

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

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Seth Carpenter

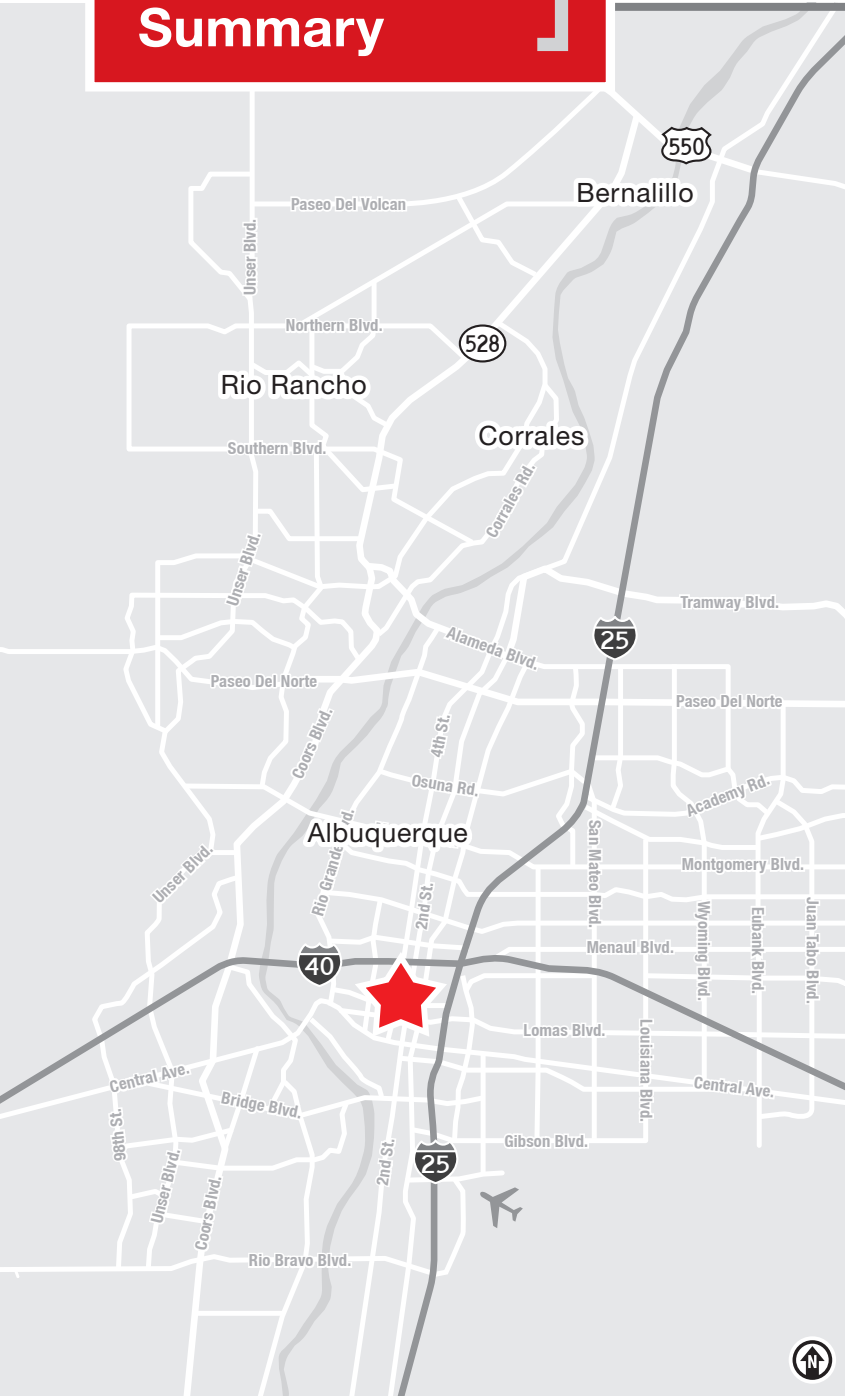
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Investment Summary

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



Pricing

Sale Price **\$1,375,000**

Price/SF **\$79.94/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 **8.27%**

*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](#) 

This is an aerial map of downtown Albuquerque, New Mexico. The map shows a grid of streets with major thoroughfares highlighted in yellow. Interstate 40 runs horizontally across the top, and Interstate 25 runs vertically on the right side. Lomas Blvd. runs horizontally across the middle, and several streets run vertically, including 12th St. NW, 6th St. NW, 5th St. NW, 4th St. NW, 3rd St. NW, 2nd St. NW, 1st St. NW, Broadway Blvd. NE, Edith Blvd. NE, and Mountain Rd. NE. A red star marks a 'SITE' at the intersection of 5th St. NW and Lomas Blvd. NW. Various landmarks and businesses are labeled, including the NM Museum of Natural History, Tiguex Park, Old Town, Sawmill Market, Ponderosa Brewing, RAKS Building Supply, Bureau of Indian Affairs, Lowe's, McDonald's, Loves, Mister, Bow & Arrow Brewing, Rio Bravo Brewing, Tractor Brewing Co., Martineztown Park, Odella Rd. NE, Albuquerque High School, Office of the Medical Investigator, Embassy Suites, Burger King, Starbucks, Carls Jr., Marble, U.S. District Court, Bernalillo Metro Court, 2nd Judicial District Court, ABQ Convention Center, Dog House, Manzano Day School, Garcia's Kitchen, Wendy's, Duran's, and Slow Burn Coffee. A red banner in the top left corner contains the text 'Trade Area'.

Location

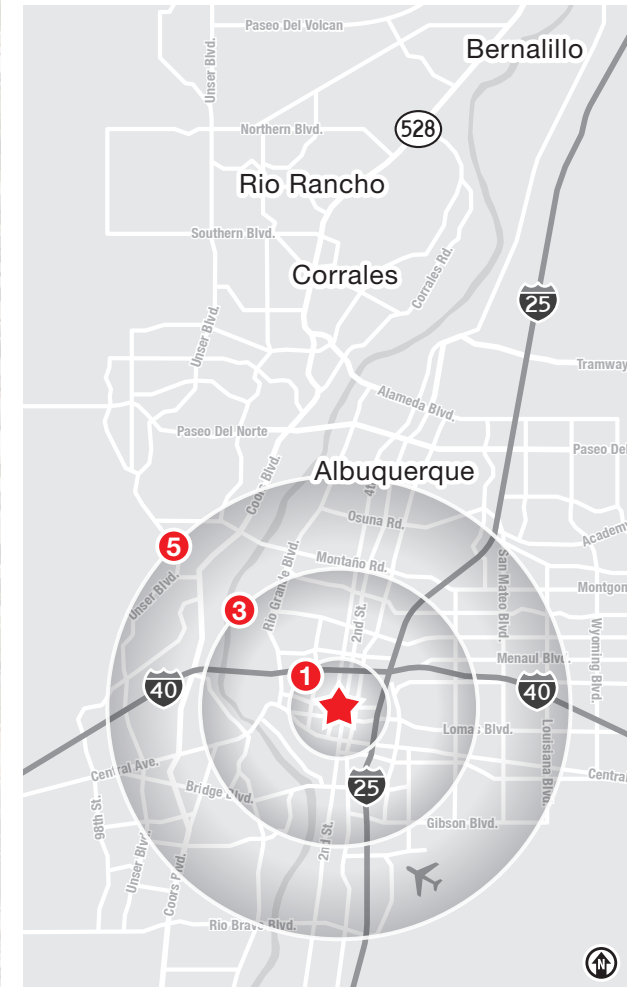
NWC 4th St. & Mountain Rd. NW | Albuquerque, NM 87102



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

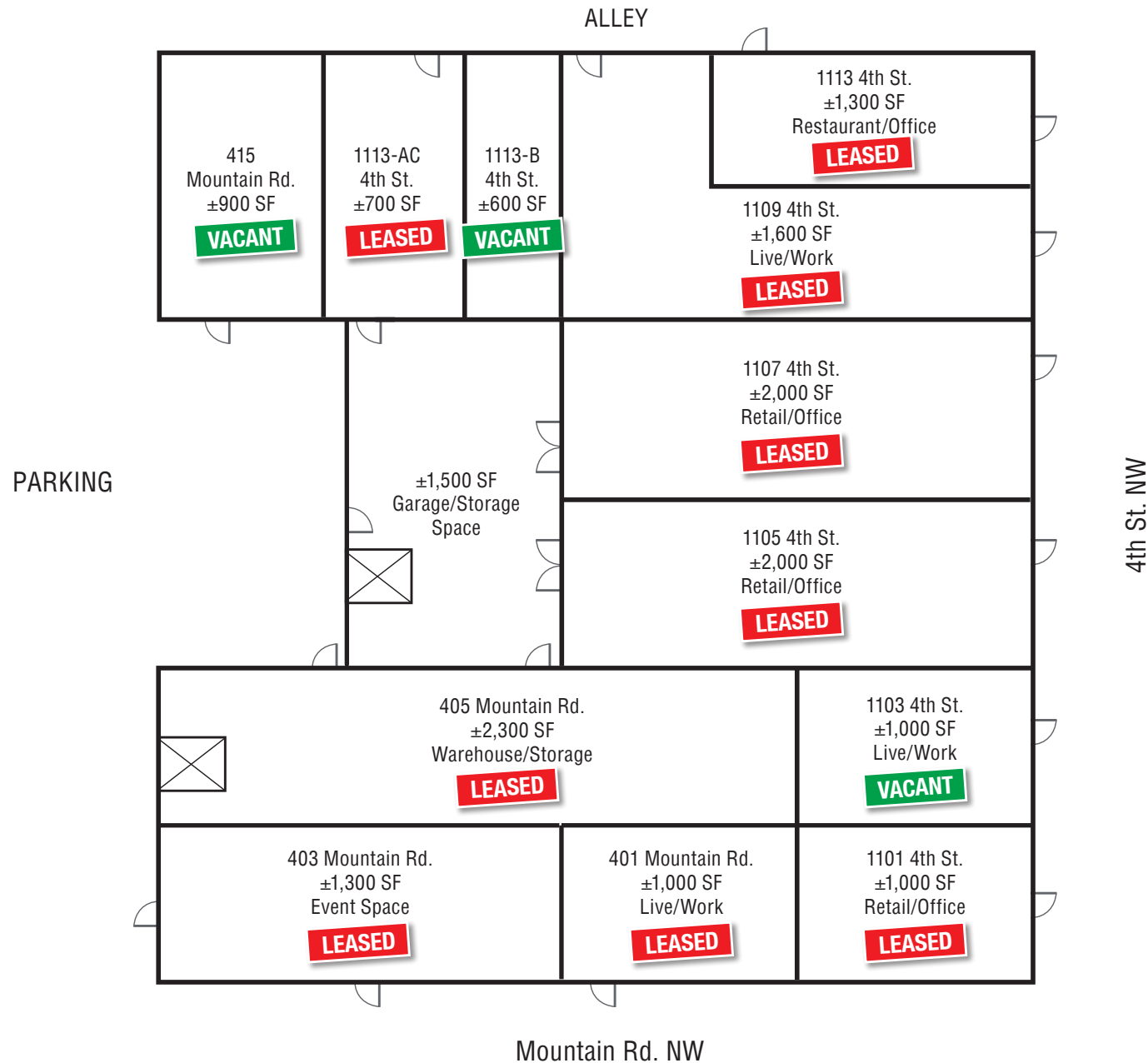
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NWC 4th St. & Mountain Rd. NW | Albuquerque, NM 87102



Floor Plan

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



AVAILABLE

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

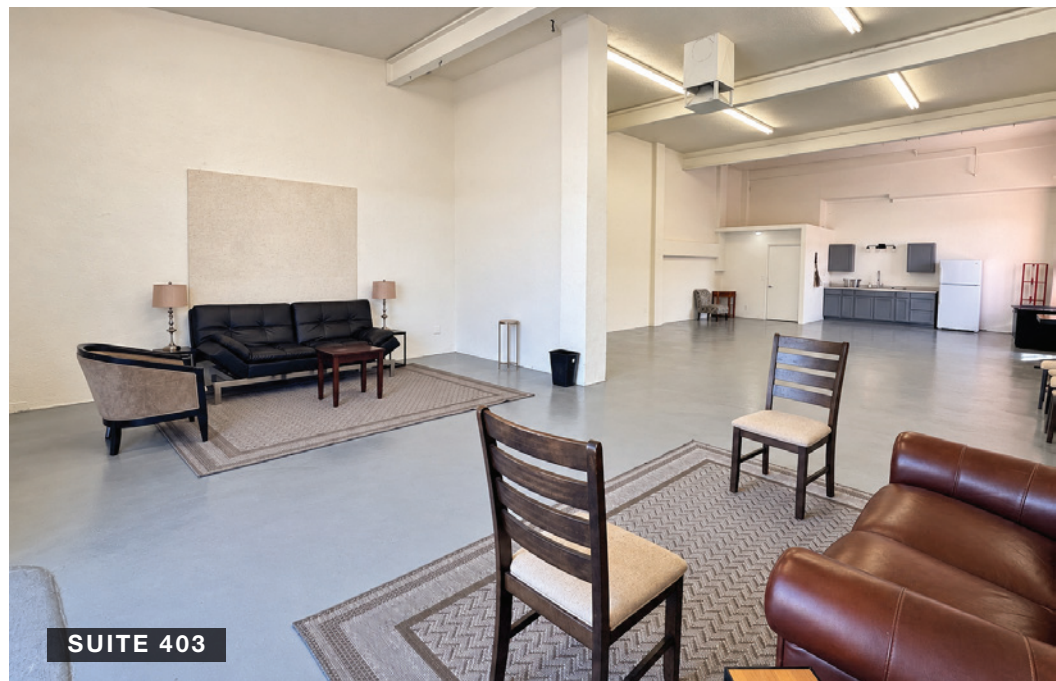
Floor plan not to scale.
Suite SF is estimated for conceptual purposes.





Photos

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



Photos

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SUITE 415

SUITE 415

SUITE 1113-B

SUITE 1113-B



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

OFFERED EXCLUSIVELY BY:



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