

El Camino Motor Hotel

6851 4th Street NW, Albuquerque, NM 87107



Coralee Quintana
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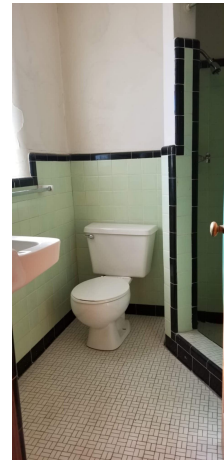
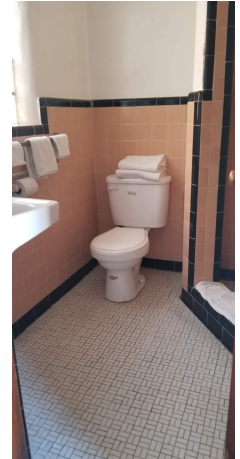
505.554.3873

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PROPERTY SUMMARY

EL Camino Motor Hotel

Asking Price:	\$2,500,000
Acres:	1.28
Building SF:	±9,141
Rooms:	31
Price per Door:	\$80,645
Price per SF:	\$274
Zoning:	C-1
Average Daily Rate:	\$75
Parking Spaces:	±48



FEATURES

- Busy 4th street location
- Four freestanding buildings
- Attractive southwest architecture
- Large 2 story managers apartment
- Excellent visibility and access
- Prime NW Los Ranchos location
- Vintage pole signage
- Improved 4th street corridor



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SITE SUMMARY



The El Camino is a vintage boutique hotel located in the beautiful North Valley Village of Los Ranchos. The Route 66 era architecture of this asset stands the test of time. With generous room sizes (+/-306 SF average size), this property is perfect for a model revival. The generous caretaker apartment (+/-2,270 SF) could be remodeled for a restaurant, gym or brewery and features a large 2nd story patio. The property is cooled by individual swamp coolers which can be replaced by split units. The property has an abundance of parking, and a pool area that could potentially be reused or repurposed. The site features excellent access off 4th street and iconic Route 66 signage. It includes amenities such as complimentary on-site parking and pet-friendly rooms available.



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FINANCIAL SUMMARY

Income

2021: \$128,651

2022: \$128,772

2023: \$80,869



Expenses

Taxes/Insurance*	\$24,102.90
Payroll Estimate**	\$36,000
Communications	\$1,102
Utilities	\$27,789
Supplies & Maintenance***	\$8,499
Booking/Card Fees	\$697
Total	\$98,189.90

*Previous insurance cost.

**Estimated labor cost, actual numbers may vary.

***There is significant deferred maintenance.



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TRADE AREA

LA ESTANCIA

Los Ranchos De Albuquerque
SITE



Motor Hotel

Vernon's Speakeasy

VERNON'S
SPEAKEASY
EST. 2011

DAN'S
SADDLERY & SADDLES
SINCE 1958

El Camino
DINING ROOM

G&T
Auto Service
Family Owned Since 1987
PARTS & PLUS

O'Reilly
AUTO PARTS

hairpins &
scissors

Rio Grande Blvd NW

EL CABALLERO NORTE
sarabande



Casa Ronda Winery

Dave's Valley Grill

TRAILHEAD AT
CHAMIZAL

Osuna Rd 116,000 VPD

LOS POBLANOS
HISTORIC INN & ORGANIC FARM
NCHITOS

SONIC
Smith's
FOOD & DRUG STORES
planet fitness
DOLLAR TREE
NUSENDA
CREDIT UNION

BANK OF ALBUQUERQUE
Powered by BOK Financial
Walgreens
AutoZone
DAVE'S
VALLEY GRILL

SWANSON GA

4th Street 16,500 VPD
4th St NW

Sadie's of New Mexico



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BOUTIQUE HOTEL & INN COMPARABLES



Inn On The Paseo

630 Paseo De Peralta
Santa Fe, NM 87501

Sold Price \$2,500,000
of Rooms 18
Acres 0.3
Building SF 7,763
Price/Door \$138,888
Price/SF \$322

***Converted to Law Office**



Pecos Trail Inn

2239 Old Pecos Trail
Santa Fe, NM 87505

Sold Price <\$2,500,000
of Rooms 23
Acres 3.74
Building SF 17,000
Price/Door <\$108,696
Price/SF <\$147

***Deferred Maintenance**



The Parador

220 W Manhattan Ave
Santa Fe, NM 87501

Asking Price \$4,499,000
of Rooms 15
Acres 0.378
Building SF 9,766
Price/Door \$299,933
Price/SF \$461

***Active Listing**



North Road Inn

2127 N Road
Los Alamos, NM 87544

Pending Price >\$2,000,000
of Rooms 14
Acres 0.35
Building SF 10,000
Price/Door >\$142,857
Price/SF >\$200

***Closing Jan 2025, will be converted to apartments.**



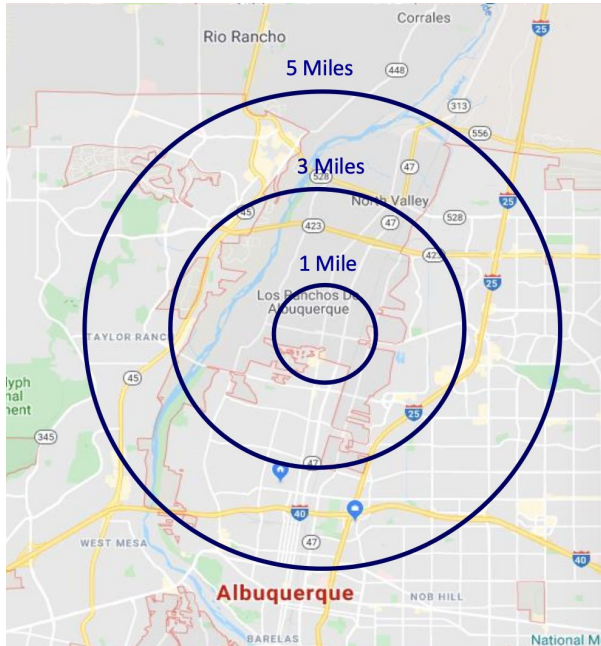
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DEMOGRAPHICS



The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	5,945	55,584	217,026
Households	4,359	24,894	83,218
Avg Household Income	\$126,342	\$94,729	\$94,366

LOCATION SUMMARY: ALBUQUERQUE, NM



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)



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