

11019 Cochiti Rd SE

OFFERING MEMORANDUM

Albuquerque, NM 87123





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Offering Memorandum

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Offering Memorandum

Offer Information

Asking Price: \$845,000.00

Financing: Cash, Conventional, SBA, Other.

Zoning: MX-M

Property Type: Mixed Use; Industrial, Multi-Unit Residential.

Property Subtype: Freestanding

Building Size (Appx): 7,500+ SF

- Unit A: 1,025 Square Feet (Gated Yard W/ Shop & Living Space)
- Unit B: 1,350 Square Feet (Shop W/ OH Garage Door & Office)
- Unit C: 1,811 Square Feet (Shop W/ OH Garage Door, Paint Booth, & Office)
- Unit D: 1450 Square Feet (Shop W/ OH Garage Door, Living Space, Storage, & Office)
- Unit E: 946 Square Feet (Apartment & Storage)
- Unit F: 248 Square Feet (Tiny House)

Building Class: C

Year Built: 1969 (Metal), 1989 (Block), 1997/2022 Reno (Tiny House)

Tenancy: Multiple

Building Height: 2 Story

Land Acres: .34 AC

Building Type: Metal Building & Block Building

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Additional Info & Rent Roll:

- Two gated entrances.
- Two separate completely enclosed gated yards.
- Three (3) overhead garage doors
- Six (6) separate units that could be rented.
- Three (3) shop spaces
- Four (4) living spaces w/ Washers and Dryers.

Rent Roll:

Unit	Type	Satus	Renovated	Squarefeet	Tenants Rent Rate	Tenants Pay
A	Yard/Shop/Apartment	Willing to renew		1050	\$ 1,200.00	Split Electric
B	Shop/Office	Willing to Renew		2050	\$ 1,500.00	None
C	Shop/Office	Vacant		1811	\$ 1,500.00	None
D	Shop/Apartment	Willing to Renew		1434	\$ 1,400.00	None
E	Apartment/Office	Willing to renew		946	\$ 1,200.00	None
F	Tiny House	Willing to Renew		248	\$ 650.00	None
Total Income				7539	\$ 7,450.00	

Aerial Photos











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Property Photos

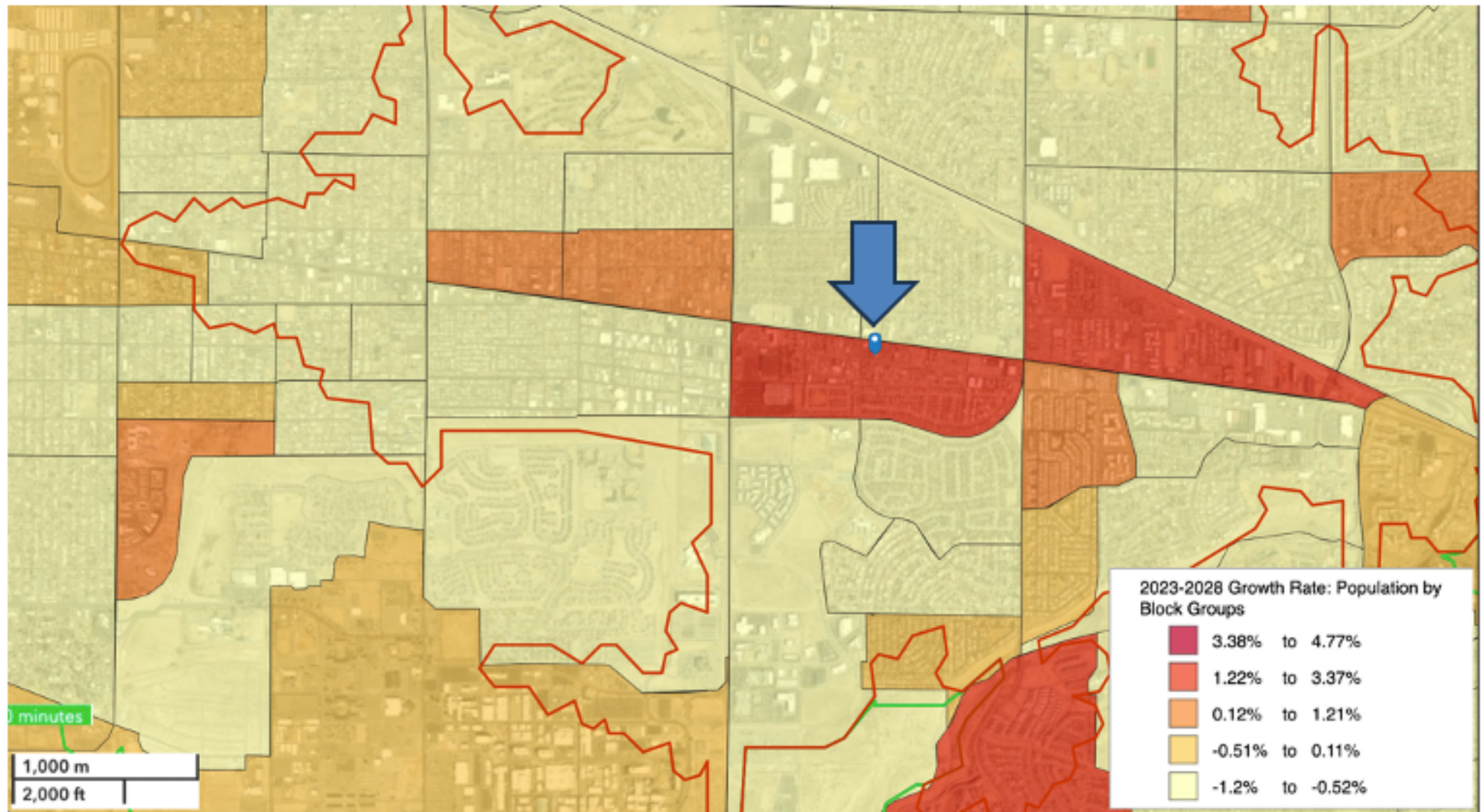


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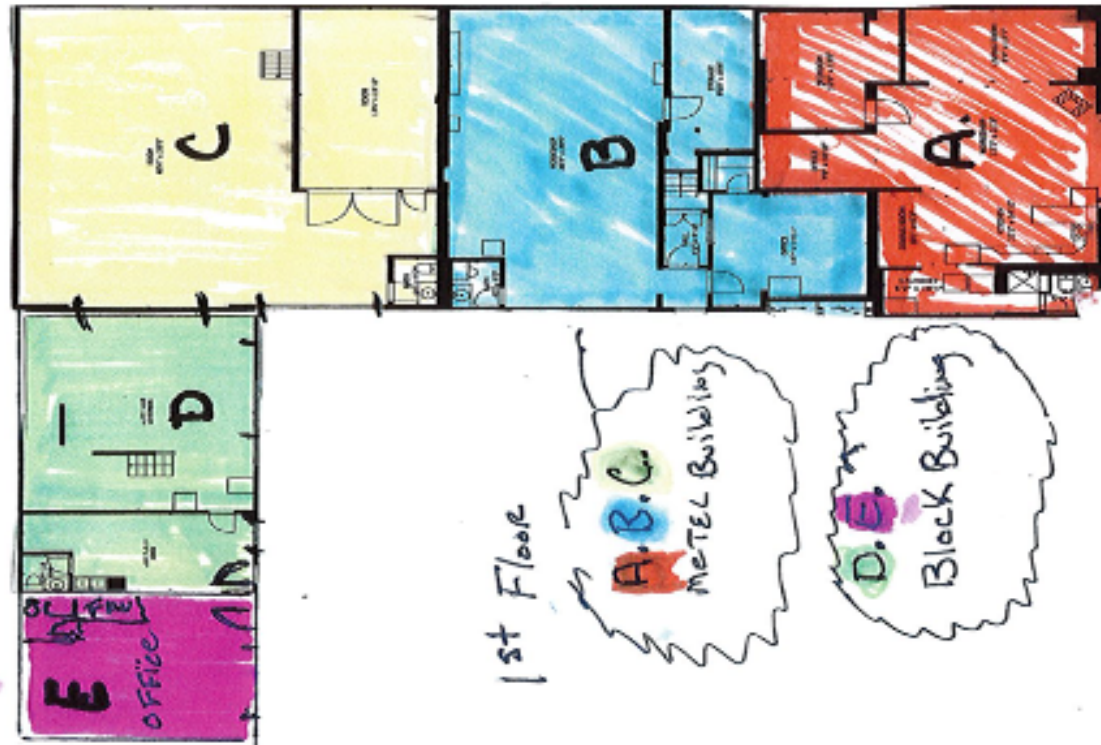




Maps



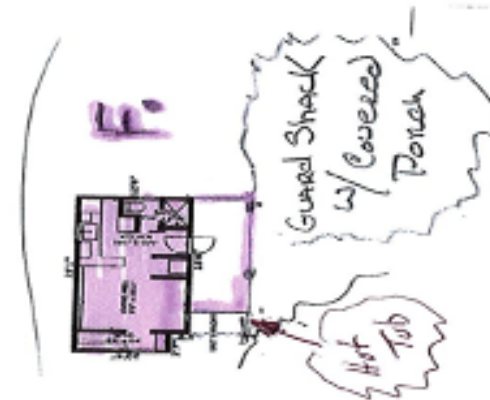
Floorplan (1st Floor)



1st Floor

A, B, C
METEL Building

D, E
Block Building



Floorplan (2nd Floor)

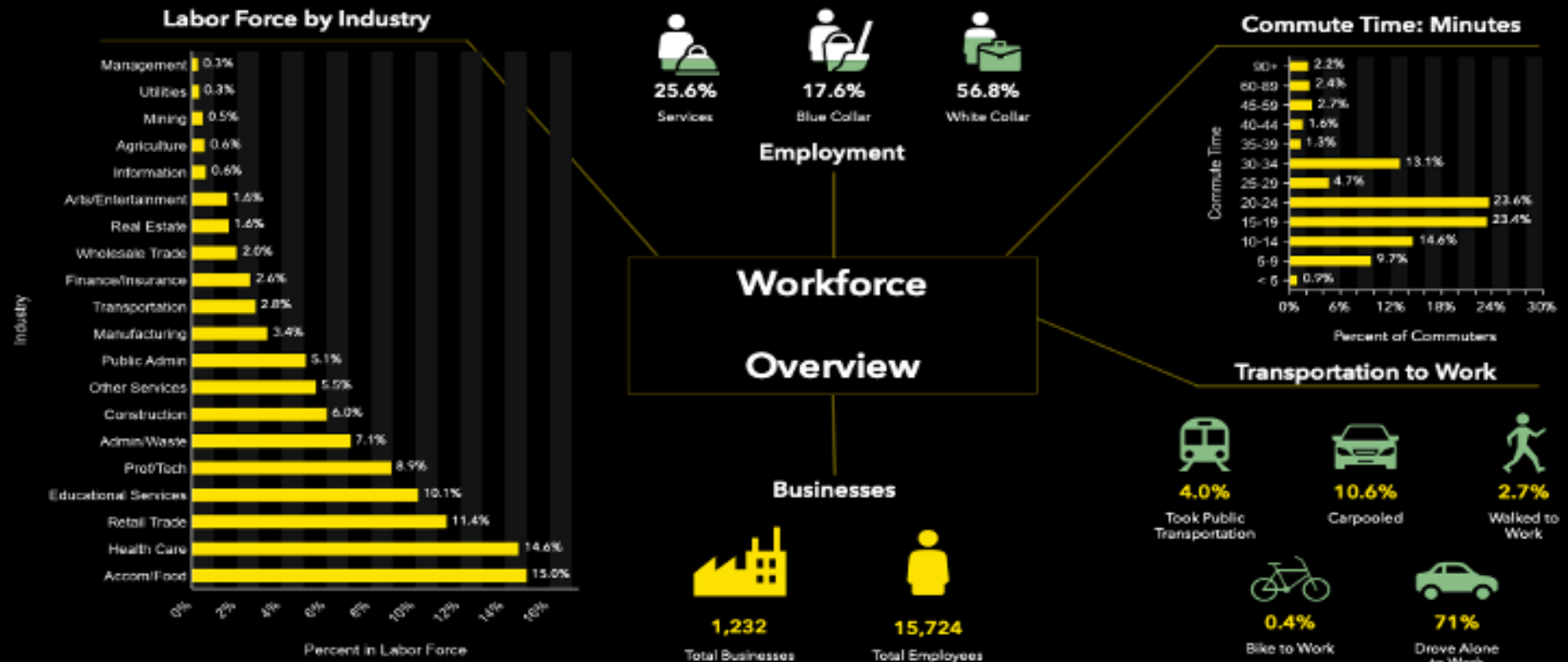


Demographics

Economic Development Profile

11019 Cochiti Rd SE, Albuquerque, New Mexico, 87123

Drive time of 5 minutes



Source: This infographic contains data provided by Esri (2023), Esri Data Axle (2023), ACS (2017-2021), Esri U.S. BLS (2023), AGS (2023).

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Key Facts

11019 Cochiti Rd SE, Albuquerque, New Mexico, 87123
Drive time of 5 minutes

KEY FACTS

42,862

Population



Average
Household Size

36.7

Median Age

\$47,010

Median Household
Income

BUSINESS



1,232

Total Businesses



15,724

Total Employees

INCOME



\$47,010

Median Household
Income



\$31,080

Per Capita Income



\$55,918

Median Net Worth

EDUCATION

12.0%

No High School
Diploma



29.3%
High School
Graduate



33.1%
Some College/
Associate's Degree



25.6%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

56.8%



Blue Collar

17.6%



Services

25.6%

4.7%

Unemployment
Rate

2023 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (15.9%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	15.1%	+3.4%	
\$15,000 - \$24,999	11.5%	+3.7%	
\$25,000 - \$34,999	10.0%	+2.0%	
\$35,000 - \$49,999	15.9%	+3.4%	
\$50,000 - \$74,999	15.4%	-0.8%	
\$75,000 - \$99,999	9.7%	-1.9%	
\$100,000 - \$149,999	12.7%	-4.2%	
\$150,000 - \$199,999	5.4%	-1.8%	
\$200,000+	4.4%	-3.7%	

Bars show deviation from

Bernalillo County