

# TEWA LODGE FOR SALE

5715 Central Ave NE, Albuquerque, NM 87108



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# PROPERTY OVERVIEW

Asking Price:	\$998,000
Acres:	0.55
Building SF:	9,087
Rooms:	29 + Managers Apt
Price per Door:	\$33,267
Price per SF:	\$109.83
Parking Spaces:	27
Zoning:	MX-M 

## DETAILS:

- Added to the [historic registry in 1998](#) 
- One of the oldest continuously operating motels on Route 66
- Over \$200,000 in recent renovations
- Can continue operating as a motel or renovate for another use
- Located 1 mile west of The Downs Racetrack & Casino, Expo New Mexico, & Albuquerque Fairgrounds
- Approx. 135ft of Central Ave frontage
- 17,200 VPD on Central Ave
- 29,600 VPD on San Mateo Blvd
- 12,100 VPD on San Pedro Dr



# FINANCIAL OVERVIEW

INCOME	
Q3 2024	\$230,842
2023	\$296,330
2022	\$273,066

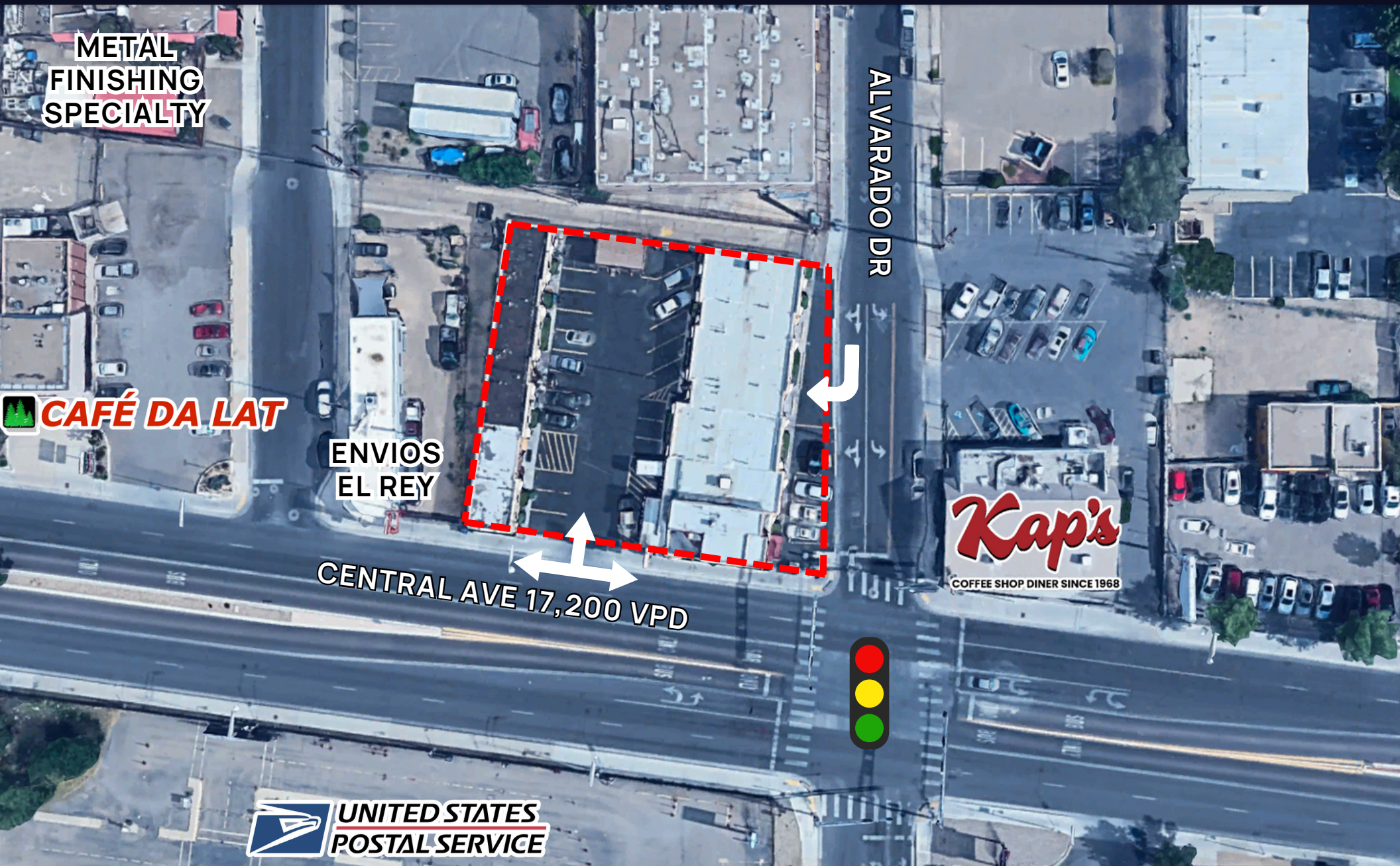


2024 EXPENSES	
Property Taxes	\$7,418.90
2025 Insurance	\$16,257
Payroll	\$29,711
Phone & Internet	\$2,843
Utilities	\$31,861
Supplies & Maintenance	\$14,634
Booking/Card Fees	\$70
Total	\$102,794.90





# SITE PLAN





# TRADE AREA





# COMPARABLES



## Westward Ho Motel

7500 Central Ave SW  
Albuquerque, NM 87121

Sold Price: \$660,000  
# of Rooms: 12  
Acres: 0.33  
Building SF: 4,908  
Price/Door: \$55,000  
Price/SF: \$134

\*sold February 2024



## Americana Motel

5908 Central Ave SW  
Albuquerque, NM 87105, USA

Sold Price: \$810,000  
# of Rooms: 18  
Acres: 0.92  
Total SF: 4,962  
Price/Door: \$45,000  
Price/SF: \$163

\*sold October 2023



## La Hacienda Motel

6214 Central Ave SW  
Albuquerque, NM 87105, USA

Sold Price: \$1,040,000  
# of Rooms: 21  
Acres: 0.70  
Building SF: 6,500  
Price/Door: \$61,667  
Price/SF: \$151

\*sold March 2024





# COMPARABLES



## Motel Hiway House

3200 Central Ave SE  
Albuquerque, NM 87106

Sold Price: \$3,750,000  
# of Rooms: 58  
Acres: 1.0847  
Building SF: 21,664  
Price/Door: \$64,655  
Price/SF: \$173

\*Sold April 2024, fully  
renovated when it sold



## Stay Inn

13139 Central Ave NE  
Albuquerque, NM 87123, USA

Sold Price: \$1,150,000  
# of Rooms: 40  
Acres: 0.67  
Building SF: 12,834  
Price/Door: \$28,750  
Price/SF: \$90

\*Sold January 2024, has been  
renovated since





# CABQ RESOURCES

## Metropolitan Redevelopment Agency

- Tax Abatement Program: <https://www.cabq.gov/mra/tax-abatement>

## Landlord Engagement Program

- City: <https://housingnm.org/programs/landlord-program/landlord-engagement-program>
- County: <https://www.bernco.gov/blog/2023/12/29/bernalillo-county-offers-landlord-incentive-program-beginning-jan-2/>

## Albuquerque Housing Authority

- <https://abqha.org/how-to-apply/>

## KAFB Housing

- <https://www.kirtlandfamilyhousing.com/contact-us>

## Nichole Rogers, District 6 City Councilor

- 505-768-3121
- [nrogers@cabq.gov](mailto:nrogers@cabq.gov)
- <https://www.cabq.gov/council/find-your-councilor/district-6>





# DEMOGRAPHICS



## Population

1 Mile	35,300
3 Miles	146,700
5 Miles	323,900



## Age

Median Age	39
Under 20	67,000
25 - 45	94,700
45 - 65	78,100
Over 65	50,800



## Household Income

Median Income	\$56,100
2028 Estimate	\$61,100
\$25k - 50k	33,200
\$50k - 75k	44,000
\$100k & Over	38,400



## Employees

Total	271,100
Top Industries	Management, Business, Science, Arts Occupations



## Housing Occ. Ratio

Occupied	150,900
Vacant	11,900













# LOCATION OVERVIEW: ALBUQUERQUE



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: [www.visitalbuquerque.org](http://www.visitalbuquerque.org))

