

INVESTMENT SALE

Corporate Tenant

Leased until 12-31-2030

GREENLEAF

899 E Roosevelt Ave
Grants, NM



131 Madison NE, Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

Consuelo DeYoung
505-730-7395
Consuelo@go-absolute.net

DESCRIPTION



Absolute Investment Realty has been selected as the exclusive broker for the owner of this Investment Property.

This is a corporate lease. Tenant is a Cannabis business and has a lease until Dec 31, 2030

The HVAC is 1 year old. Property includes 2 parcels. Lot size needs to be confirmed.

Contact Brokers for Lease and Financials.

Investment Property – Cannabis Leased

901 E Roosevelt Ave, Grants, NM

PROPERTY SUMMARY

PROPERTY ADDRESS	899 E Roosevelt Ave, Grants, NM
PROPERTY DESCRIPTION	Cannabis Tenant
AVAILABLE SPACE:	+/- 4,500 sf
ACRES	+/- 1.79 acres
VISIBILITY	Main Artery - Good
SIGNAGE	Building

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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PICTURES



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CONTACT FOR MORE INFORMATION

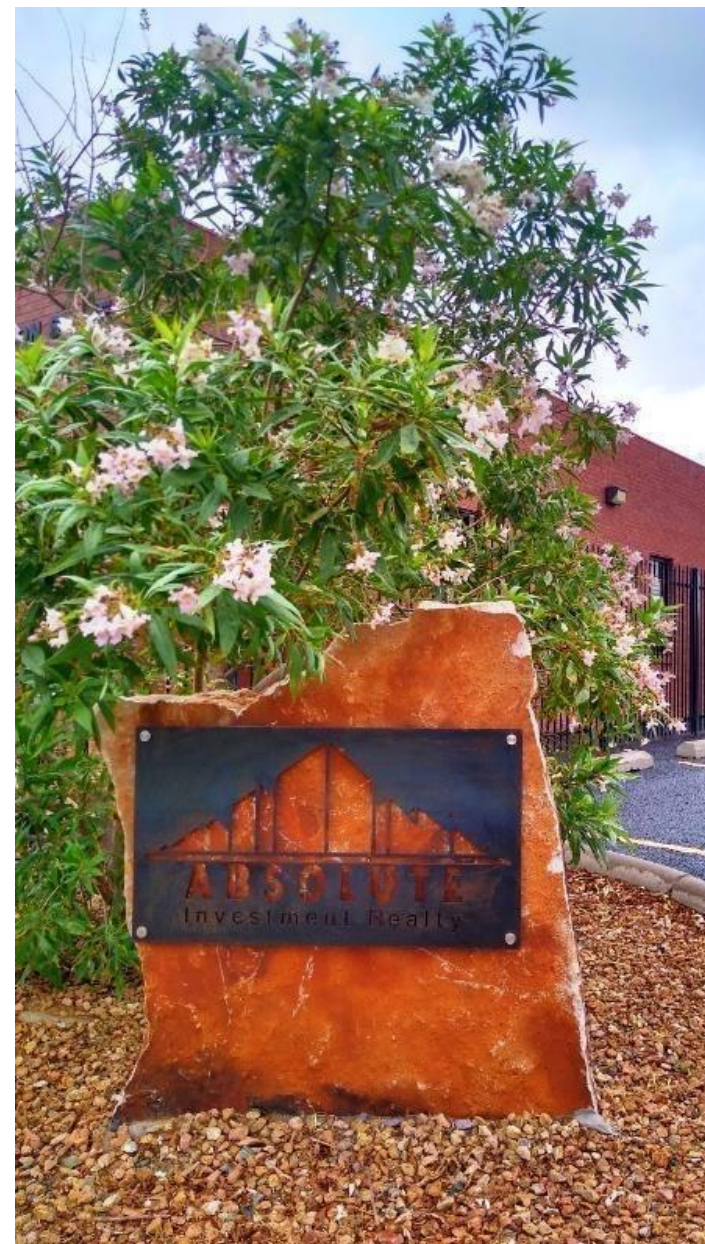


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IMMEDIATE TRADE AREA



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GRANTS, NM

Nestled in the heart of Grants, NM 87020 lies a vibrant commercial trade area. Crowned by the "Down the Road" tapestry segment, which constitutes 32.2% of households, this area brims with a youthful energy reflected in the median age of 36.1 years. The majority of residents are engaged in services or professional occupations, adding a dynamic pulse to the local business environment. With a robust homeownership rate of 67.5%, stability is a key characteristic here, primarily centered around mobile homes and single-family residences. The community places significant emphasis on preserving time-honored customs, giving the area an authentic, inviting ambiance. This compelling mix of youthful dynamism, professional spirit, housing stability, and cultural richness makes Grants, NM 87020 an attractive investment opportunity for businesses seeking growth and sustainability.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

11,198



Growth Since 2020



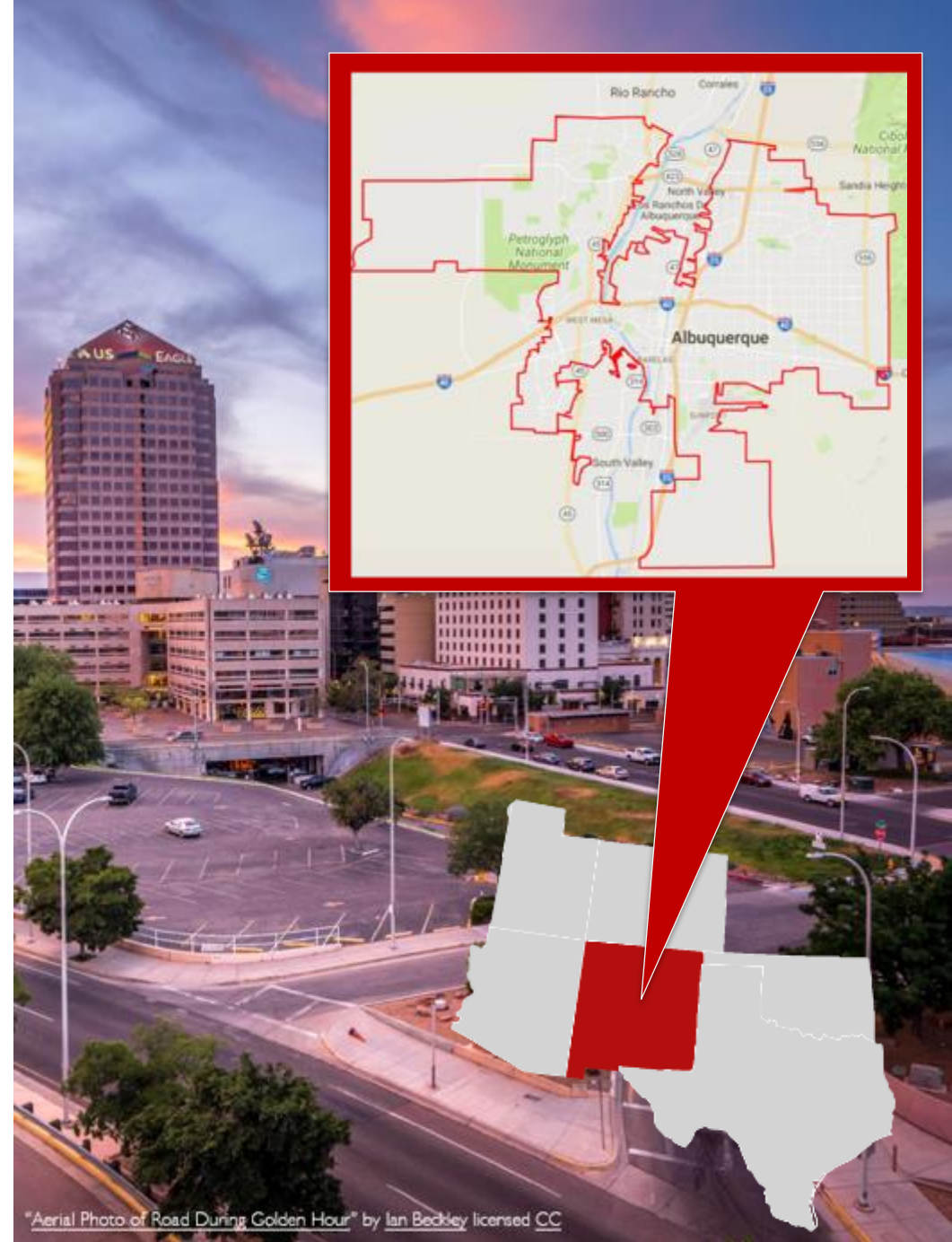
Median HH Income

\$45,539

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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