CENTRAL RETAIL CENTER

10120 Central Ave SW | Albuquerque, NM

OFFERING MEMORANDUM



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Central Retail Center

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Exclusively Marketed By



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Brokerage License No.: 9158

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CENTRAL RETAIL CENTER

01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	10120 Central Ave SW Albuquerque NM 87121
COUNTY	Bernalilo
MARKET	Southwest
BUILDING SF	6,000 SF
LAND ACRES	1.27

FINANCIAL SUMMARY

PRICE	$1,244,000
PRICE PSF	$207.33
OCCUPANCY	100%
NOI (CURRENT)	$106,912
CAP RATE (CURRENT)	8.59%

Southwest Investment

- This fully leased, 6,000-square-foot multi-tenant building sits on a 1.27-acre parcel along Historic Route 66, offering strong visibility and accessibility in a high-traffic corridor. Anchored by a restaurant tenant, Arturo's, featuring a drive-thru lane and prominent monument signage, the property benefits from consistent customer flow. The tenant mix includes essential neighborhood services such as food and a daycare, Pequenos Sonadores (Little Dreamers), catering to the daily needs of the surrounding community. With 100% occupancy and a well-balanced tenant base, this property presents a stable and attractive investment opportunity, supported by a cap rate of 8.6% and a net operating income (NOI) of $106,912.



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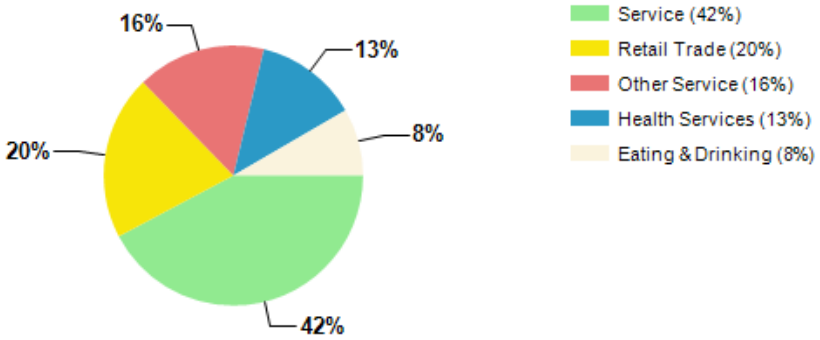
02 **Location**

Location Summary

Still Growing Area

- Located on the corner of Central and 102nd Street in the southwest part of Albuquerque, a rapidly growing area of the city, this property benefits from strong residential density with many nearby rooftops. It is conveniently situated near shopping centers and is just one mile from I-40, offering excellent accessibility and continued growth potential.

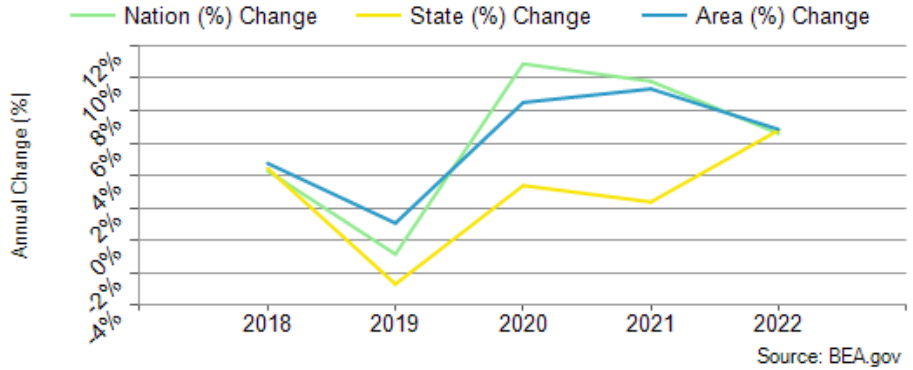
Major Industries by Employee Count



Largest Employers

Sandia National Laboratories	12,206
Albuquerque Public Schools	10,297
University of New Mexico Hospital	6,772
City of Albuquerque	5,800
Lovelace Health Systems	3,589
Bernalillo County	2,494
Central New Mexico Community College	2,111
Smith's Food & Drug Stores	2,088

Bernalillo County GDP Trend





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CENTRAL RETAIL CENTER

03 Property Description

Property Features
Parcel Map
Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	6,000
LAND ACRES	1.27
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	210 x 274
NUMBER OF PARKING SPACES	42
STREET FRONTAGE	210
CORNER LOCATION	Yes
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

MECHANICAL

HVAC	HVAC
FIRE SPRINKLERS	No

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Tar & Gravel
LANDSCAPING	Xericaping

TENANT INFORMATION

LEASE TYPE	NNN



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10120 CENTRAL AVENUE, S.W.
(200' R.O.W.)

x 30' ANCHOR EASEMENT

10' P.U.E.

PNM ESMT.

N 74° 55' 16" E 209.99'

953.63'

953.90'

UNIT 1
55,659 sf

100' PNM EASEMENT

274.82'

274.81'

210.03'

N 74° 55' 16" E

UNIT 2
34,389 sf

169.78'

169.77'

210.06'

N 74° 55' 16" E

UNIT 3
34,388 sf

169.75'

169.74'

210.08'

N 74° 55' 16" E

UNIT 4
34,389 sf

169.72'

169.71'

210.11'

N 74° 55' 16" E

UNIT 5
34,388 sf

169.56'

169.87'

210.05'

N 00° 15' 47" E

S 00° 15' 17" W

S 75° 00' 09" W

102nd STREET, S. W.
(60' R. O. W.)

GARDENS RD., S.W.
R. O. W.)



Monument Signage



East side of Building



West Side of Building



Drive Thru Lane

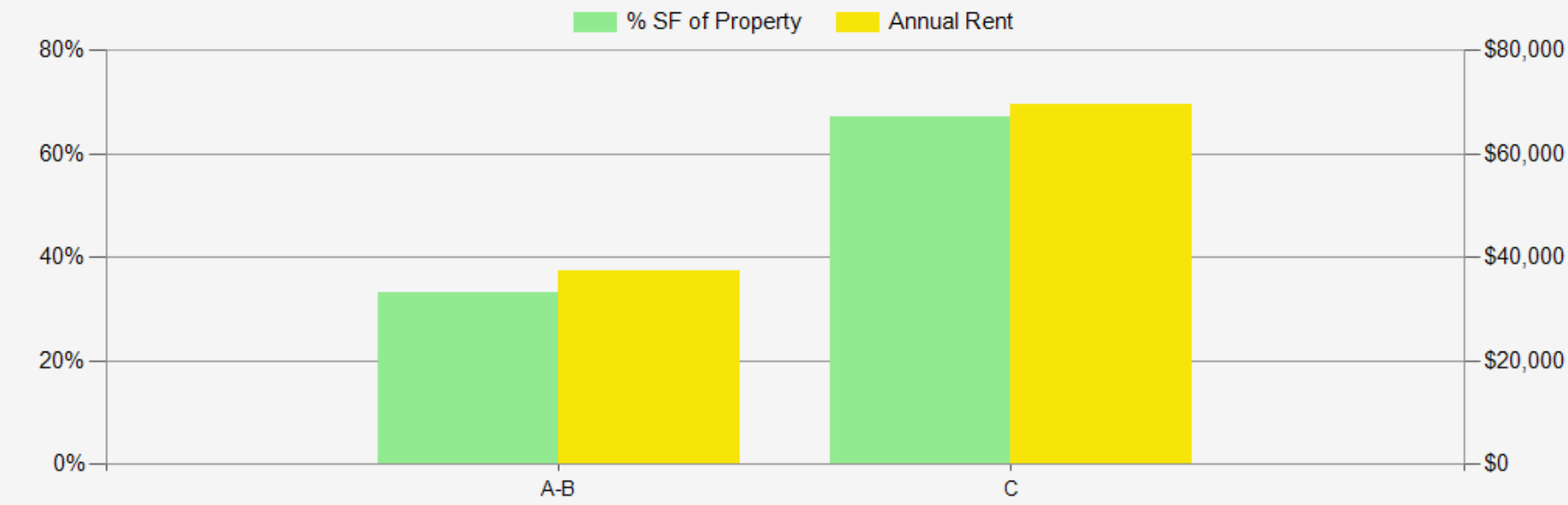
CENTRAL RETAIL CENTER

04 Rent Roll

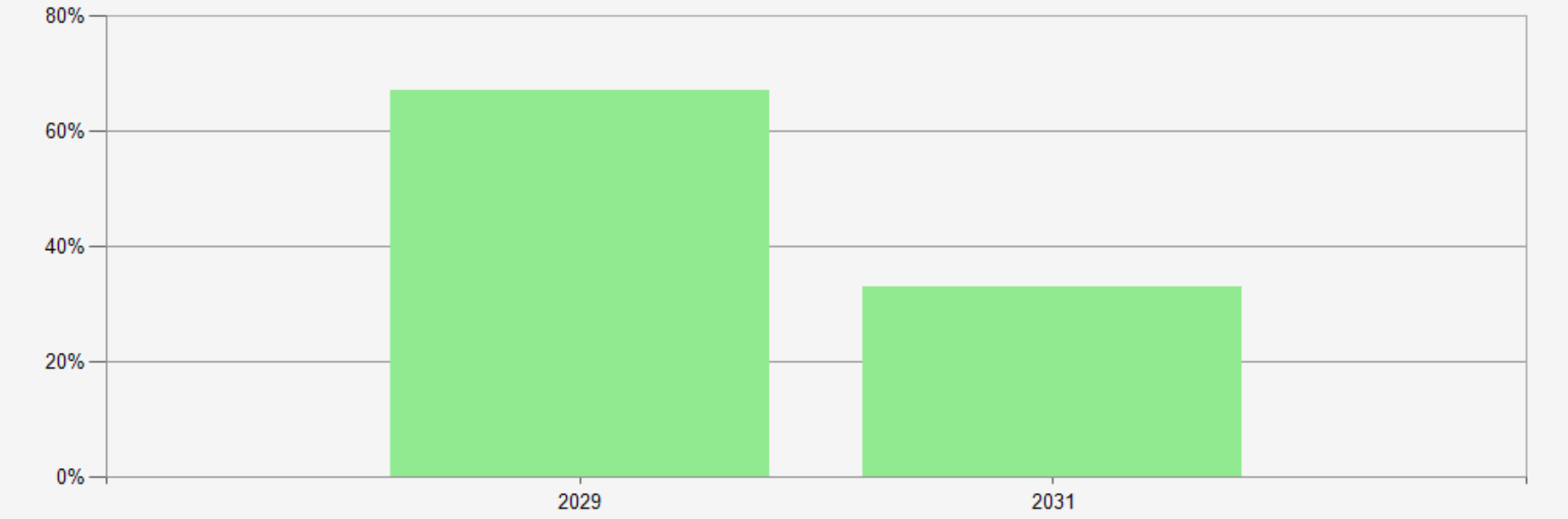
Rent Roll
Lease Expiration
Tenant Profile

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
A-B	Arturo's	2,000	33.33%	06/01/20	05/31/31	CURRENT	$3,114	$1.56	$37,368	$18.68	$1,800	NNN	
						06/01/2027	$3,207	$1.60	$38,489	$19.20			
						06/01/2028	$3,304	$1.65	$39,644	$19.80			
						06/01/2029	$3,403	$1.70	$40,833	$20.40			
						06/01/2030	$3,505	$1.75	$42,058	$21.00			
C	Pequenos Sonadores	4,000	66.67%	10/01/18	09/30/29	CURRENT	$5,795	$1.45	$69,540	$17.39	$9,000	NNN	
						10/01/2027	$5,969	$1.49	$71,626	$17.88			
						10/01/2028	$6,148	$1.54	$73,775	$18.48			
	Totals:	6,000					$8,909		$106,908		$10,800		

Tenant SF Analysis



Lease Expiration Summary



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Company

Trade Name	Arturo's
Headquartered	Albuquerque
# of Locations	3

Description

Mexican fast food restaurant

Company

Trade Name	Pequenos Sonadores Childcare
Headquartered	Albuquerque
# of Locations	1

Description

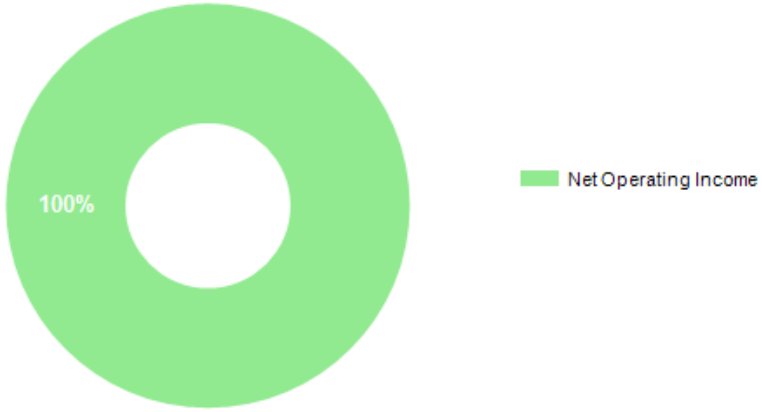
Childcare Services

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05 Financial Analysis

Income & Expense Analysis

INCOME	CURRENT
Gross Scheduled Rent	$106,912
Effective Gross Income	**$106,912**
Net Operating Income	**$106,912**



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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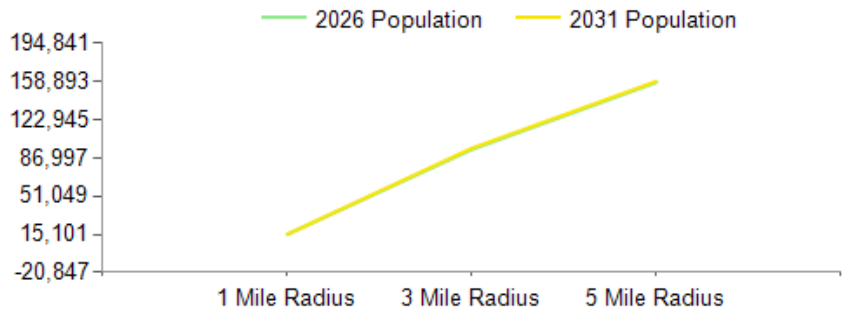
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06 Demographics

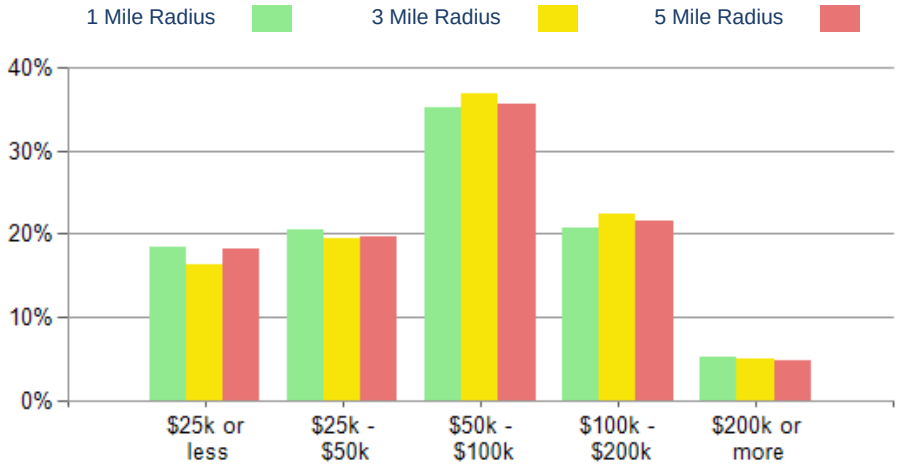
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,256	47,129	104,676
2010 Population	15,129	86,311	150,916
2026 Population	15,101	94,892	157,966
2031 Population	15,155	95,995	158,893
2026 African American	444	3,110	4,550
2026 American Indian	911	4,751	7,384
2026 Asian	141	1,457	2,196
2026 Hispanic	12,370	73,791	119,361
2026 Other Race	4,711	27,241	43,322
2026 White	4,568	31,536	56,962
2026 Multiracial	4,320	26,733	43,423
2026-2031: Population: Growth Rate	0.35%	1.15%	0.60%

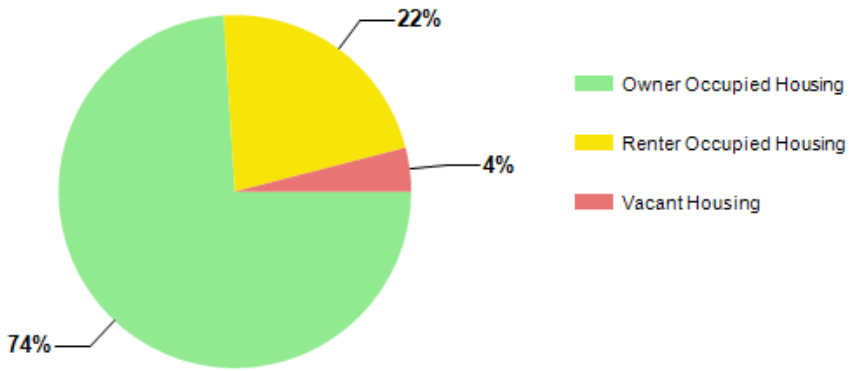
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	473	2,995	5,710
$15,000-$24,999	442	2,189	4,670
$25,000-$34,999	472	2,473	4,520
$35,000-$49,999	549	3,732	6,666
$50,000-$74,999	1,118	7,060	11,960
$75,000-$99,999	625	4,714	8,303
$100,000-$149,999	760	5,387	8,801
$150,000-$199,999	268	1,726	3,511
$200,000 or greater	256	1,558	2,713
Median HH Income	$61,625	$65,878	$63,867
Average HH Income	$79,646	$80,970	$79,898



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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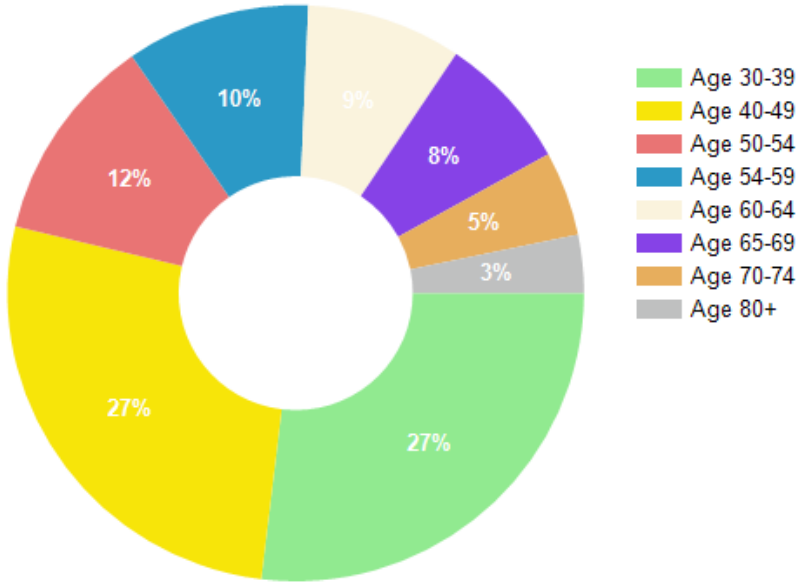
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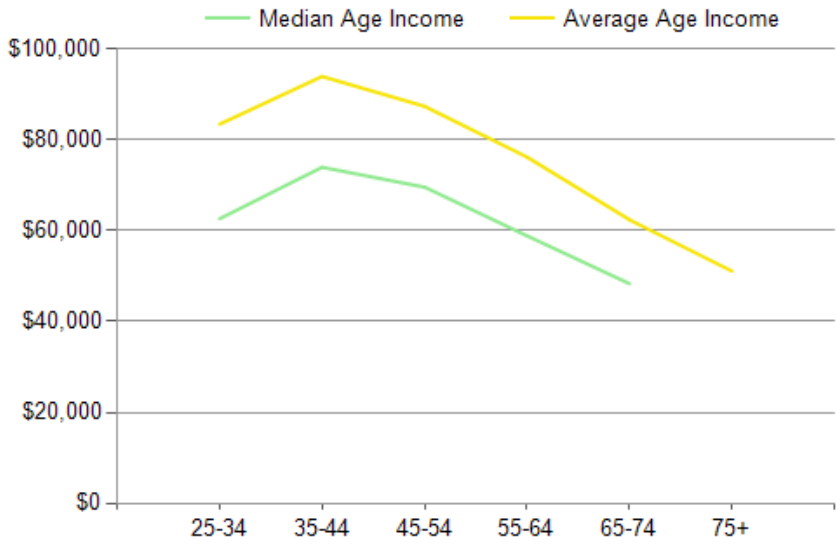
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,110	7,046	11,521
2026 Population Age 35-39	1,006	6,464	10,726
2026 Population Age 40-44	1,092	6,695	10,968
2026 Population Age 45-49	1,017	6,143	9,935
2026 Population Age 50-54	916	5,455	9,192
2026 Population Age 55-59	811	4,892	8,410
2026 Population Age 60-64	684	4,613	8,535
2026 Population Age 65-69	597	3,904	7,644
2026 Population Age 70-74	373	3,166	6,362
2026 Population Age 75-79	257	2,183	4,597
2026 Population Age 80-84	126	1,087	2,480
2026 Population Age 85+	84	795	1,976
2026 Population Age 18+	11,191	71,202	121,297
2026 Median Age	32	34	36
2031 Median Age	34	35	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$62,645	$66,612	$65,693
Average Household Income 25-34	$83,483	$82,689	$81,567
Median Household Income 35-44	$73,989	$76,636	$75,427
Average Household Income 35-44	$93,986	$93,760	$93,501
Median Household Income 45-54	$69,609	$74,348	$72,997
Average Household Income 45-54	$87,403	$90,486	$90,241
Median Household Income 55-64	$58,894	$63,016	$61,937
Average Household Income 55-64	$76,233	$79,977	$80,421
Median Household Income 65-74	$48,337	$51,862	$52,142
Average Household Income 65-74	$62,422	$68,706	$69,120
Average Household Income 75+	$51,113	$54,452	$56,821

Population By Age





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