

9880 MONTGOMERY BOULEVARD NE | ALBUQUERQUE, NM 87111

OFFERED AT \$1.5M

DON SLACK

REALTOR® | Associate Broker

slackdon3@gmail.com

505.264.3883



Restaurant & Retail
Northeast Heights Shopping Center

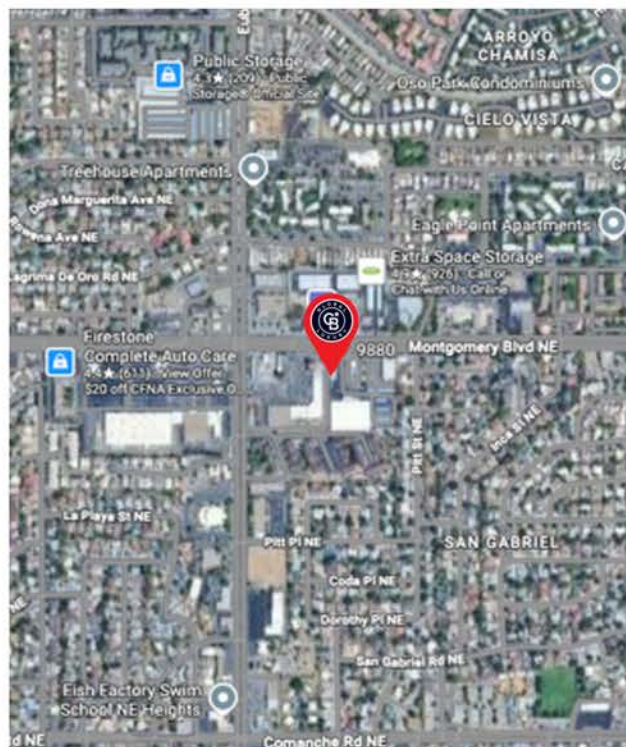
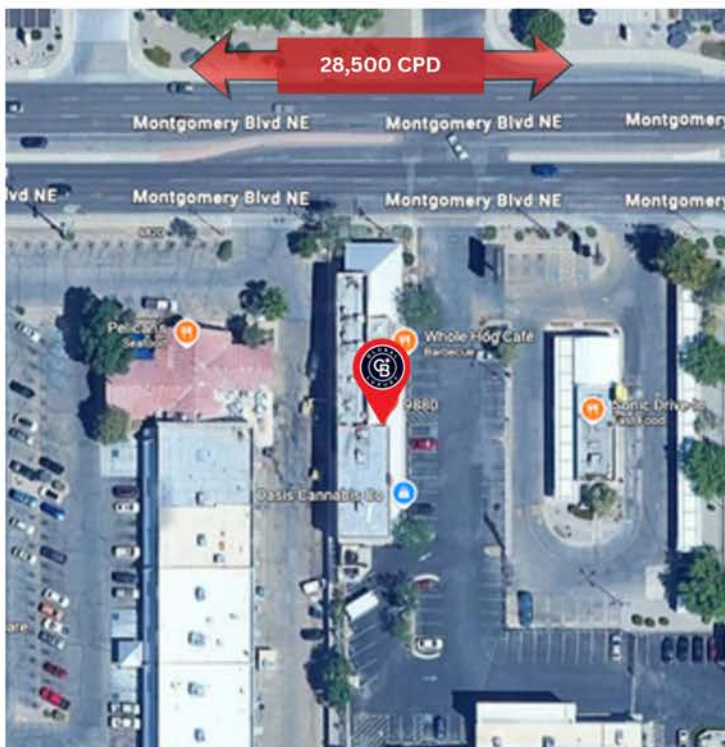
Located in Albuquerque's desirable Northeast Heights, this well-positioned commercial property offers an excellent location, established lease history, and an attractive investment opportunity. The property is currently leased to The Whole Hog Cafe and Oasis Dispensary, providing an established tenant presence and strong commercial appeal. The recently resurfaced parking lot is in excellent condition, enhancing the property's overall appearance and providing convenient access for customers and tenants. With its established occupancy, desirable location, and recent improvements, this property presents a compelling opportunity for investors seeking a well-maintained commercial asset in a thriving area of Albuquerque.

FOR SALE

Restaurant & Retail Northeast Heights Shopping Center

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LOCATION



- Northeast Heights Location
- Established commercial property with an excellent location and strong lease history
- Currently leased to The Whole Hog Cafe and Oasis Dispensary
- Established tenant occupancy provides immediate investment potential
- Recently resurfaced parking lot in excellent condition
- Well-maintained parking area offering convenient customer and tenant access
- Desirable Northeast Heights Montgomery Blvd commercial corridor
- Strong visibility and accessibility within a well-established Albuquerque area
- Opportunity to own a well-positioned commercial investment with established tenants
- Conveniently located near retail, restaurants, services, and residential neighborhoods

This well-positioned commercial property offers an excellent location, established lease history, and strong potential for investors seeking a property with existing tenants. Currently leased to The Whole Hog Cafe and Oasis Dispensary, the property benefits from an established commercial presence and a diverse tenant mix. The recently resurfaced parking lot is in excellent condition, providing a clean, well-maintained appearance and convenient access for customers and tenants. With its desirable location, existing leases, and recent property improvements, this opportunity is well-suited for investors looking for a commercial asset with established occupancy and long-term potential.

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 **COLDWELL BANKER | LEGACY**

8200 Carmel Ave NE STE 103-A, Albuquerque, NM 87122 505.292.8900

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DETAILS

87111 TRADE AREA

MEDIAN HOUSEHOLD INCOME AVERAGE	\$84,089
HOUSEHOLD INCOME AVERAGE	\$123,630
DISPOSABLE INCOME PER CAPITA	\$90,350
INCOME	\$57,710
AVERAGE HOUSEHOLD SIZE MEDIAN	2.12
AGE	47.6
TOTAL POPULATION	55,623
DAYTIME POPULATION BACHELOR'S	42,900
DEGREE OR HIGHER	57.34%

RENT ROLL

TENANT NAME	SUITE	SIZE	RENT	START	END
WHOLE HOG CAFE	A	+/- 4,300 SF	\$8,000 / Mo.	10/24/2007	7/1/2027
GREATHOUSE MANAGEMENT GROUP*	C	+/- 1,200 SF	\$3,088 / Mo.	7/1/2023	7/1/2028

2026 INCOME & EXPENSE ESTIMATE

WHOLE HOG CAFE @ \$22.33/SF	\$96,000.00
OASIS DISPENSARY @ \$24.74/SF	\$37,056.00
TOTAL INCOME	\$133,056.00
TAXES & INSURANCE	\$5,928.85
REPAIR/MAINTANCE (EST.)	\$1,099.00
PROPERTY MANAGEMENT	\$5,039.40
(EST.) TOTAL EXPENSES	\$26,360.25
NET INCOME	\$106,695.75
CAP RATE	7.20%

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SURVEY | PLAT

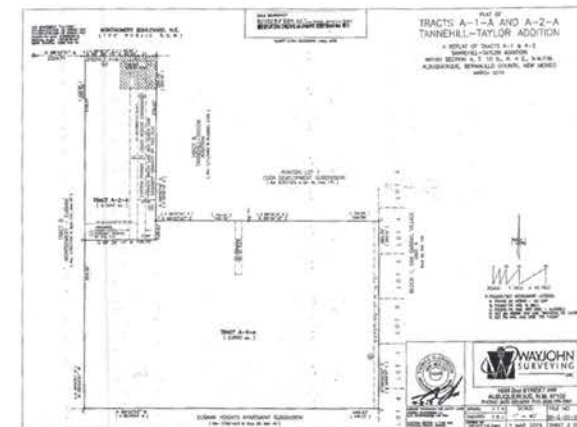
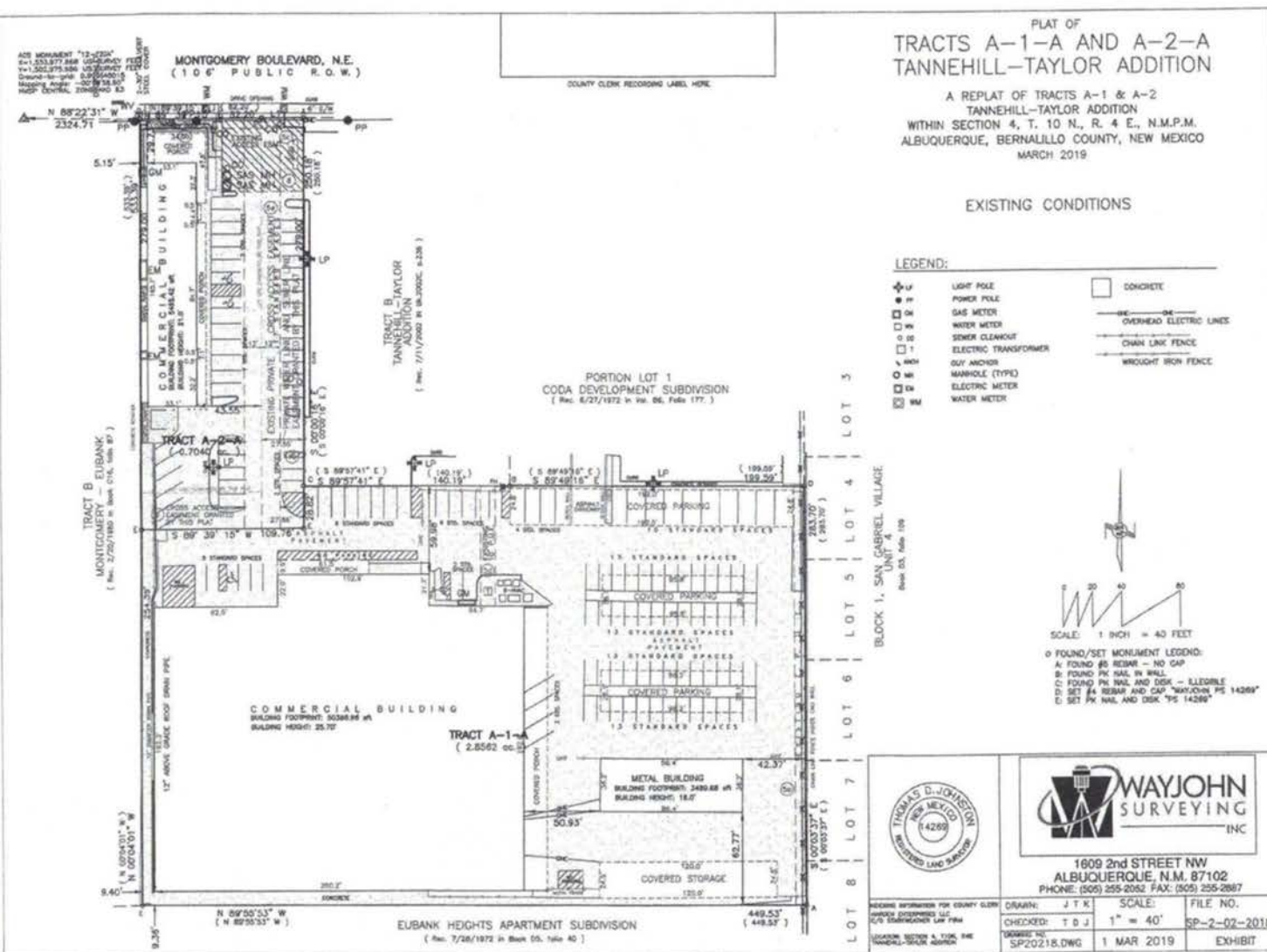


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