

# Retail Center Investment For Sale

4000 Central Ave. SW | Albuquerque, NM 87105

Offering  
Memorandum

100% LEASED



8.2% CAP RATE | STRONG TRAFFIC FLOW

**NAI**SunVista

got space™

**Jim Hakeem**  
jim@sunvista.com  
505 878 0006



# Property Site

4000 Central Ave. SW | Albuquerque, NM 87105



**SITE**

- Bldg: ±9,868 SF
- Land: ±1.01 Ac.

Mobile Phone Tower

Ice Vending Machine





# Property Photos

4000 Central Ave. SW | Albuquerque, NM 87105





# Property Summary

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SALE PRICE	<b>\$2,650,000</b>
NET OPERATING INCOME	<b>\$217,215</b>
CAP RATE	<b>8.2%</b>

## INVESTMENT OVERVIEW

### LOCATION

The Southeast Corner of Central Ave & Atrisco Dr. SW

### ADDRESS

4000 Central Ave. SW  
Albuquerque, NM 87105

### TOTAL BUILDING SIZE

±9,868 SF

### LAND SIZE

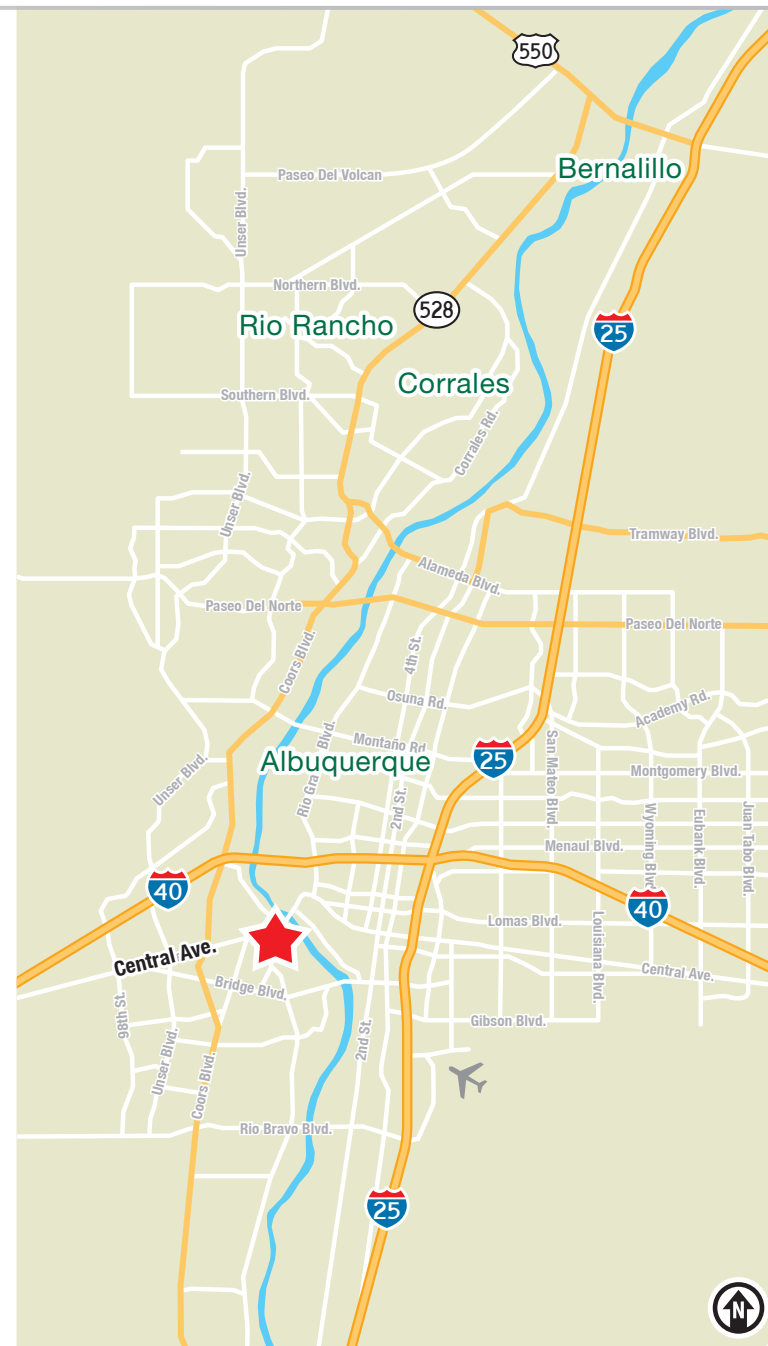
±1.01 Acres

### IDO ZONING

MX-M

## INVESTMENT HIGHLIGHTS

- 100% leased
- Hard corner with excellent visibility to more than 42,000 cars per day
- Long-term tenants
- Staggered leases with some expirations in 2028
- 48 parking spaces
- Located in a strong trade area
- \$80,253 average household income within a five-mile radius



# Tenant Overview

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## TENANT MIX



**BEST BLENDZ  
BARBERSHOP**

**THE BELLA  
STUDIO & EVENTS**

**MGGA**

## OPERATING EXPENSES

Real Estate Taxes	\$9,496.00
Insurance	\$3,294.00
Utilities & Security (Water, Sewer, Trash)	\$5,827.00
Repairs & Maintenance	\$2,500.00
Administrative Fee	\$2,000.00
<b>TOTAL OPERATION COSTS</b>	<b>\$23,117.00</b>

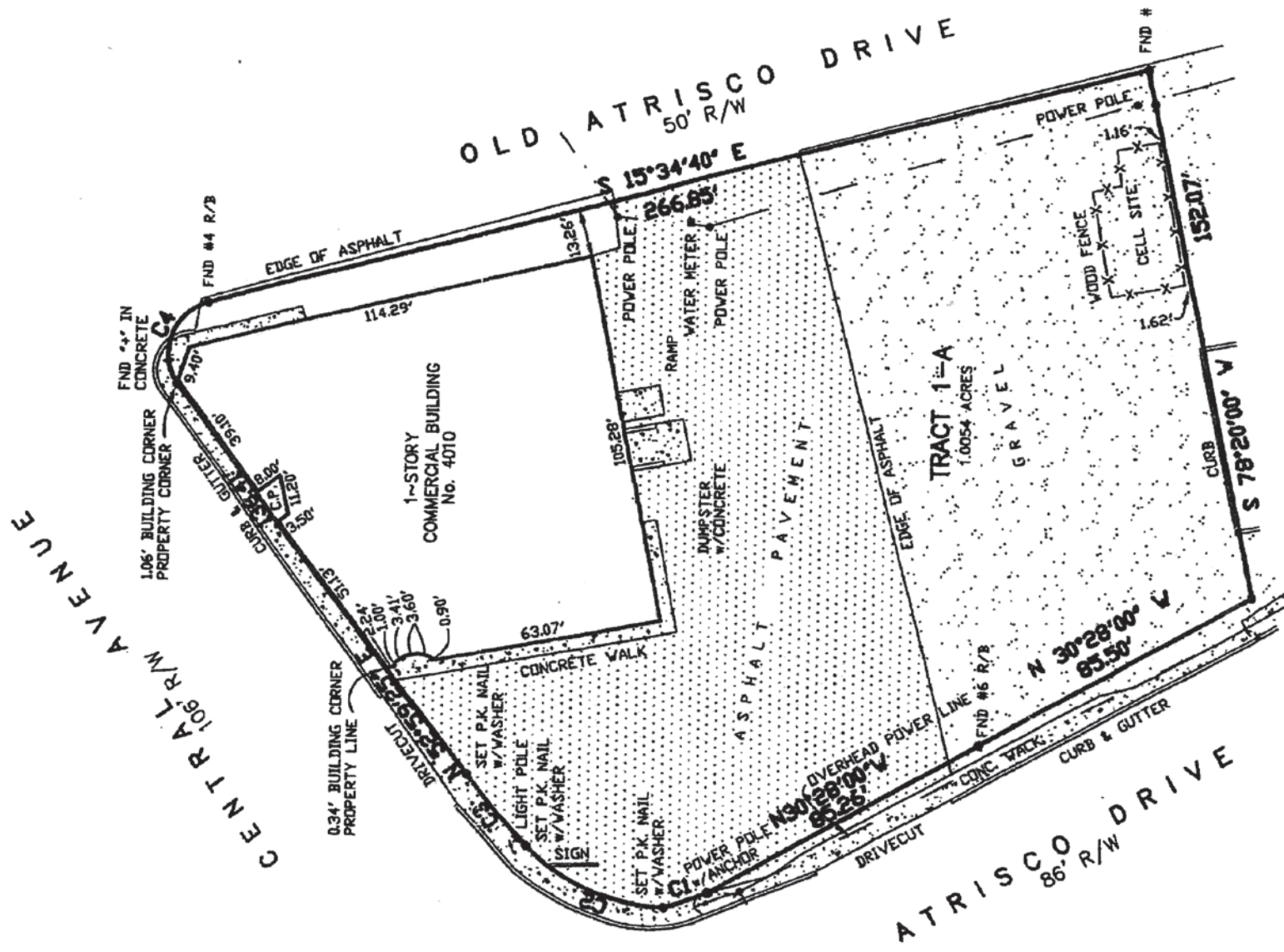


# High-Altitude Aerial

4000 Central Ave. SW | Albuquerque, NM 87105









# Demographics

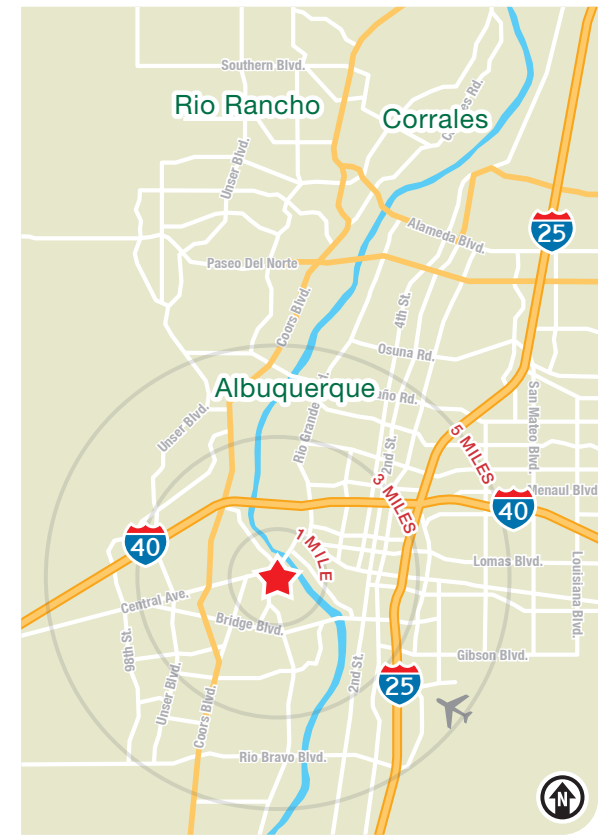
4000 Central Ave. SW | Albuquerque, NM 87105

## 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
Population	9,562		99,943		240,443	
Households	3,662		41,549		96,538	
Families	2,290		23,456		56,260	
Average Household Size	2.61		2.37		2.44	
Owner Occupied Housing Units	2,624		24,819		61,298	
Renter Occupied Housing Units	1,038		16,730		35,240	
Median Age	36.9		35.8		34.7	
<b>Trends: 2023-2028 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
<b>Households by Income</b>	<b>2023</b>		<b>2023</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	425	11.6%	6,817	16.4%	13,319	13.8%
\$15,000 - \$24,999	382	10.4%	4,320	10.4%	8,974	9.3%
\$25,000 - \$34,999	404	11.0%	4,366	10.5%	9,092	9.4%
\$35,000 - \$49,999	563	15.4%	5,417	13.0%	12,832	13.3%
\$50,000 - \$74,999	593	16.2%	6,589	15.9%	16,290	16.9%
\$75,000 - \$99,999	509	13.9%	4,927	11.9%	11,549	12.0%
\$100,000 - \$149,999	394	10.8%	5,333	12.8%	14,589	15.1%
\$150,000 - \$199,999	194	5.3%	1,848	4.4%	4,825	5.0%
\$200,000+	197	5.4%	1,932	4.6%	5,068	5.2%
Median Household Income	\$51,661		\$49,465		\$54,579	
Average Household Income	\$79,609		\$74,420		\$80,253	
Per Capita Income	\$31,640		\$30,986		\$32,346	

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	9,562	99,943	240,443
Average HH Income	\$79,609	\$74,420	\$80,253
Daytime Employment	1,680	70,649	145,429

2023 Forecasted by Esri





# Trade Area Analysis

4000 Central Ave. SW | Albuquerque, NM 87105

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

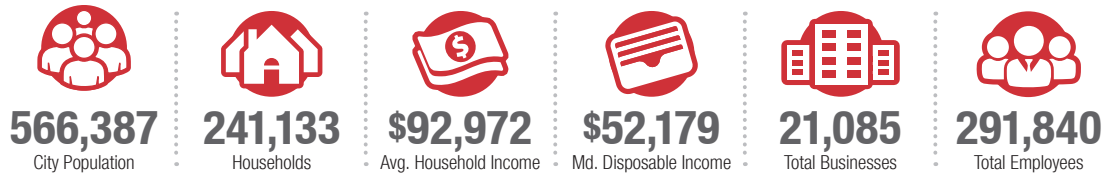


**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State

### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



## SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.






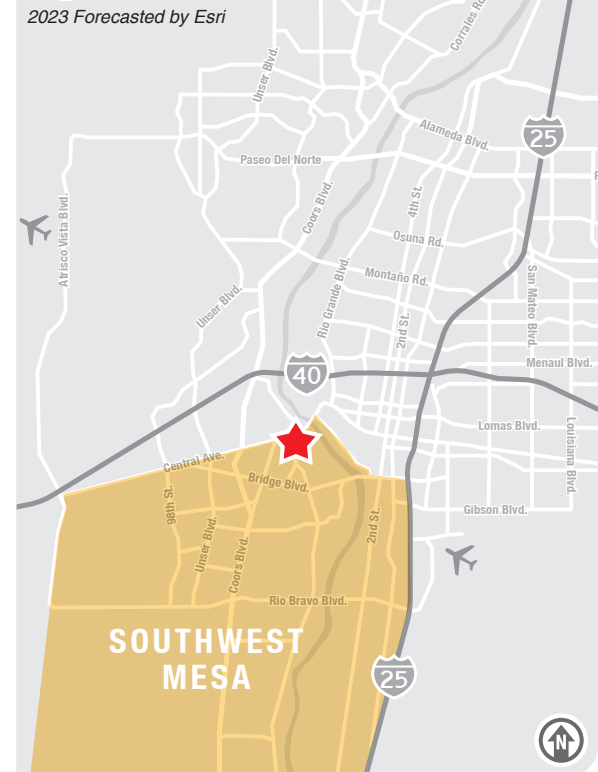
The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$80,253**.

### SOUTHWEST MESA DEMOGRAPHICS

 Total Population	117,117
 Average HH Income	\$69,090
 Daytime Employment	17,752







## ALBUQUERQUE | NEW MEXICO

Centrally located at the intersection of I-25 and I-40, Albuquerque is the most populous city in New Mexico with an estimated metropolitan population of 936,582. The city serves as a southwestern commercial hub, with BNSF Railroads rail service, air cargo shipped from the Albuquerque International Sunport, as well as the commuter train, the Rail Runner, spanning from Belen to Santa Fe.

Albuquerque's economic environment is experiencing growth due in part to the city being the center of the New Mexico Technology Corridor. Numerous high-tech, private companies as well as government institutions have recently expanded into the Rio Grande Valley. The largest employers located in Albuquerque include Kirtland Air Force Base, the University of New Mexico and Sandia National Laboratories. Recent economic news includes BlueHalo expanding its Albuquerque presence to four facilities. This commitment to the area is fueled by a new \$1.4B contract that will lead to more jobs and continued economic impact. Amazon is also expanding its presence in the area by adding another fulfillment center in Los Lunas. This is in addition to the new Albuquerque facility that was opened in 2021. The expansion expects to add another 1,000 jobs the area.

Albuquerque temperatures are characteristic of high, arid areas. Midday temperatures average 50 degrees in the winter and 90 degrees in the summer. Warm summer days yield to cool nights. Despite an average annual rainfall of eight inches, the city has an adequate water supply located in an aquifer beneath the city that is supplemented by the Rio Grande. Water is a valuable resource in Central New Mexico and conservation efforts continue to ensure that the supply will be adequate for generations to come.



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