

North I-25 Office Condo Investment

MINUTES FROM I-25 & PASEO DEL NORTE

For Sale



5130 San Francisco Rd. NE | Albuquerque, NM 87109

SWQ I-25 & Paseo del Norte NE



AVAILABLE

Office Condo:
±4,489 SF



SALE PRICE

\$1,045,462
6.5% Cap Rate

- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Two-tenant building
- Newer roof (2017) and HVAC (2016)
- 4:5:1,000 parking ratio

NAISunVista

got space™

Shelly Branscom, CCIM
shelly@sunvista.com
505 414 2669

For Sale

NORTH I-25 OFFICE CONDO INVESTMENT

5130 San Francisco Rd. NE | Albuquerque, NM 87109




SITE

AVAILABLE

±4,489 SF

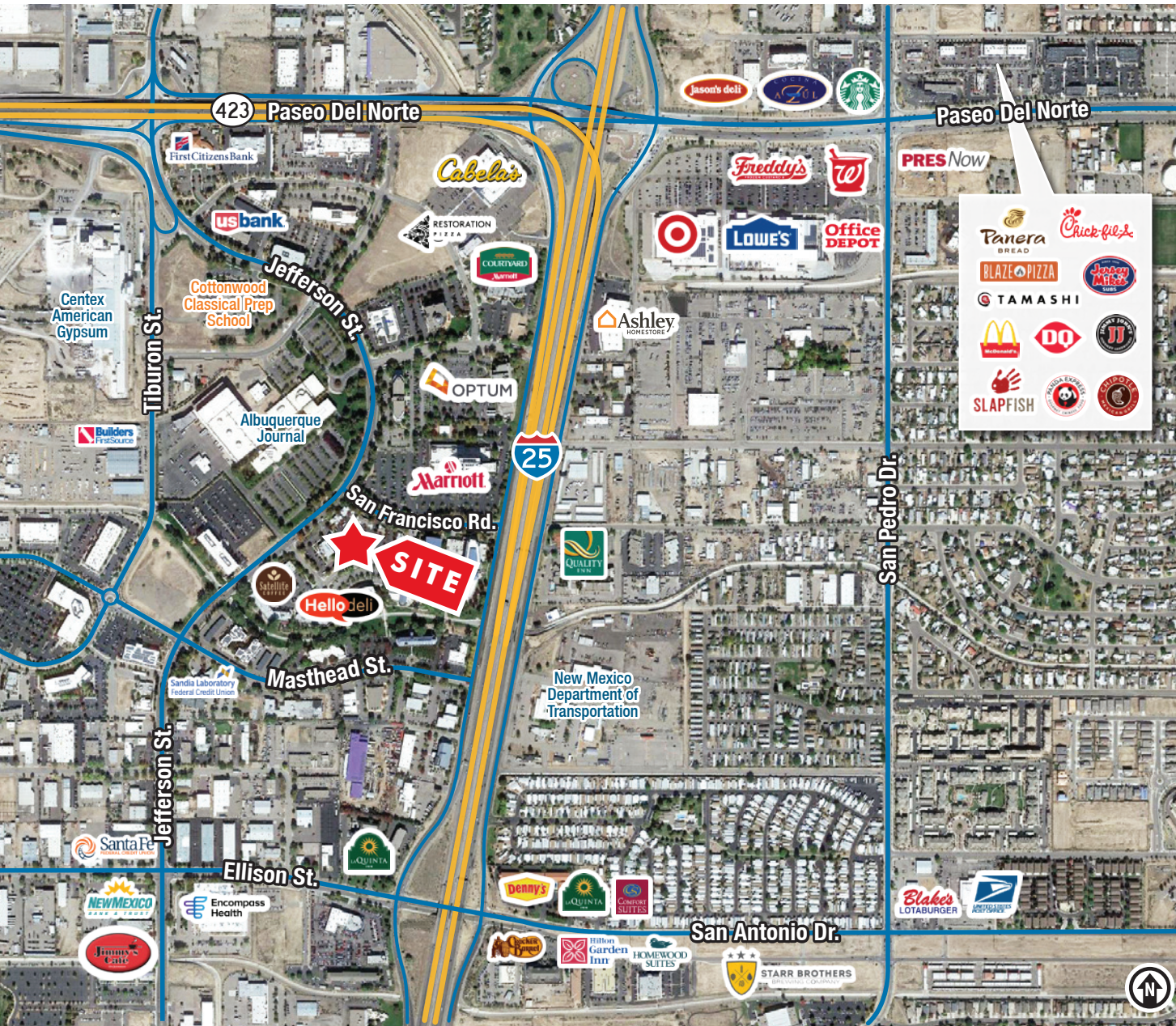
HIGHLIGHTS

- Built in 1996 and renovated in 2016
- Newer roof (2017) and HVAC (2016)
- 4:5:1,000 parking ratio
- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Prestigious master-planned business location
- Campus environment with lush grounds
- Condo Association Dues: \$4.00/SF (Includes landscaping, roof, stucco, and parking lot)
- Owner responsible for property taxes and HVAC
- IDO Zoning: [NR-BP](#) 

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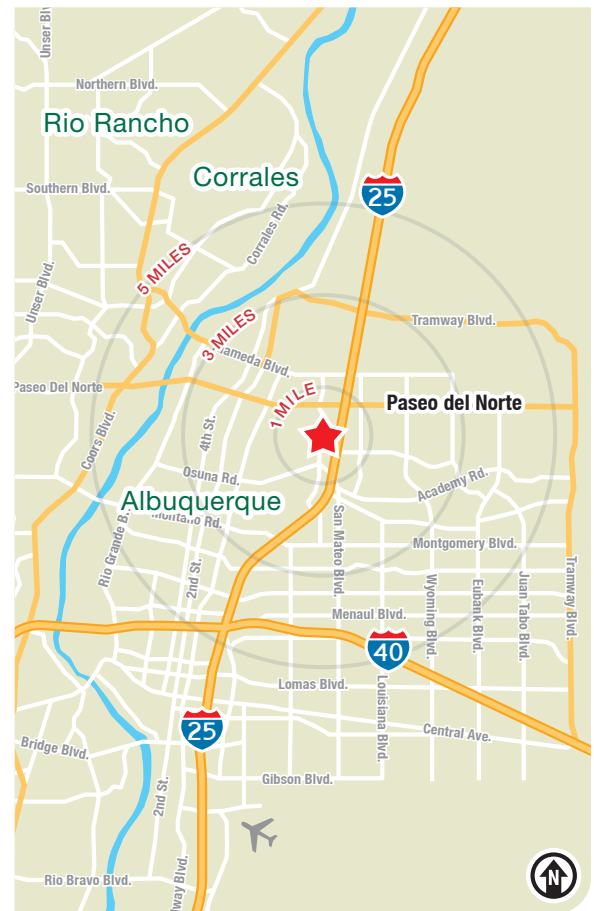
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	5,581	78,599	191,717
Average HH Income	\$65,351	\$99,579	\$105,338
Daytime Employment	22,533	83,334	159,835

2024 Forecasted by Esri



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NAI SunVista

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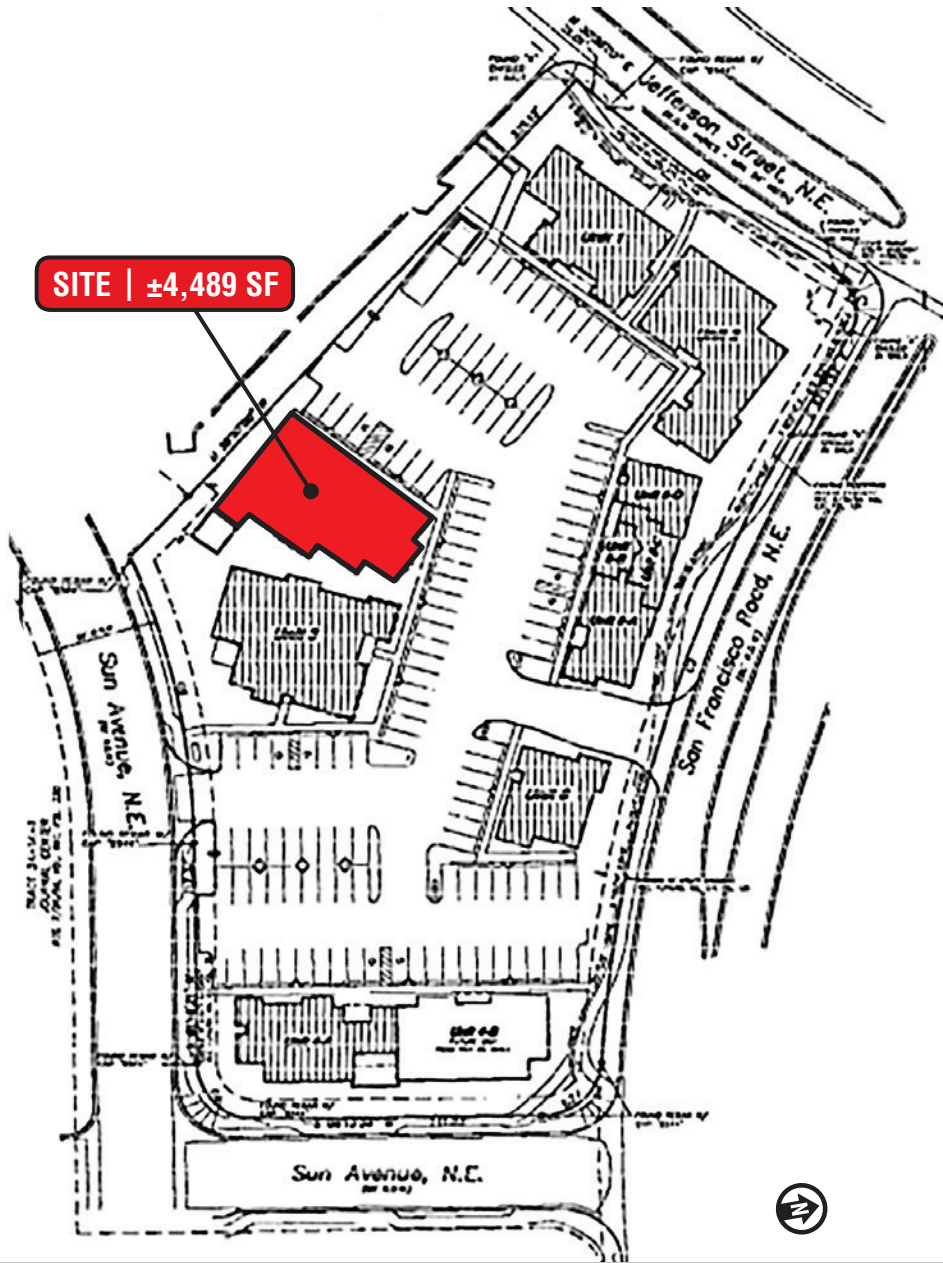
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SITE PLAN | APOD



MINI-POD (Pro Forma)

Income:	\$102,000
Vacancy (5%)	\$5,100
Gross Income	\$96,900

OPEX

Property Taxes	\$6,889
Insurance	\$2,100
Condo Dues	\$17,956
HVAC Maintenance	\$1,000
Utilities	\$1,000
TOTAL	\$28,945

NOI	\$67,955
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Sales Price	\$1,045,462
CAP Rate	6.5%

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FLOOR PLAN

±4,489 SF

