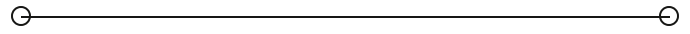


SALE

Quality Inn & Suites

6100 ILIFF RD NW

Albuquerque, NM 87121



PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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NM #9117

BRIAN RESENDEZ, CCIM

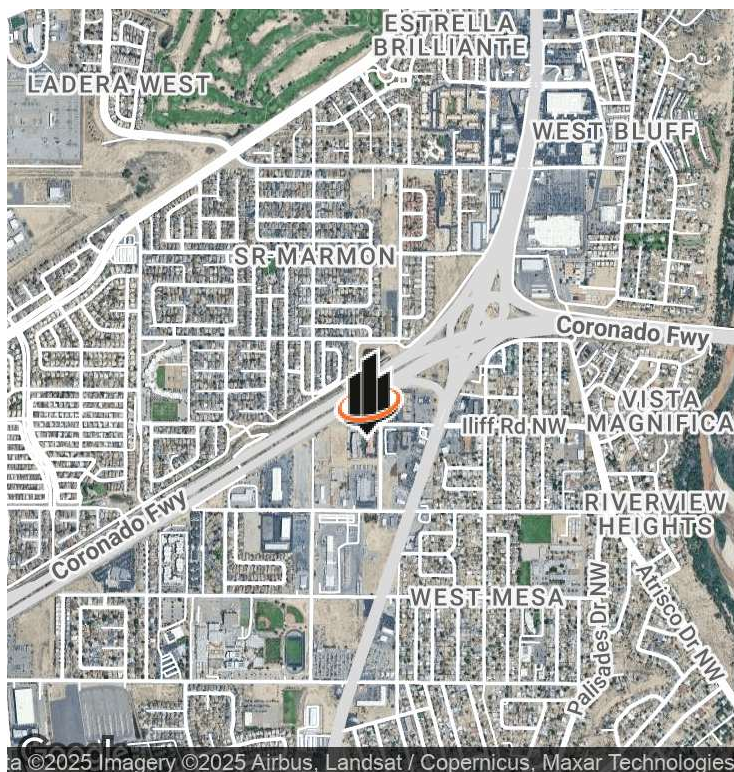
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,250,000
BUILDING SIZE:	43,342 SF
LOT SIZE:	1.75 Acres
PRICE / SF:	\$167.27
YEAR BUILT:	1996
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	West Mesa
APN:	101105902504032402

PROPERTY OVERVIEW

Quality Inn & Suites Albuquerque is a midscale limited service hotel with 104 guestroom. Built in 1996, the property is located on 1.75 acres just west of Albuquerque's Historic Old Town. Hotel amenities include an indoor heated pool and hot tub, fitness center, 625 SF of meeting space, business center and guest laundry facilities.

PROPERTY HIGHLIGHTS

- 104 units
- Zoned MX-M
- Prime Albuquerque location
- Suitable for Hospitality/Full Service investor
- Spacious and well-maintained interior
- Ample parking for guests and staff
- Proximity to major roadways
- Attractive curb appeal
- Versatile usage potential

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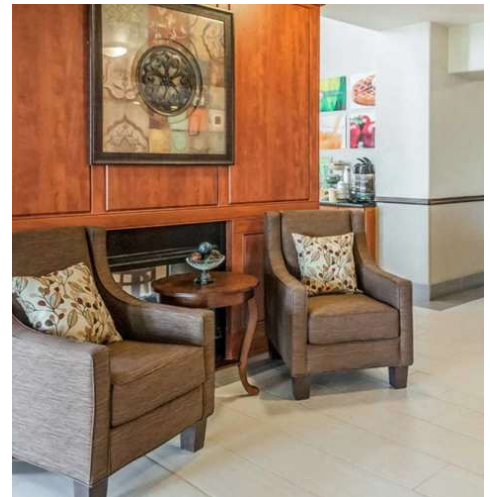
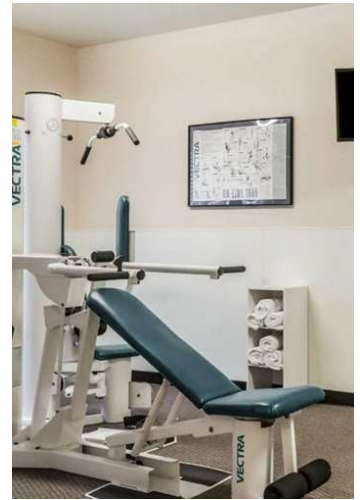
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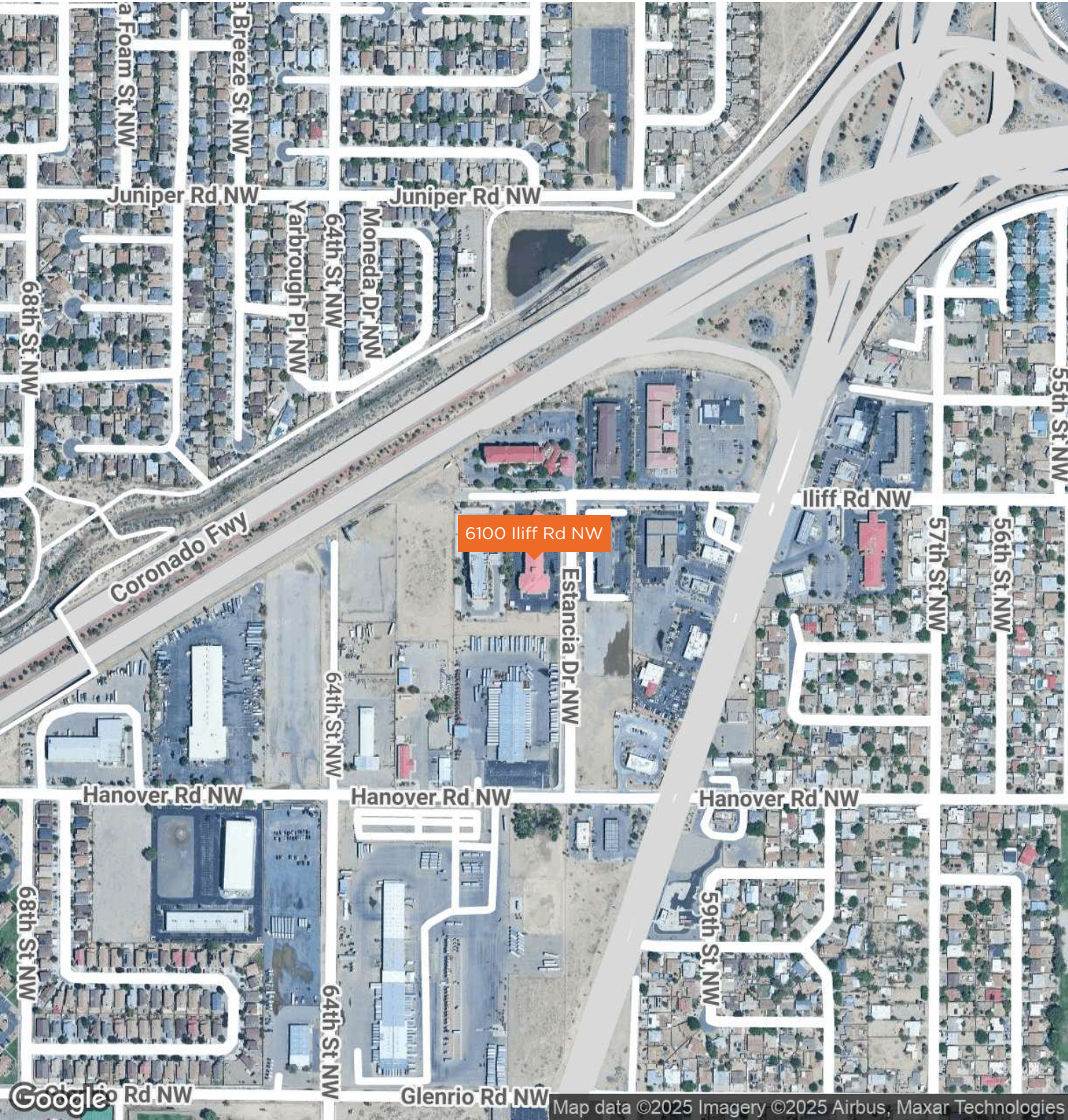
WA #24481

ADDITIONAL PHOTOS



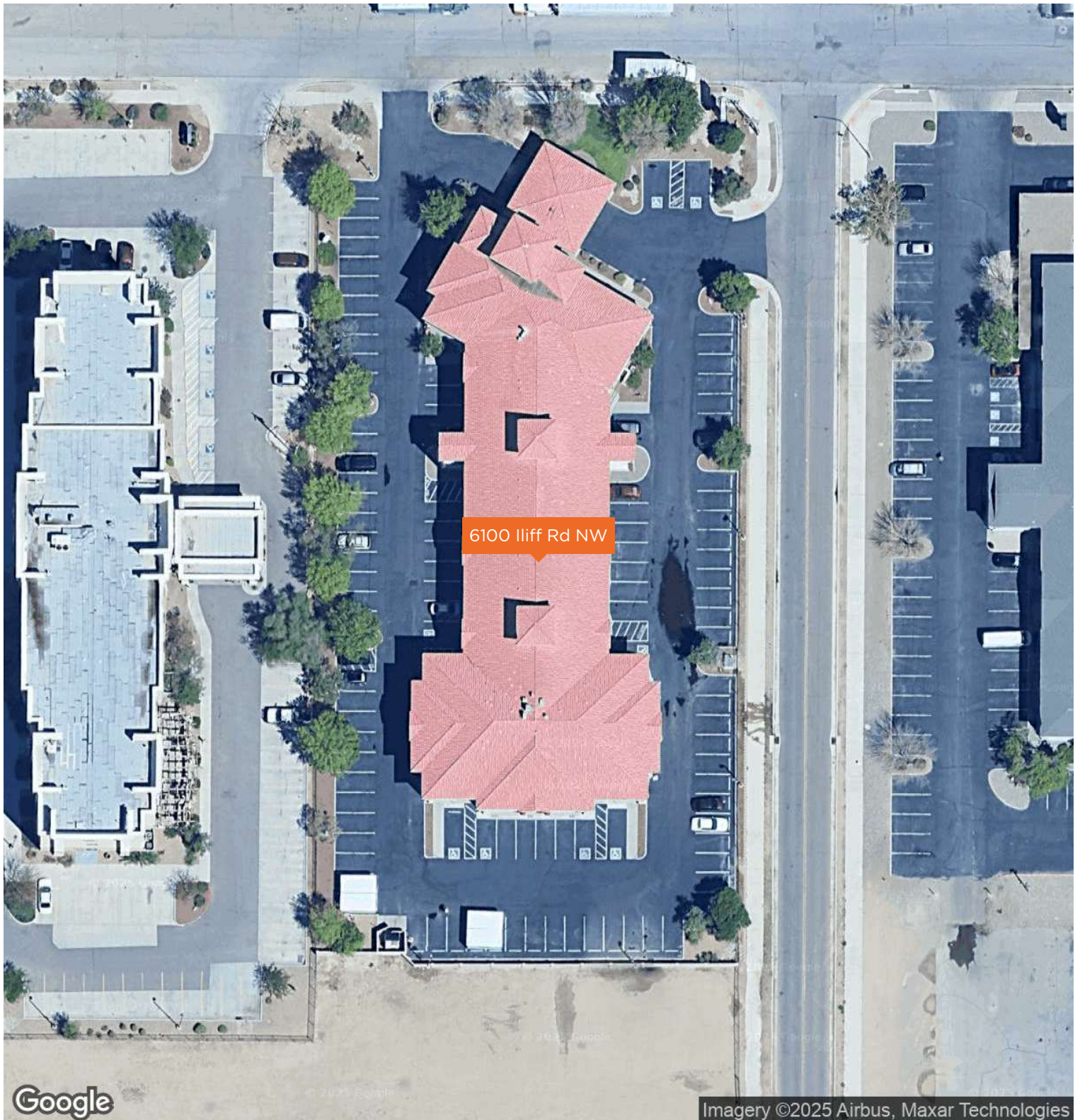
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LOCATION MAP



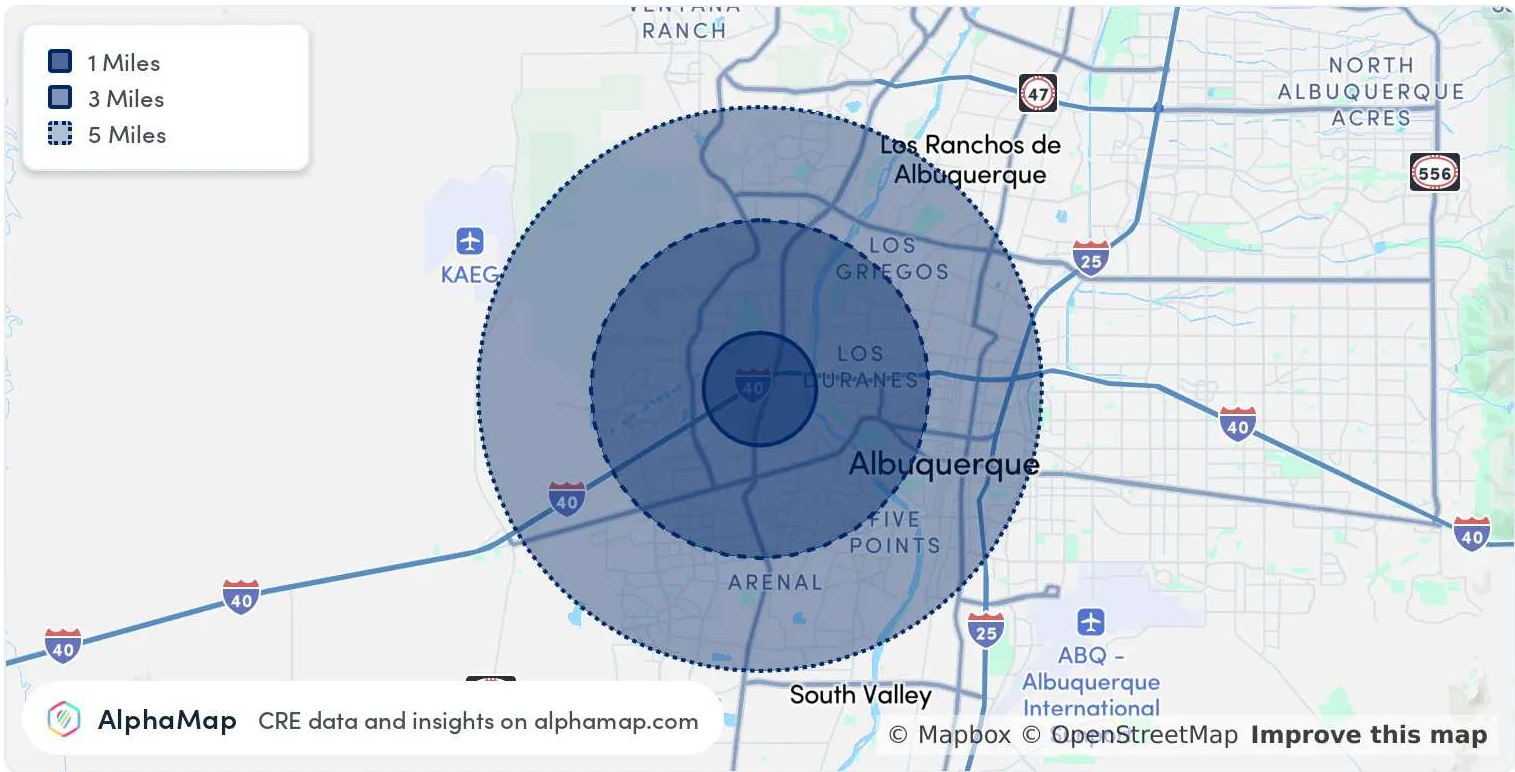
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AERIAL MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,752	91,796	212,859
AVERAGE AGE	39	40	39
AVERAGE AGE (MALE)	38	39	38
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,403	36,749	82,627
PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$78,815	\$83,820	\$83,304
AVERAGE HOUSE VALUE	\$277,996	\$323,739	\$305,281
PER CAPITA INCOME	\$31,526	\$33,528	\$32,040

Map and demographics data derived from AlphaMap

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