUSTRIAL

- 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





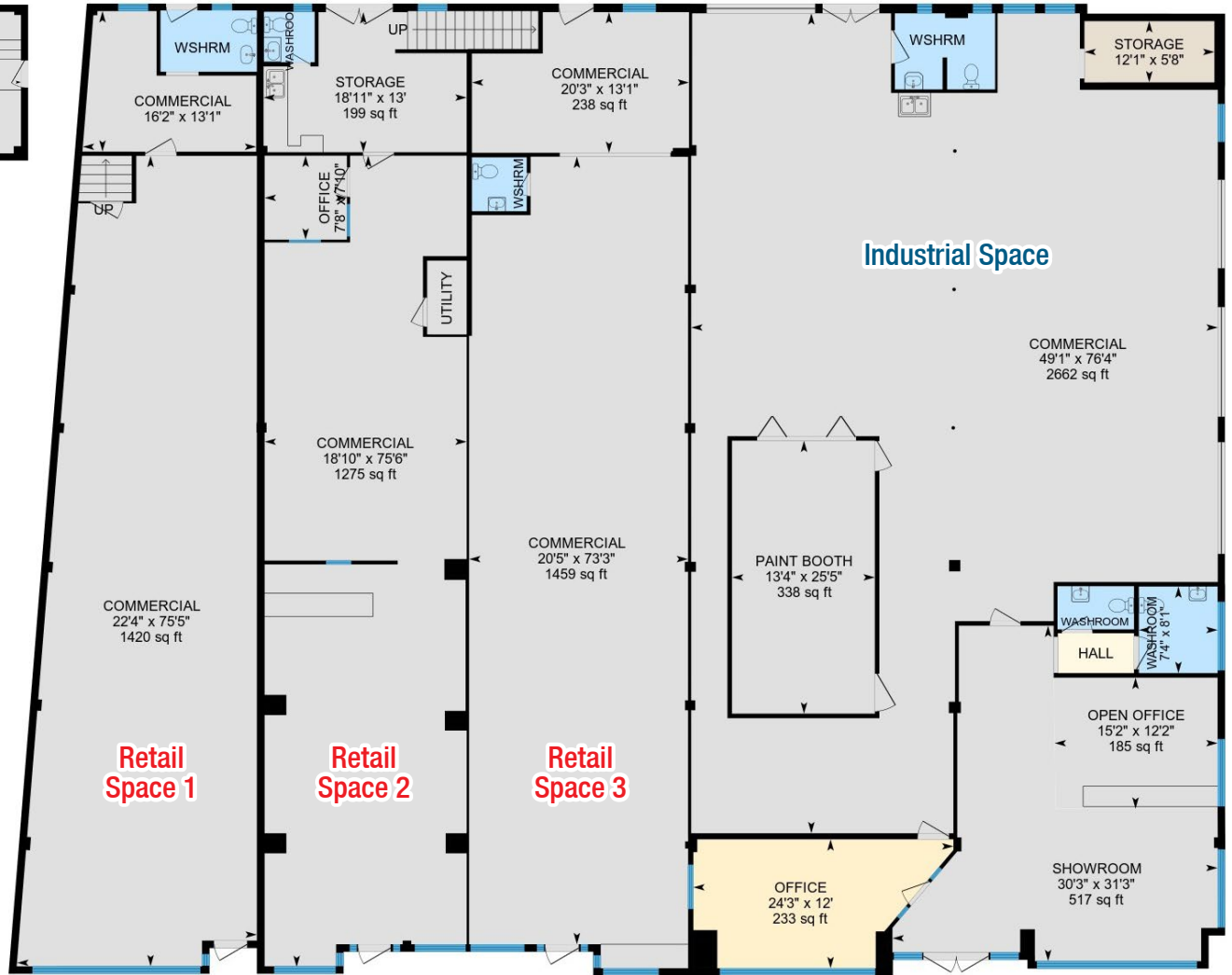


Location Summary

2ND FLOOR



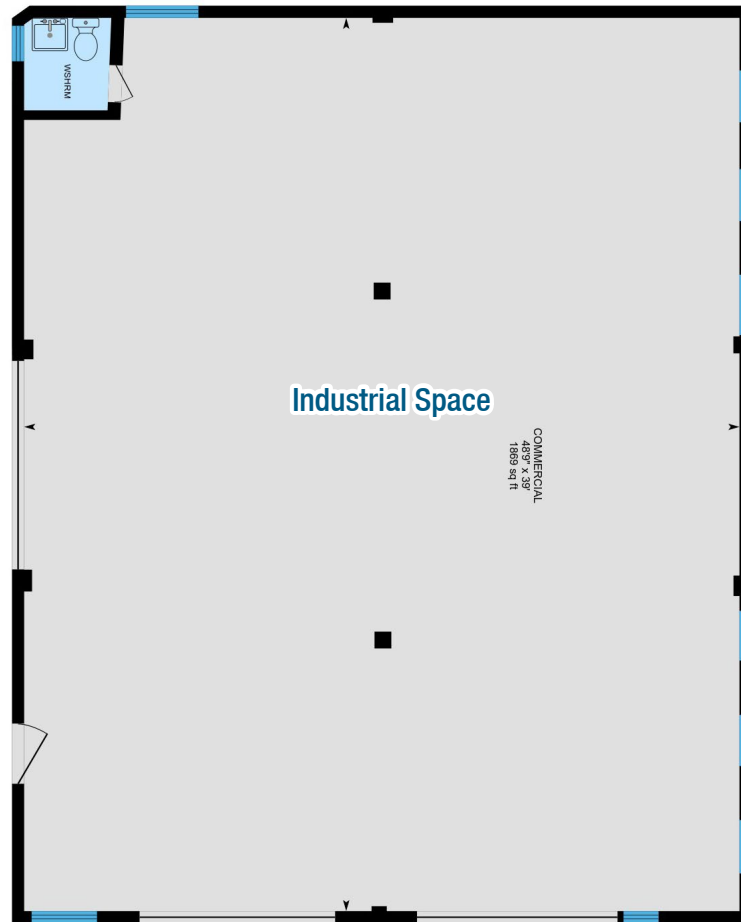
1ST FLOOR



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

DISCLAIMER

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from NAI SunVista and should not be made available to any other person or entity without the written consent of NAI SunVista. This marketing brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

NAI SunVista has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, NAI SunVista has not verified, and will not verify, any of the information contained herein, nor has NAI SunVista conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NAISunVista

505 878 0001 | sunvista.com    

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110