

**For  
Sale**



# Solid Single-Tenant Investment

CAPEX COVERED AND 3-YEAR LEASE IN PLACE



**±6,000 SF on  
±0.33 Ac. Available**

5100 Indian School Rd. NE | Albuquerque, NM 87110

**Todd Strickland**

todd@sunvista.com | 505 450 1121

**Rob Bridges** CCIM

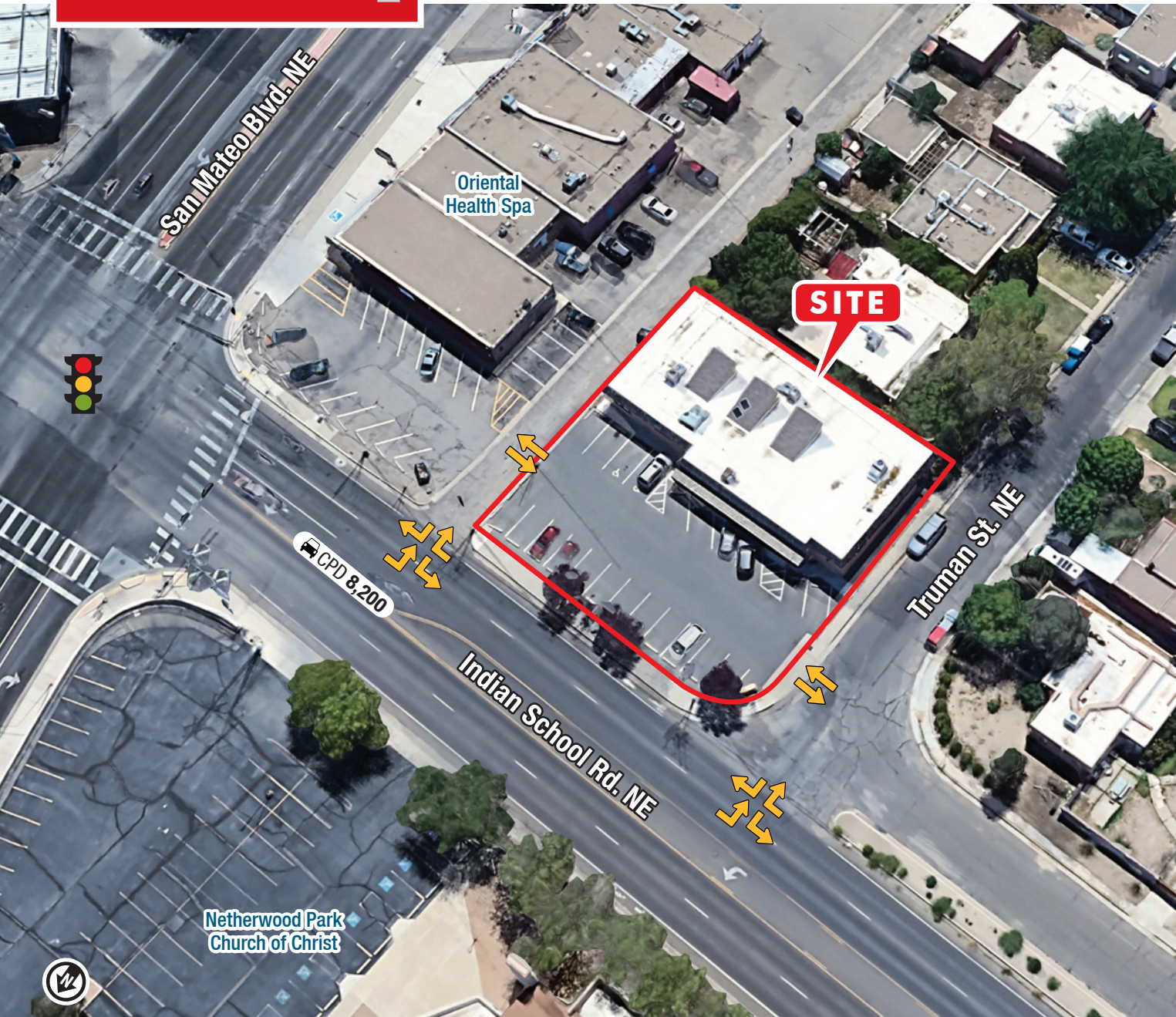
rob@sunvista.com | 505 977 5094

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

5100 Indian School Rd. NE | Albuquerque, NM 87110



## PROPERTY

### AVAILABLE

Building: ±6,000 SF  
Land: ±0.33 Acres

**SALE PRICE** \$720,000

**CAP RATE** 6.0%

### 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

**NAI SunVista**

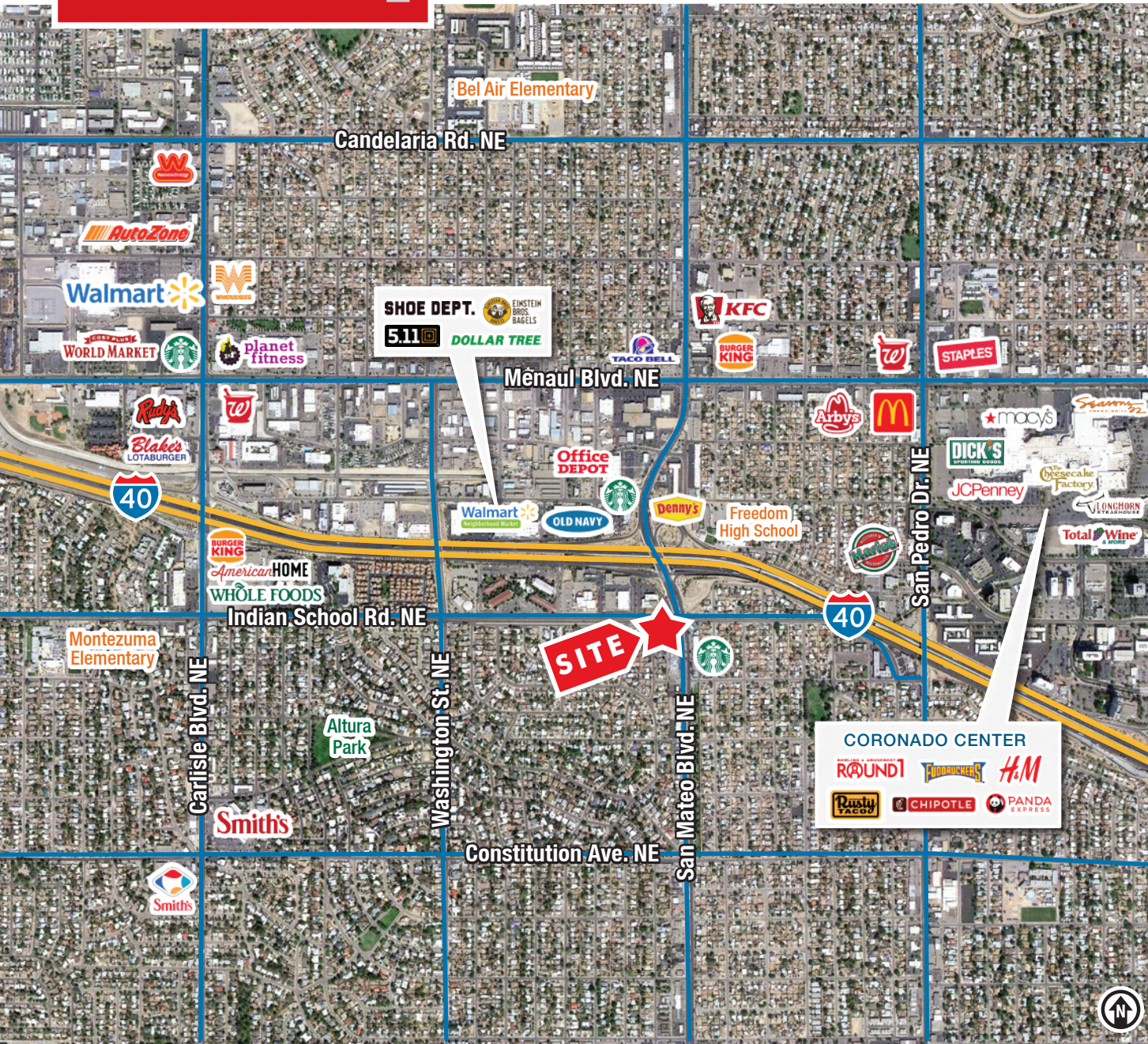
505 878 0001 | [sunvista.com](#)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Todd Strickland**  
todd@sunvista.com  
505 450 1121

**Rob Bridges** CCIM  
rob@sunvista.com  
505 977 5094

**For Sale**

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



For Sale

5100 Indian School Rd. NE | Albuquerque, NM 87110



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

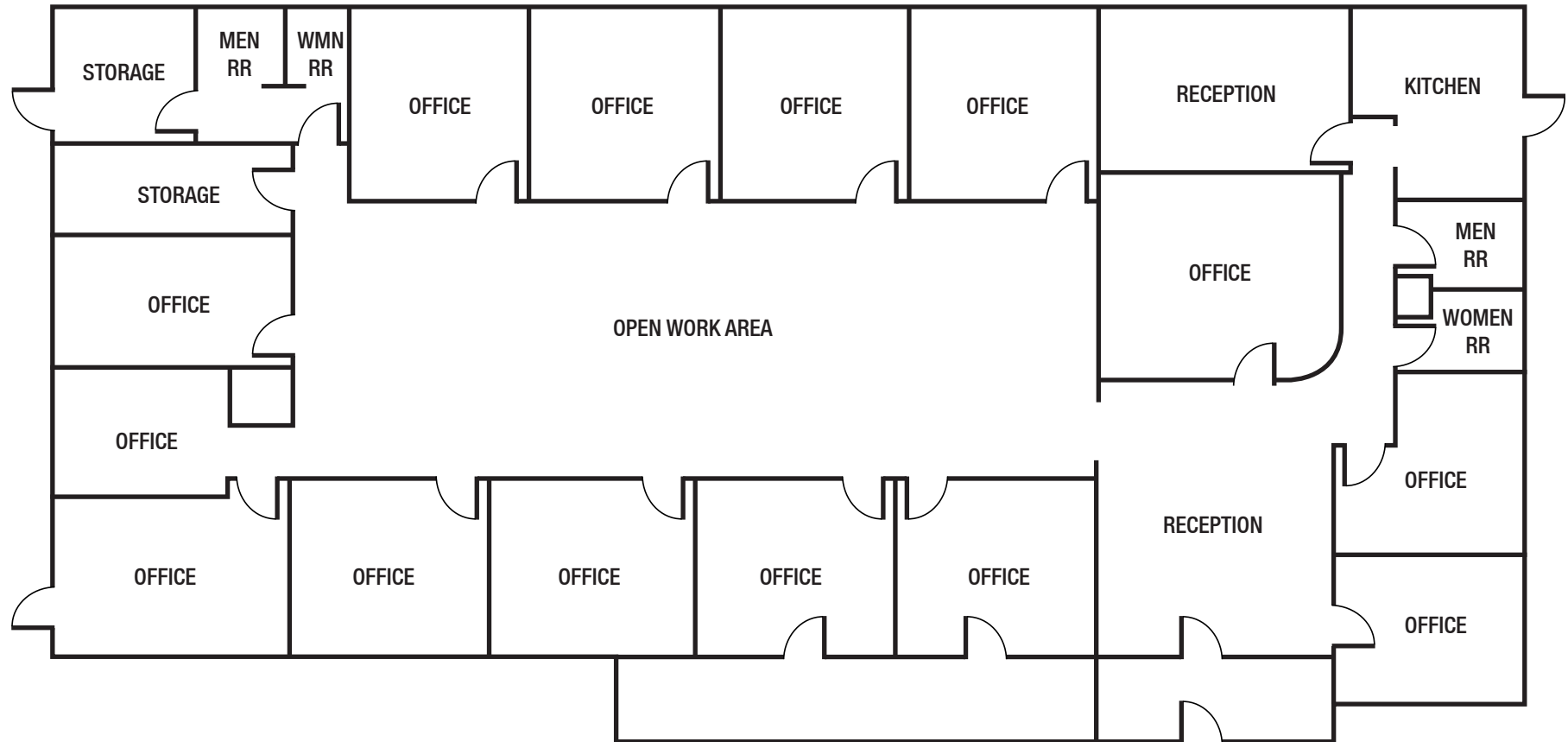
**Todd Strickland**  
todd@sunvista.com  
505 450 1121

**Rob Bridges CCIM**  
rob@sunvista.com  
505 977 5094

**For Sale**

5100 Indian School Rd. NE | Albuquerque, NM 87110

**FLOOR PLAN**



**AVAILABLE**

±6,000 SF

*Floor plan not to scale.*

**ENTRANCE**

