

For Sale



Two-Tenant Absolute NNN Investment

BITE-SIZED PROPERTY WITH HIGH VISIBILITY



640 Juan Tabo Blvd. NE | Albuquerque, NM 87123

\$550,000 @ 8.35% CAP

NAISunVista] **Got Space™**

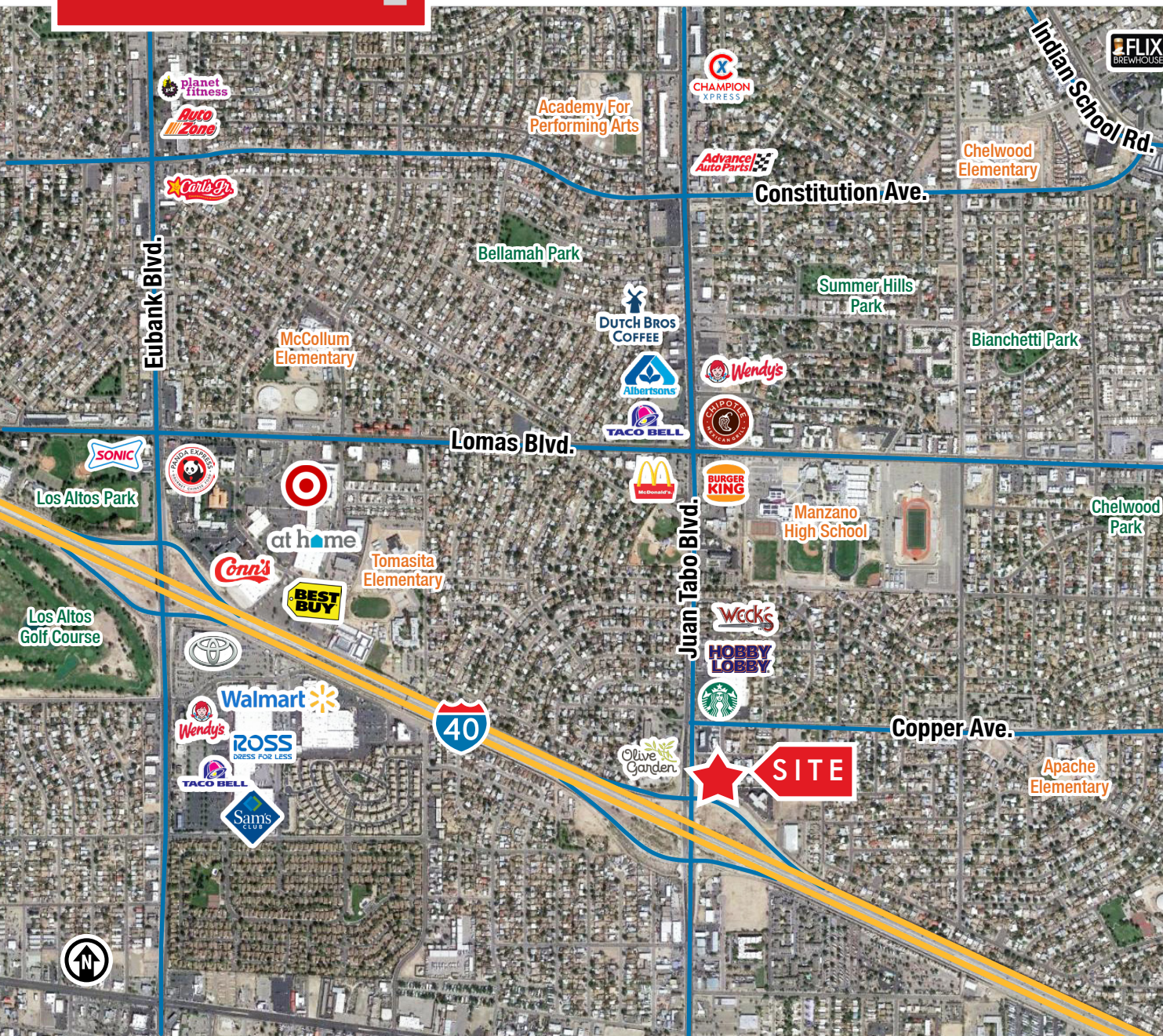
Rob Bridges CCIM

Owner/Broker

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

Building: $\pm 1,224$ SF

Land: ± 0.18 Acres

SALE PRICE

\$550,000

Cap Rate: 8.35%

NOI: \$45,897.72

HIGHLIGHTS

- New Gate, heaters, cooler, and office space
- Stabilized, long-term leases with 3.5% annual increases:
 - Conway Automotive: 6 years remaining
 - Double-Sided Clear Channel billboard: 4 years remaining
- Billboard upgraded in 2019
- Over 38,000 CPD
- Real Estate Contract terms available

IDO ZONING

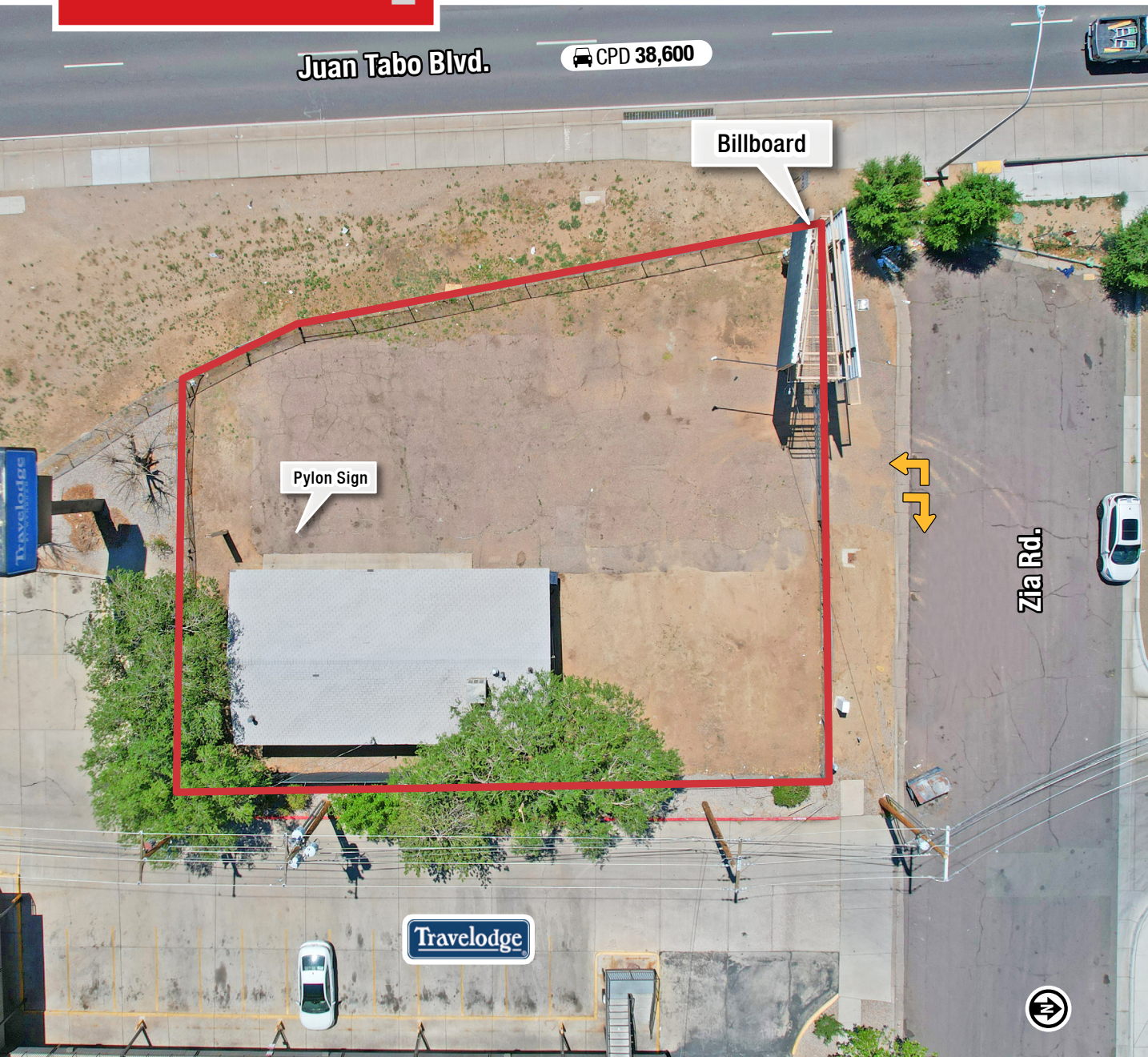
- [MX-M](#)

LOCATION




- SEC Juan Tabo Blvd. & Zia Rd.

For Sale

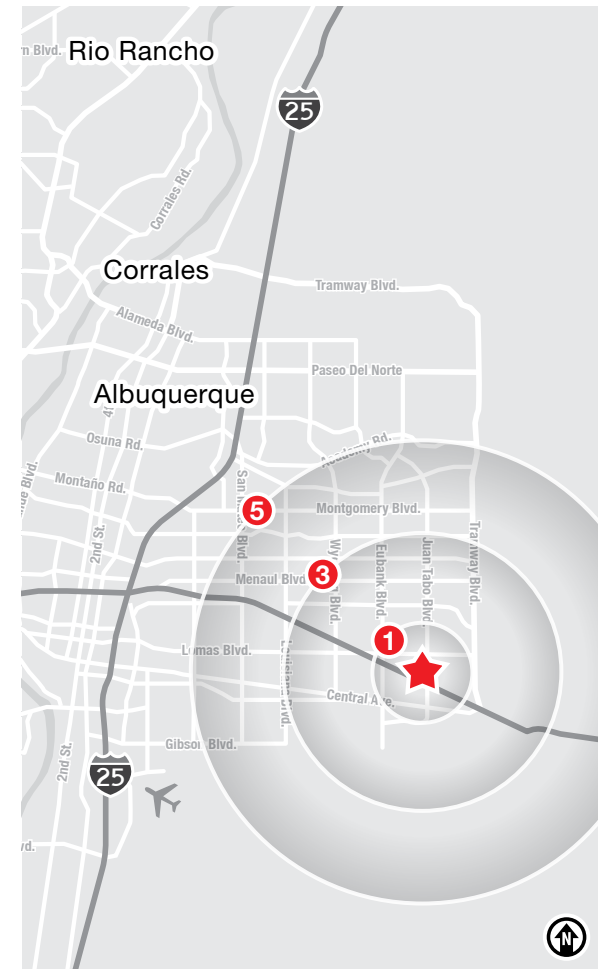
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	20,206	110,517	206,194
 Average HH Income	\$76,338	\$85,610	\$89,825
 Daytime Employment	5,715	41,469	88,432

2024 Forecasted by Esri



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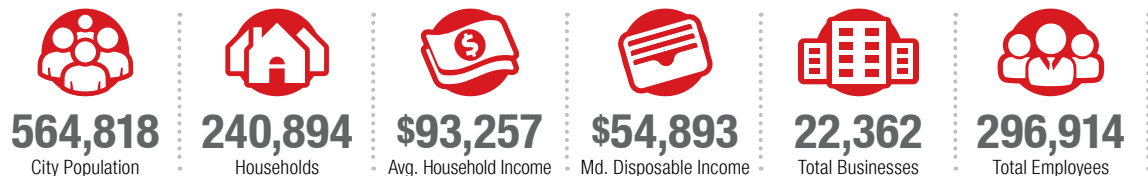
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.