FOR SALE



Retail/Office Investment Opportunity
in the Albuquerque Uptown Area

4100 Menaul Blvd NE, Albuquerque, NM 87110



AVAILABLE

- 4100 Menaul Blvd NE
- 17,730± SF

SALE PRICE

- $1,785,000 ($100.66/SF)
- 7.40% Cap Rate

FEATURES

- 60 Parking Spaces
- MX-M Zoning
- Great Visibility (26,700± Cars Per Day
- Close Proximity to Amenities
- New TPO Roof in 2014

ED ANLIAN CCIM
Mobile: (505) 250-9661
ed@jcrenm.com
NM LICENSE # 14869

jcrenm.com

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333

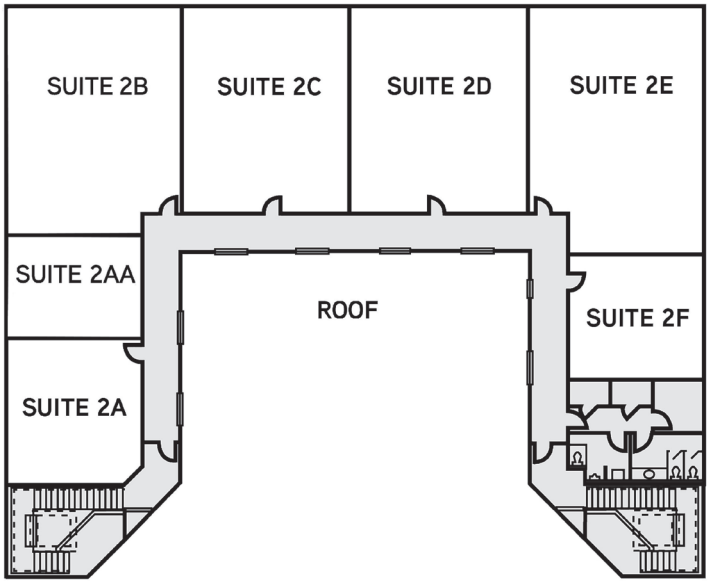
JOHNSON
Commercial Real Estate

AERIAL MAP

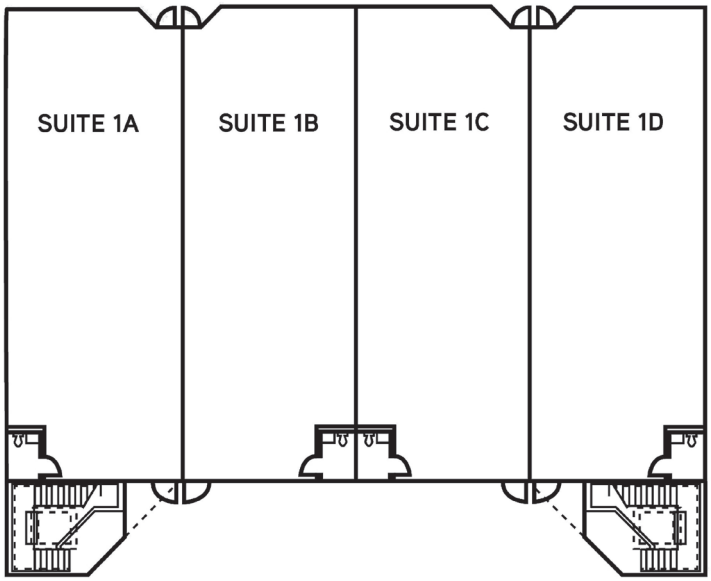

25
CANDELARIA RD NE
CARLISLE BLVD NE
SAN MATEO BLVD NE
SUBJECT PROPERTY
MENAUL BLVD NE
40
INDIAN SCHOOL RD NE


MENAUL BLVD NE
SUBJECT PROPERTY
MORNINGSIDE DR NE
GRACELAND DR NE
WASHINGTON ST
ADJACENT PROPERTY
ALSO AVAILABLE

FLOOR PLAN



2nd Floor - Office Space



1st Floor - Retail Space

N

PROPERTY INFO

PROPERTY TYPE	Retail/Office
ADDRESS	4100 Menaul Blvd NE, Albuquerque, NM
CROSS STREETS	Menaul and Washington

Property Details

BUILDING SIZE (SF)	17,730±
RETAIL SPACE (SF)	9,600±
OFFICE SPACE (SF)	8,130±
CONDITION	Excellent
CONSTRUCTION TYPE	Steel Frame / Stucco
LAND AREA	.7461± Acres
PARKING RATIO	3.5 per 1,000 SF
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	2 (Retail on Ground, Office on 2nd)
YEAR CONSTRUCTED	1983
ZONING	MX-M

Sale Details

SALE PRICE ($)	$1,785,000
SALE PRICE ($/SF)	$100.66
CAP RATE	7.40%
BUILDING SF	17,730±

Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,950	109,881	281,250
HOUSEHOLDS	6,183	52,400	130,101
MEDIAN HH INCOME	$58,249	$60,675	$64,695

Annual Property Operating Data

INCOME	
RENTAL INCOME	**$194,782**
OPERATING EXPENSES	
REAL ESTATE TAXES	$20,168±
PROPERTY INSURANCE	$10,194±
COMMON AREA MAINTENANCE:	
UTILITIES	$6,313
LANDSCAPING	$2,066
SECURITY	$7,749
ALARM	$477
JANITORIAL	$2,822
MAINTENANCE/REPAIRS	$2,487
PROPERTY MANAGEMENT	$10,500±
TOTAL OPERATING EXPENSES	**$62,776±**
NET OPERATING INCOME	**$132,006±**

Notes

Great location is strong trade area with easy access to amenities. Building signage available.

Adjacent property is also available as a separate transaction.

ED ANLIAN CCIM
Mobile: (505) 250-9661
ed@jcrenm.com
NM LICENSE # 14869

JOHNSON
Commercial Real Estate