

For Sale \$1,500,000 For Lease \$15/SF/YR

5916 Anaheim Ave NE, Albuquerque, NM, 87113



Property Features:

- ❖ . North I-25 area / Zoned NR-LM / 6 New HVAC Units (Refrigerated AC)
- ❖ . Industrial-Office-Showroom / Monument Signage / 8,370 sf total
- ❖ . No Condo Fees / Private Parking / Existing Income / 3,400 sf available

Mark Thompson, CCIM

Qualifying Broker
License # REC-2023-0710
(505) 263-5350
mark@epic-rec.com

PROPERTY PROFILE

5916 Anaheim Ave NE

KEY FEATURES

- *Highly desirable North I-25 submarket*
- *Zoned NR-LM for many mixed uses*
- *Refrigerated AC and monument signage*
- *Industrial-Office-Showroom*
- *No Condo Fees or Condo Association*
- *Fee simple ownership*
- *48 parking spaces plus shared parking*
- *Clean and efficient office flex space*
- *Existing income in place with tenant*
- *Available space for Owner-Occupant or for additional tenancy (3400 SF).*



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AERIAL

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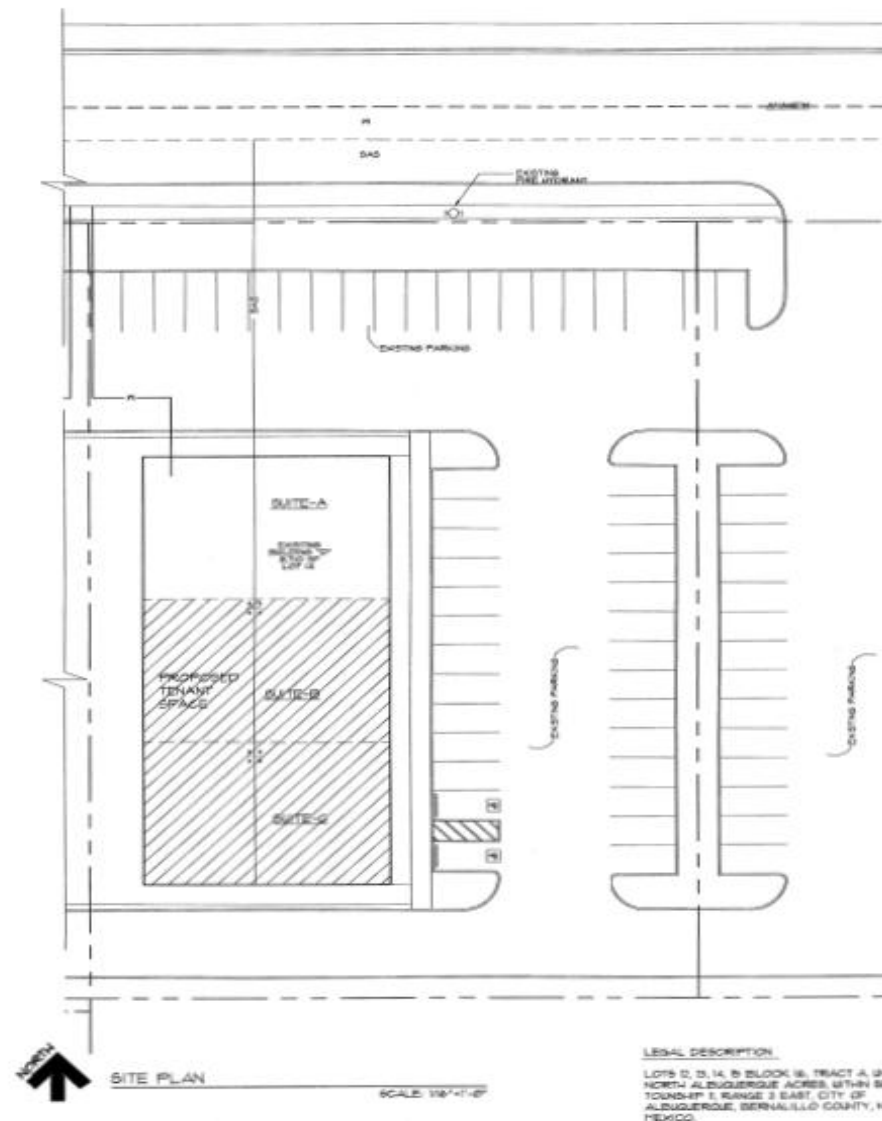
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SITE PLAN

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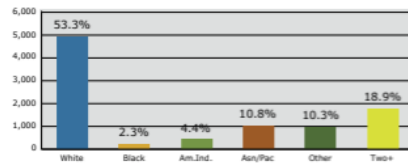
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DEMOGRAPHICS WITHIN 1 MILE RADIUS

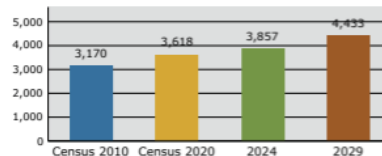
5916 Anaheim Ave NE

2024 Population by Race

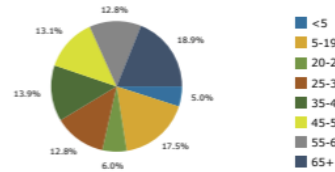


2024 Percent Hispanic Origin: 38.4%

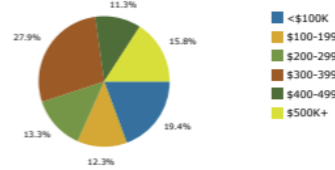
Households



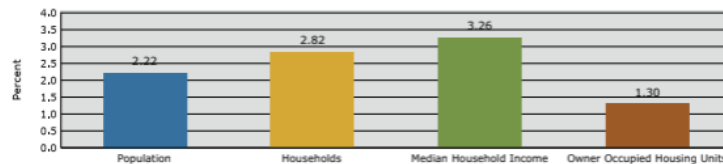
2024 Population by Age



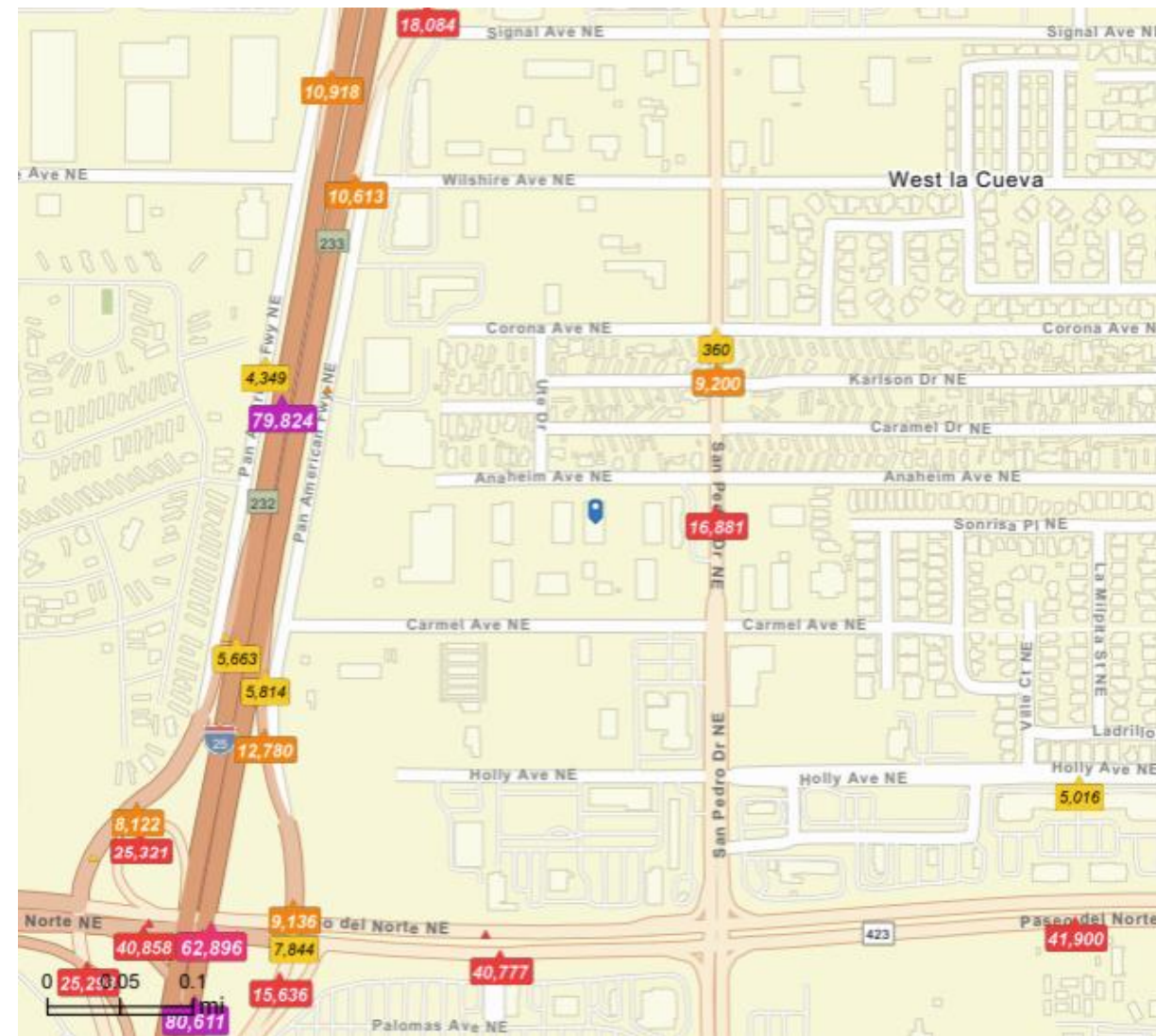
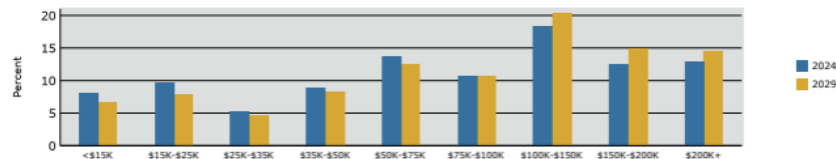
2024 Home Value



2024-2029 Annual Growth Rate



Household Income



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For 25 years, Mark's broad range of real estate experience has included many commercial and residential opportunities. As a broker, his goal is simply to assist his clients achieve their goals. As an active investor, he maintains confidence in our current market. Mark has developed multiple residential and commercial properties. In the previous 7 years, Mark has closed over 100 transactions and over **\$175,000,000** in sales.

Previous clients include:

Westway Homes	Optimum Building
Dion's Pizza	Dr. Alfredo Lopez, DDS
Submaterial	Speridian Technologies
PurLife	Tesuque Stucco Co. Natural
Harnick Orthodontics	Chocolate Cartel SW
Women's Oncology	
Sawmill Station	Elevated Mechanical
Precision Eye Care	Albuquerque Homes
Sawmill Station	Paseo RV Storage
Carmel Enterprises	Armada Physical Therapy

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Mark Thompson
Qualifying Broker & Principal