

**For
Sale**



Solid Single-Tenant Investment

CAPEX COVERED AND 3-YEAR LEASE IN PLACE



PRICE REDUCED!

5100 Indian School Rd. NE | Albuquerque, NM 87110

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±6,000 SF on
±0.33 Ac. Available**

Todd Strickland

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Rob Bridges CCIM

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For Sale

5100 Indian School Rd. NE | Albuquerque, NM 87110



PROPERTY

AVAILABLE

Building: $\pm 6,000$ SF

Land: ± 0.33 Acres

SALE PRICE

~~\$720,000~~ \$599,167 (\$100/SF)

CAP RATE 7.2%

HIGHLIGHTS

- Solid tenant that has been in place since January 2019
- New term goes to May 31, 2029
- Single-story, stand-alone asset that has been well-maintained
- Lots of natural light throughout
- 13 offices, conference room, two men's and two women's restrooms
- Just west of San Mateo Blvd. nearest the hard corner of Indian School Rd. & Truman St.
- One block south of I-40 and San Mateo Blvd.
- 3.5:1,000 parking ratio (21 parking spaces) plus curbside parking along Truman St.

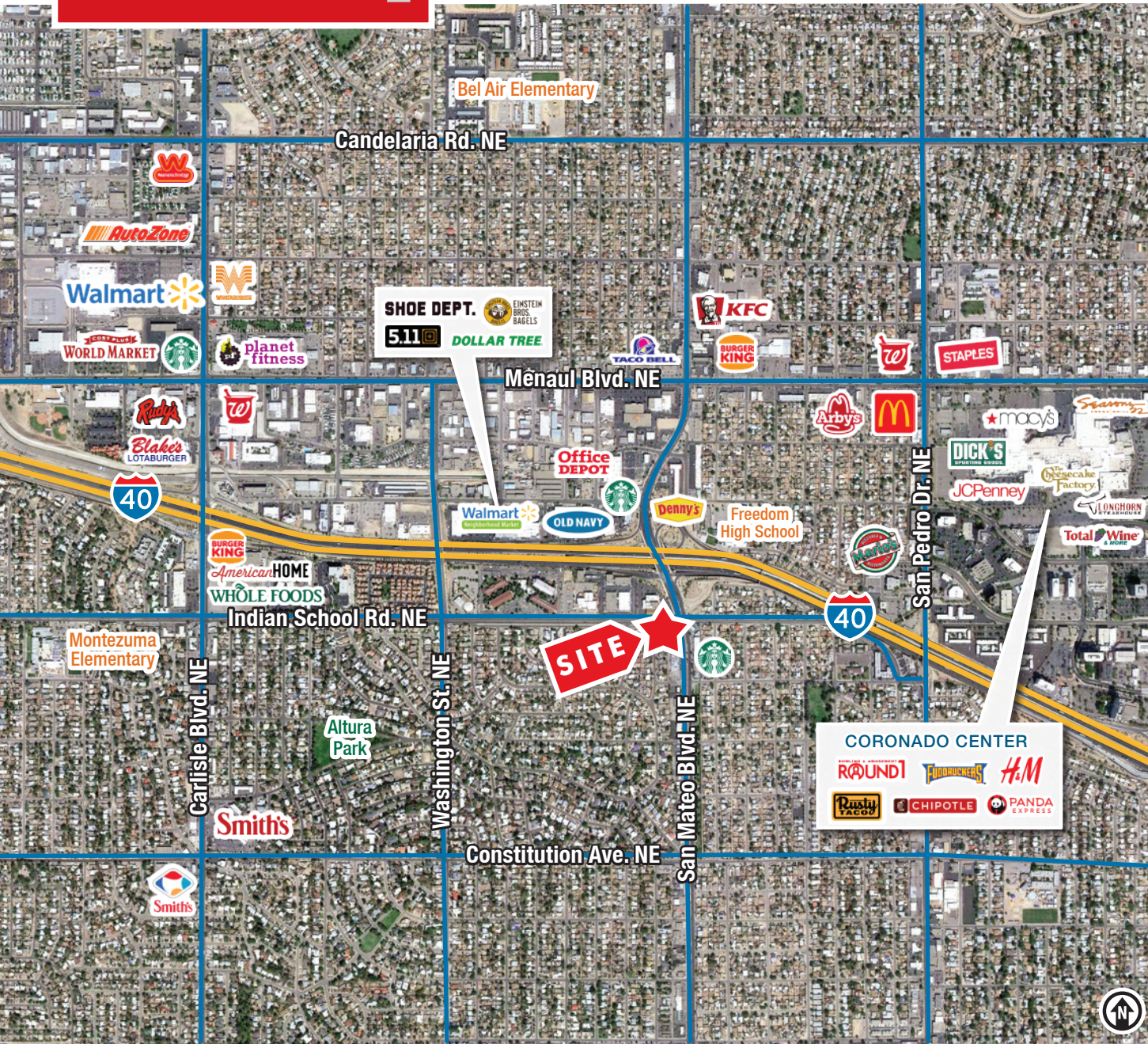
ZONING MX-L

LOCATION

SWQ Indian School Rd. & San Mateo Blvd. NE

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5100 Indian School Rd. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,930	131,781	291,334
Average HH Income	\$88,197	\$76,442	\$82,968
Daytime Employment	14,969	91,291	235,074

2025 Forecasted by Esri



NAI SunVista

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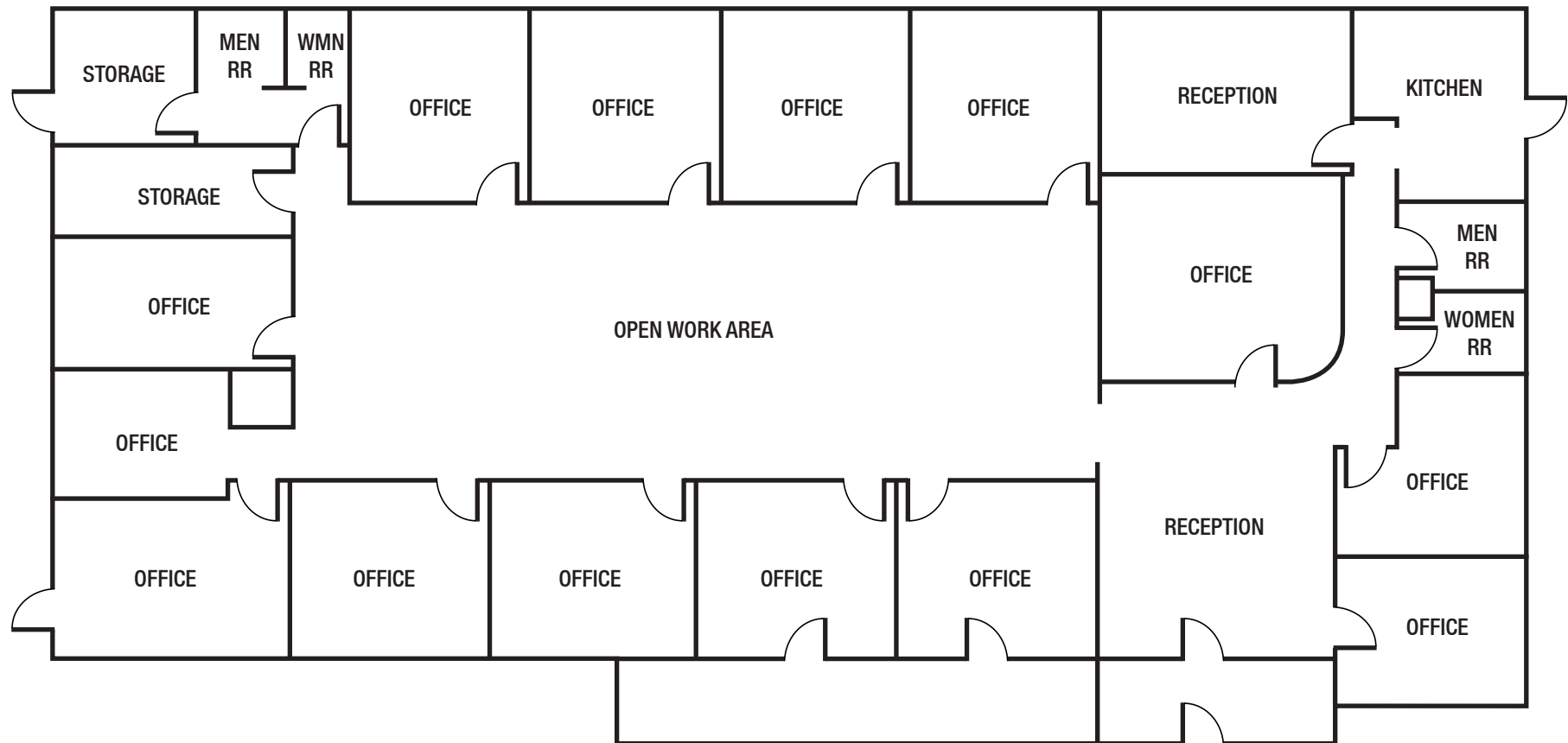
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FLOOR PLAN



AVAILABLE

±6,000 SF

Floor plan not to scale.

ENTRANCE

