

SALE

Investment Opportunity

INDUSTRIAL OFFICE-WAREHOUSE

2929 CANDELARIA RD. NE

Albuquerque, NM 87107

PRESENTED BY:

PAUL COOK
Senior Advisor
O: 505.503.2630
C: 505.385.4744
paul.cook@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
BUILDING SIZE:	12,000 SF
LOT SIZE:	1.4 Acres
ZONING:	NR-LM

PROPERTY OVERVIEW

High traffic corner at Candelaria & Girard. Large newly paved lot. Fenced & Gated 12,000 sf total. 2,640 office/showroom, 9,366 sf warehouse. **Strong Tenant in place.** Contact Broker for Details.

PROPERTY HIGHLIGHTS

- Large paved, fenced & gated lot.
- High traffic corner in an established industrial area.
- 3 brand new 14' x 14' roll up doors (powered)
- 16' - 18' Clear Height Ceilings
- 2,640 sf of office/showroom (Newly Remodeled)
- 7,000 sf of warehouse (All New skylights, insulation & steel siding)
- 800 amp/3 phase power

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**2929 CANDELARIA
ALBUQUERQUE NM, 87107**

LEASE TYPE: NNN
TERM: Through Jan. 31, 2025 (2) one-year options
ESCALATIONS: 3%/Year

BASE RENT: \$11,072.25/Month \$11.07/sf annual

SELLER FINANCING AVAILABLE

TENANT HAS FIRST RIGHT OF REFUSAL

- New steel roof over entire footprint (2022)
- New LED Lighting throughout (2022)
- New glass in showroom (2022)
- New Insulation walls and ceilings (2022)
- New skylights in warehouse (2022)
- New Asphalt paving over entire parcel outside of footprint (2022)
- New Water Line to City Main (2022)
- New sewer Line to City Main (2022)
- New 14' x 14' insulated grade level doors (3), powered (2022)
- New evaporative coolers over warehouse (2022)
- Upgraded power and wiring (2022)

SVN/ Walt Arnold Commercial Brokerage Inc. | waltarnold.com | svn.com

6200 Seagull Lane NE, Suite A, Albuquerque, NM 87109 | P: 505-256-7573 | F: 505-256-9856
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FURTHER AERIAL



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CLOSE AERIAL



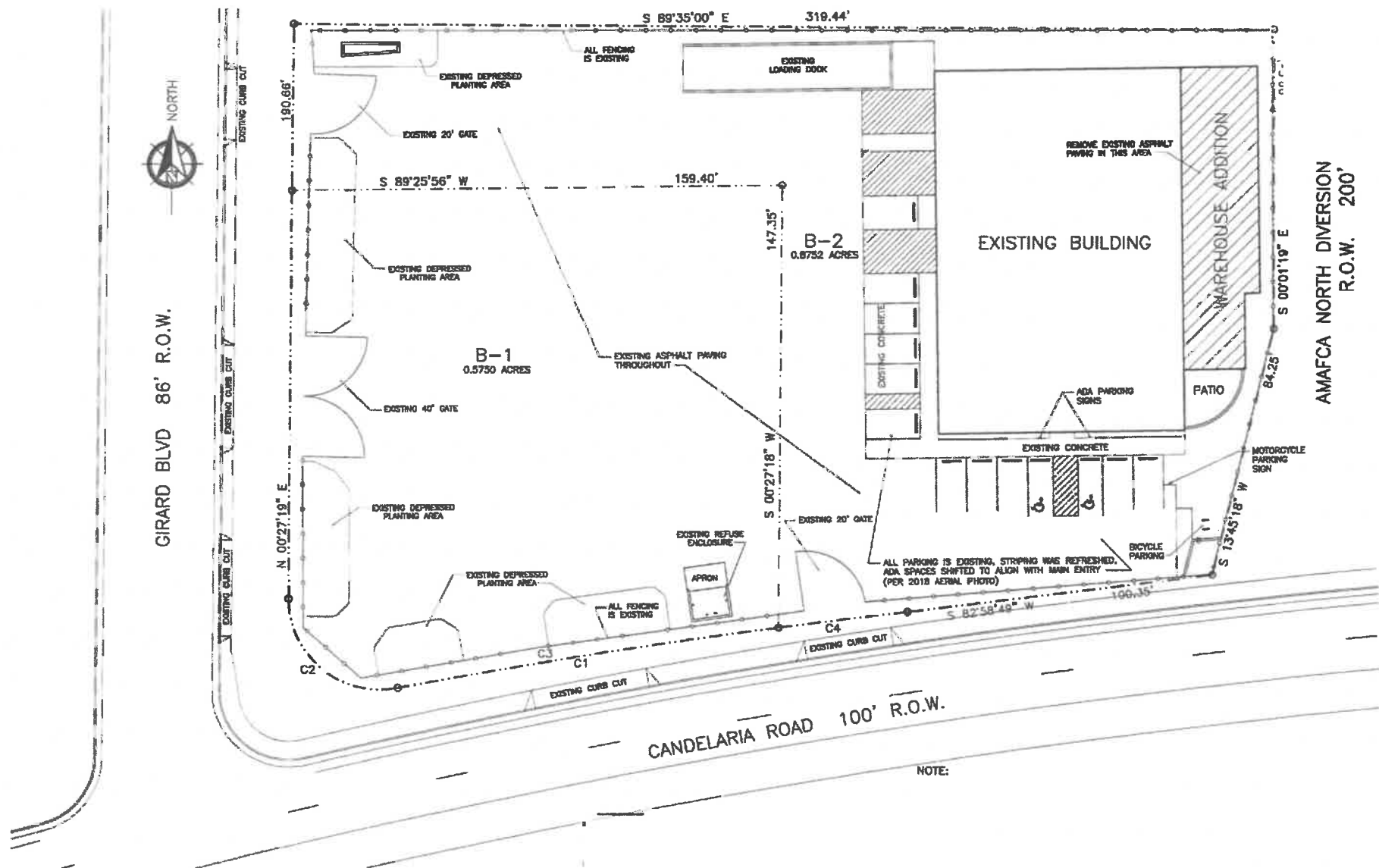
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SURVEY



NOTE:

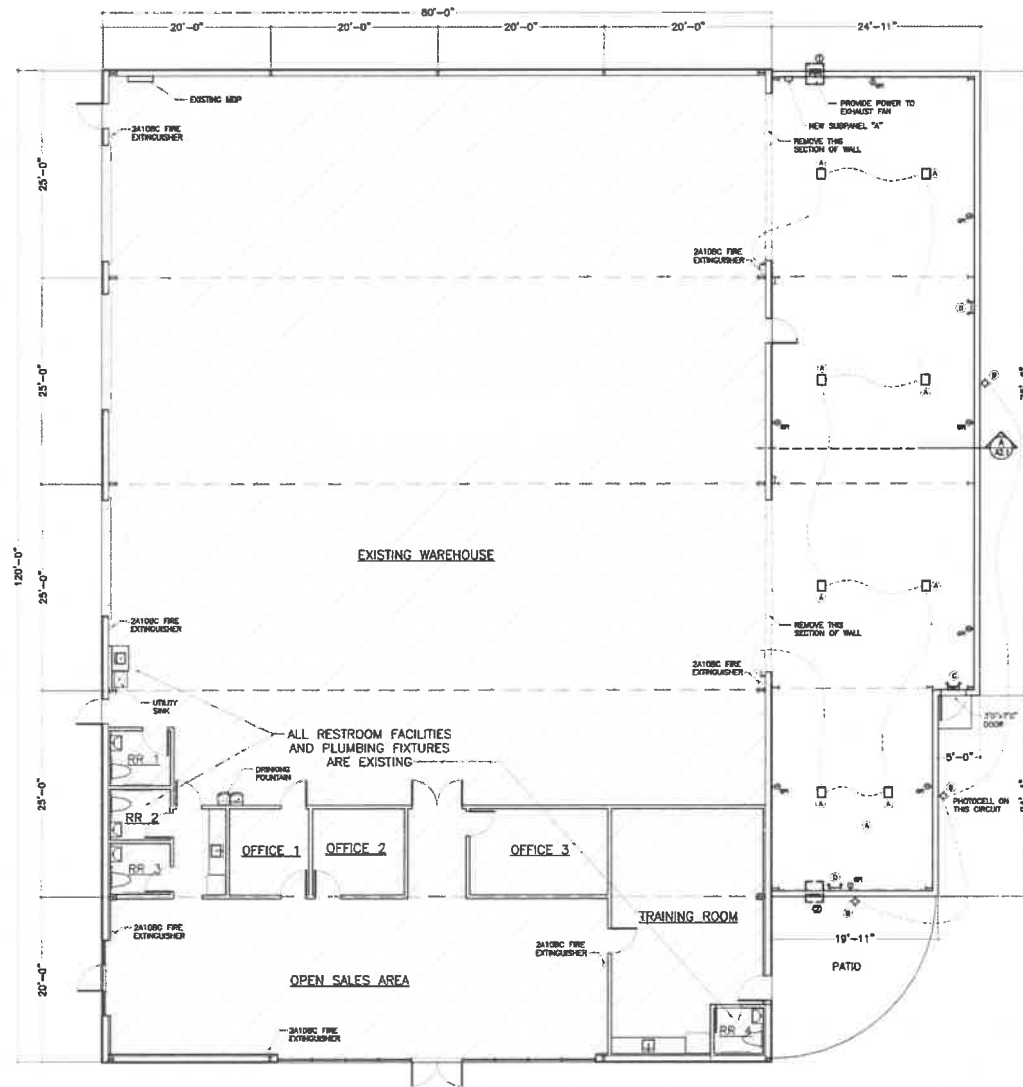
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FLOOR PLAN



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EXTERIOR AND INTERIOR PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,610	96,898	255,936
AVERAGE AGE	33.1	35.7	37.7
AVERAGE AGE (MALE)	32.2	34.4	36.3
AVERAGE AGE (FEMALE)	34.8	37.4	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,928	43,931	114,177
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$52,058	\$52,135	\$54,756
AVERAGE HOUSE VALUE	\$133,264	\$197,644	\$219,771

RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION - WHITE	4,160	65,013	172,598
TOTAL POPULATION - BLACK	252	2,434	7,198
TOTAL POPULATION - ASIAN	45	2,339	5,813
TOTAL POPULATION - AMERICAN INDIAN	506	5,711	12,921

* Demographic data derived from 2020 ACS - US Census

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