For Sale

Value-Add Mixed-Use Investment Opportunity

IMMEDIATE CASH FLOW WITH OWNER/USER FLEXIBILITY



HARD-CORNER LOCATION

±17,200 SF on ±0.6 Ac. Available

NWC 4th St. & Mountain Rd. NW | Albuquerque, NM 87102

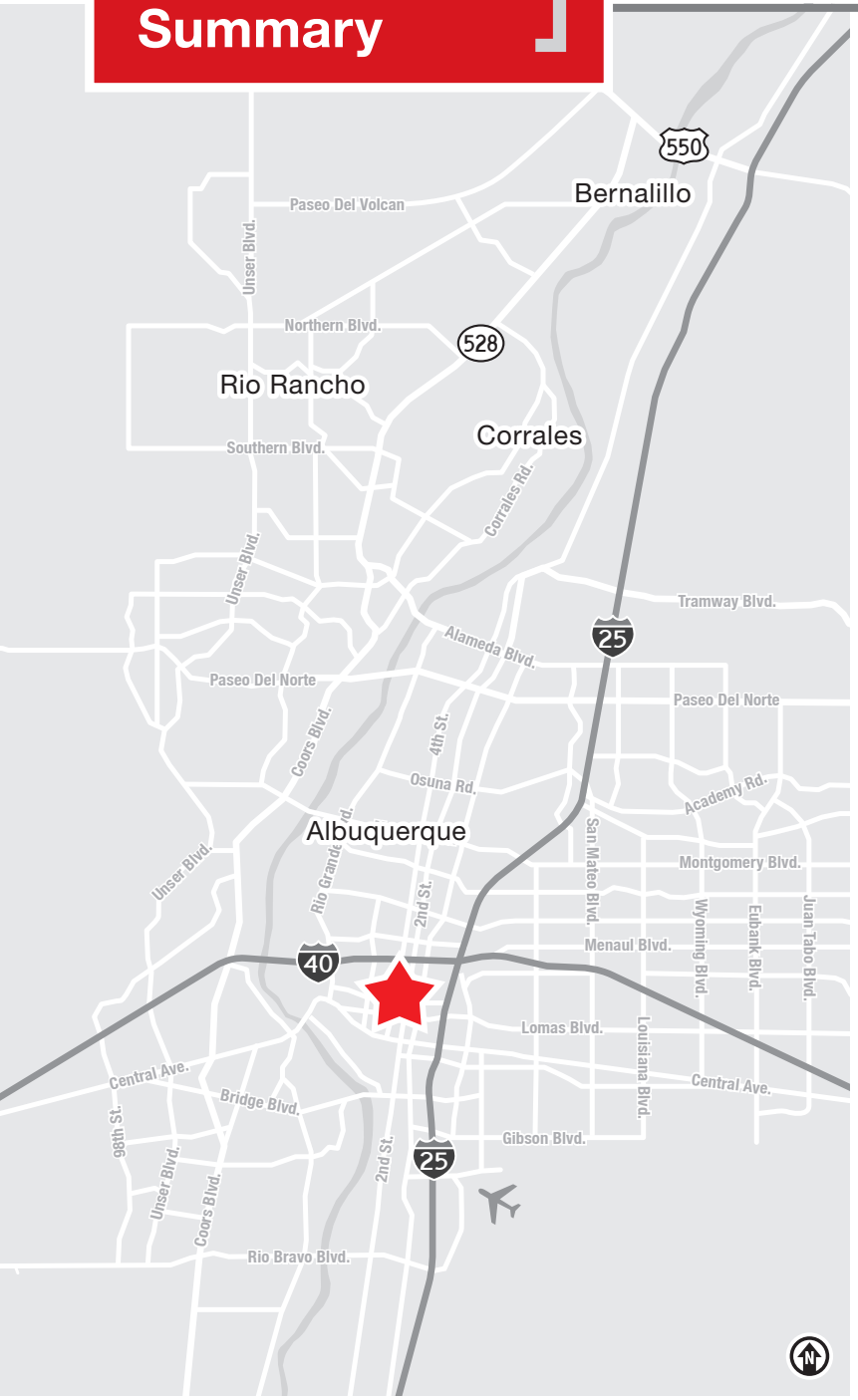
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NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

Investment Summary



Pricing

Sale Price	**$1,300,000**
Price/SF	**$75.58/SF**

Pro Forma Financial Summary

Gross Scheduled Rent	**$180,000**
Vacancy Allowance (5%)	**($9,000)**
Effective Gross Income	**$171,000**
Operating Expenses	**($57,230)**
Pro Forma NOI	**$113,770**
Pro Forma CAP Rate	**8.75%**

*Pro Forma assumes lease-up of currently vacant suites at previous rates. Contact Advisors for current rent roll.

Location

NWC 4th St. &
Mountain Rd. NW
Albuquerque, NM 87102

BUILDING SIZE
±17,200 SF

LAND SIZE
±0.6 Acres

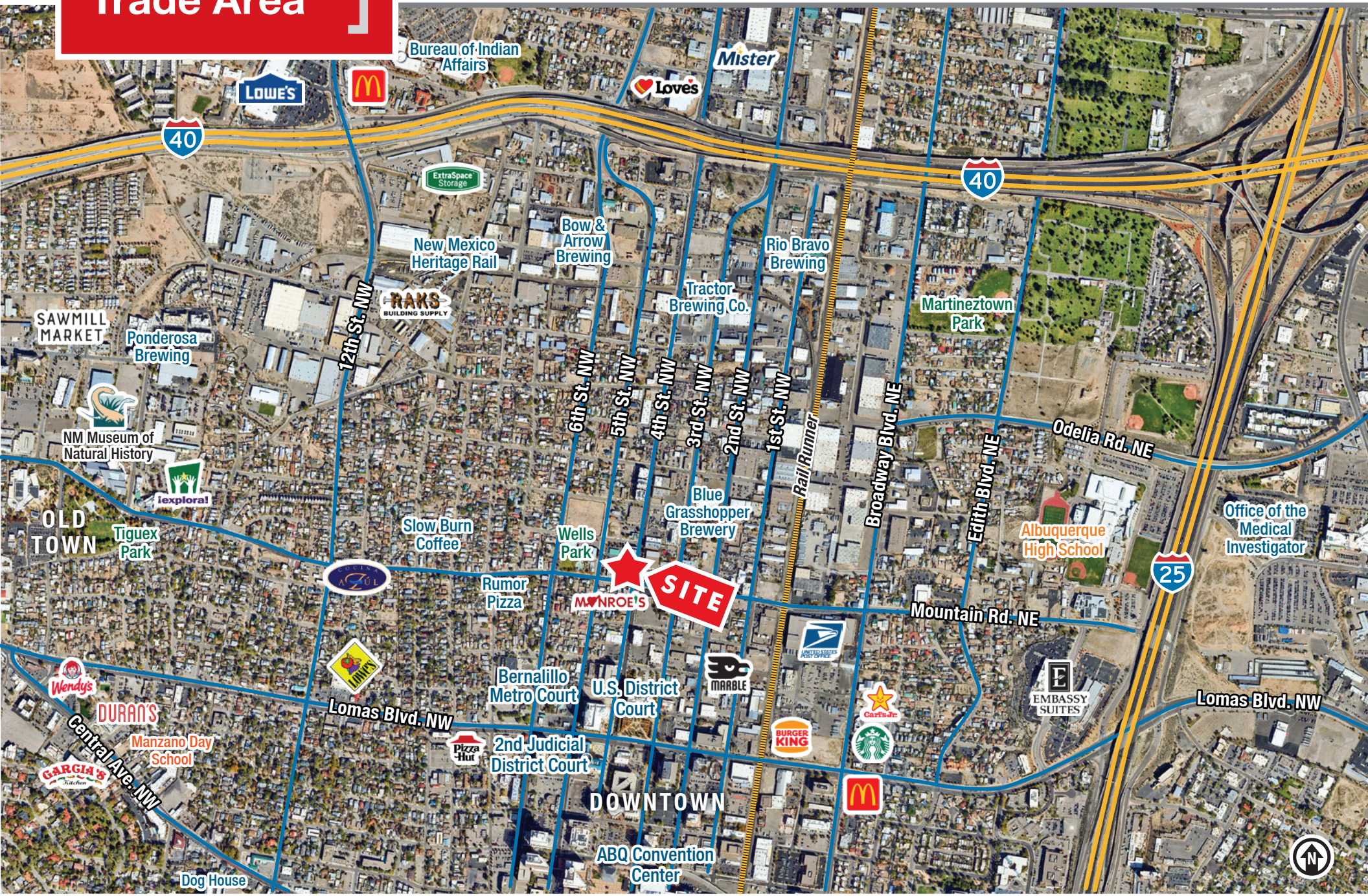
ZONING
MX-L & MX-M

Highlights

- Prominent hard-corner location
- ±15,000 cars per day at intersection
- Property includes retail, office, warehouse, and residential space
- Strong occupancy history
- Flexible month-to-month leases
- Great owner/user investment opportunity
- In-place income with lease-up potential

Opportunity Zone MORE INFO

Trade Area


Bureau of Indian Affairs
LOWE'S
Mister
Loves
40
ExtraSpace Storage
New Mexico Heritage Rail
Bow & Arrow Brewing
Rio Bravo Brewing
Tractor Brewing Co.
Martineztown Park
RAKS BUILDING SUPPLY
SAWMILL MARKET
Ponderosa Brewing
12th St. NW
6th St. NW
5th St. NW
4th St. NW
3rd St. NW
2nd St. NW
1st St. NW
Rail Runner
Broadway Blvd. NE
Edith Blvd. NE
Odelia Rd. NE
NM Museum of Natural History
iexplora!
OLD TOWN
Tiguex Park
Slow Burn Coffee
Wells Park
Blue Grasshopper Brewery
Albuquerque High School
Office of the Medical Investigator
Rumor Pizza
MONROE'S
SITE
25
Mountain Rd. NE
LOWE'S
Wendy's
DURAN'S
Manzano Day School
Bernalillo Metro Court
U.S. District Court
MARBLE
EMBASSY SUITES
Lomas Blvd. NW
Central Ave. NW
GARCIA'S Kitchen
Pizza Hut
2nd Judicial District Court
BURGER KING
Carl's Jr.
DOWNTOWN
ABQ Convention Center
Dog House
N

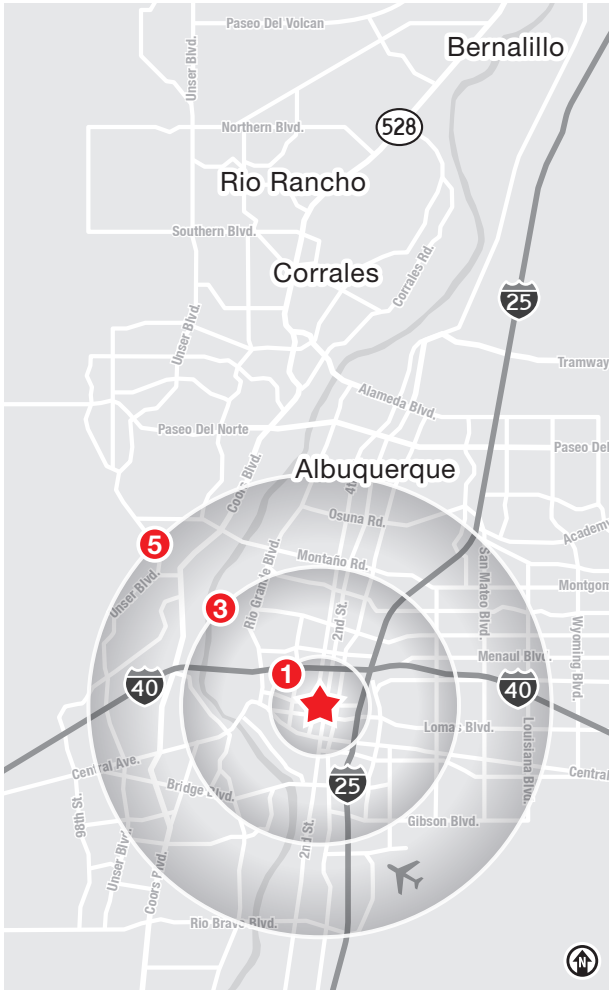
Location



Demographics

	1 mile	3 mile	5 mile
Total Population	11,035	91,651	242,482
Average HH Income	$70,884	$88,235	$85,561
Daytime Employment	35,365	91,403	179,692

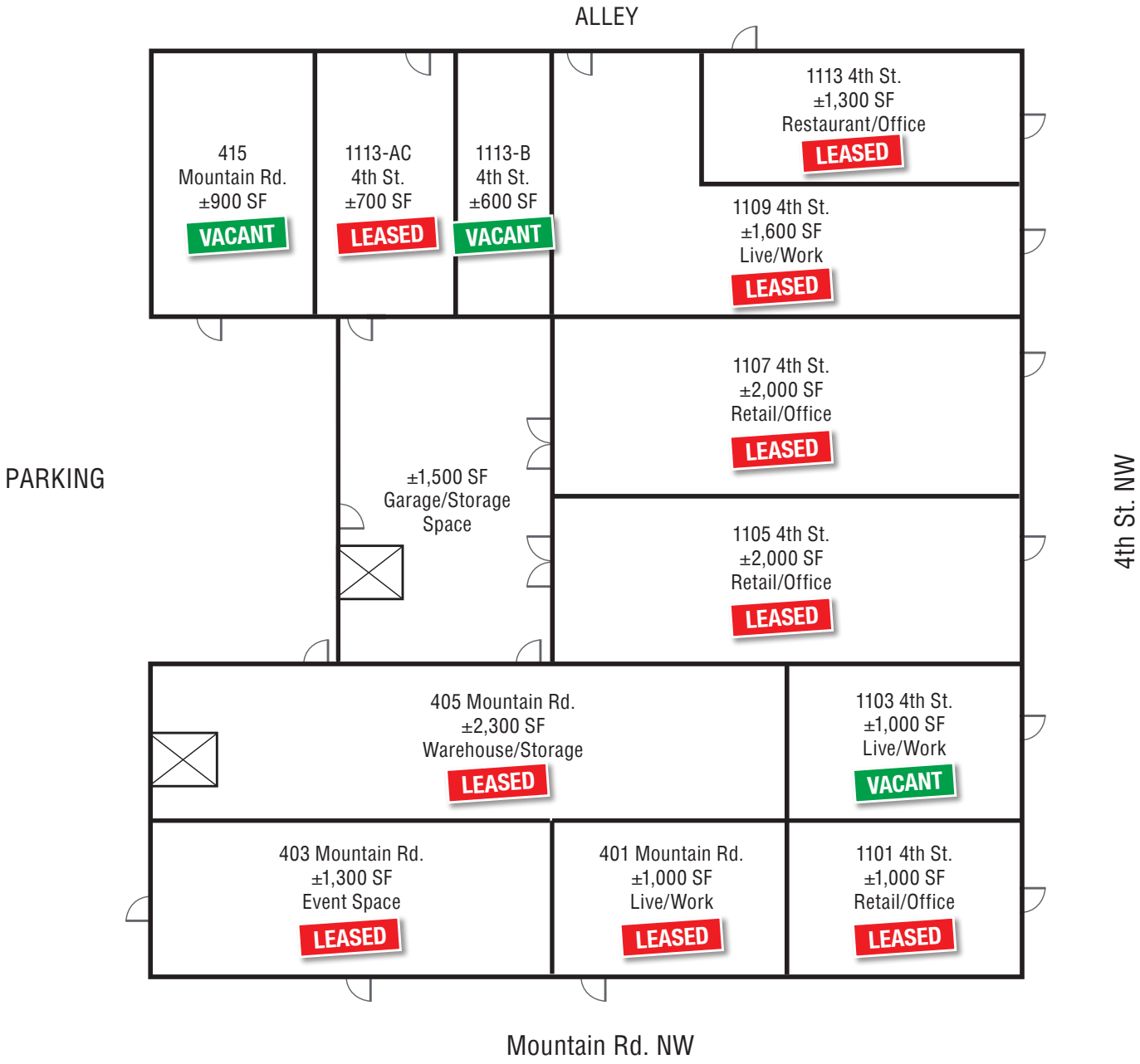
2026 Forecasted by Esri



Site


SITE
Building: ±17,200 SF
Land: ±0.6 Acres
GOLFTEC
Tawney, Acosta & Chaparro P.C.
Briones Business Law, P.C.
Mountain Rd. NW
4th St. NW
CPD 4,000
CPD 9,700
CPD 7,800
CPD 5,300
MONROE'S
4th St. Law Offices

Floor Plan]



AVAILABLE

±17,200 SF
(Includes 1,500 SF Storage)

Floor plan not to scale.

Suite SF is estimated for conceptual purposes.

Photos]



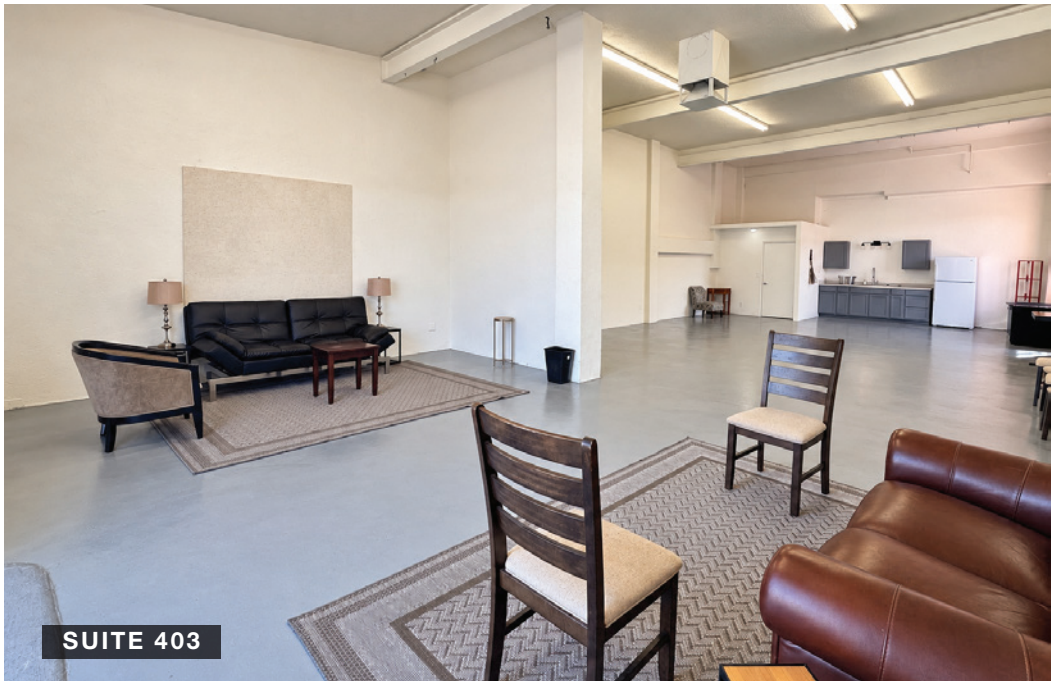


Photos

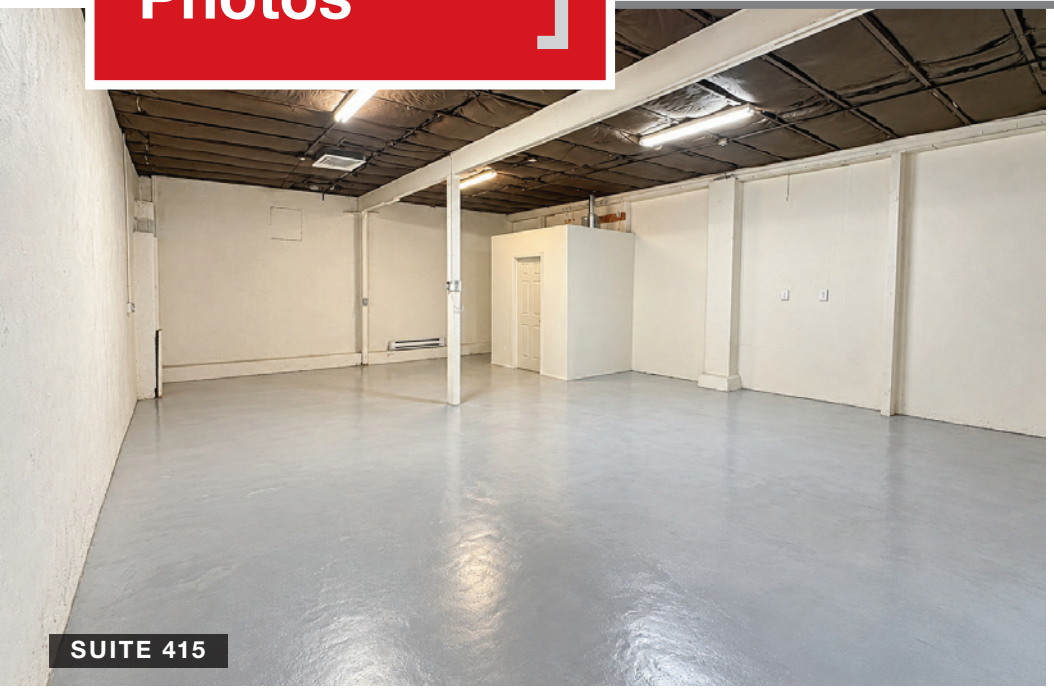




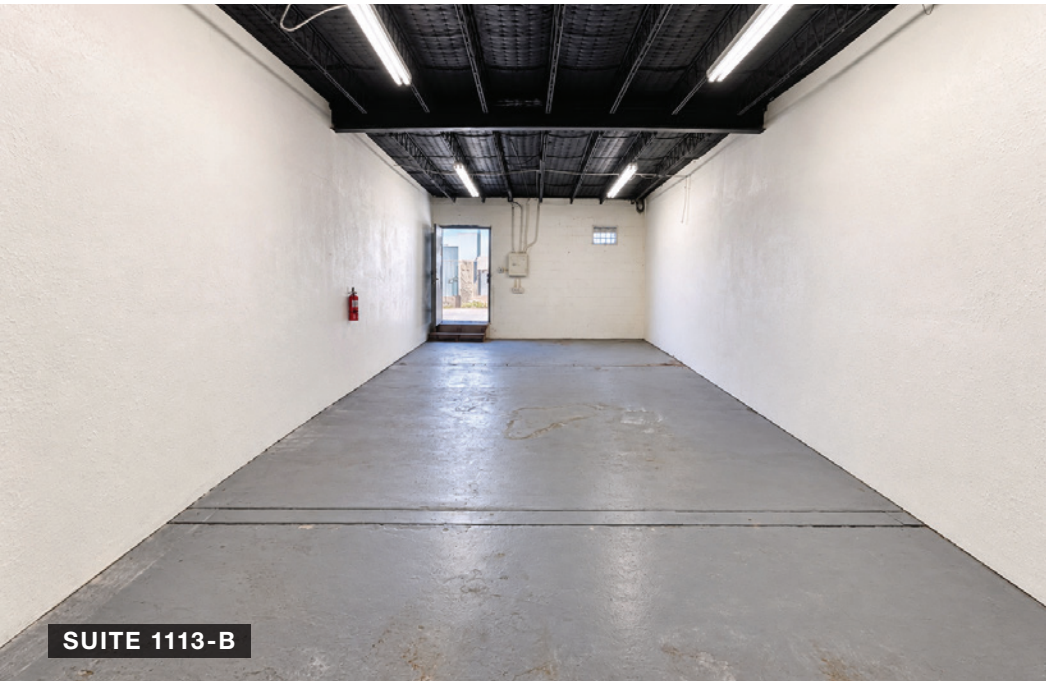




Photos


SUITE 415


SUITE 415


SUITE 1113-B


SUITE 1113-B



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OFFERED EXCLUSIVELY BY:



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