

NORTH DOWNTOWN RETAIL with INCOME

FOR SALE / 1900 4th St. NW, Albuquerque, NM 87102



SALE PRICE: \$549,000

BUILDING SIZE +/- 4,200

LAND SIZE +/- 0.3168 Acres

ZONING MX-M

FEATURES

- Month-Month Tenant in +/- 1,500 SF
- Ideal Restaurant or C-Store
- On-Site Parking
- Owner Financing Available
- Revitalizing Area
- Located Just south of I-25
- Commercial Kitchen
- 2-Units



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

ALFREDO BARRENECHEA BRENNAN POSEN
(505) 401-0135 (505) 401-8048
alfredo@go-absolute.net brennan@go-absolute.net

OWNER FINANCING AVAILABLE!



DESCRIPTION



Absolute Investment Realty is honored to present this fantastic opportunity to acquire this 2-unit down-town area street fronting retail/restaurant property. The property most recently housed a successful convenience and liquor store and includes a former restaurant, which is presently used as a commercial kitchen (currently leased on a month-to-month basis), and a retail or restaurant space. The property is located in the up-and-coming north downtown area of Albuquerque, just south of I-25. The myriad of nearby breweries and industrial business makes this the idea location for a C-Store or restaurant. The Owner of the property is open to owner financing. Don't miss this unique opportunity to be part of the exciting growth and development happening in this area.



VIEW WEBSITE >

North Downtown Retail with Income

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PROPERTY SUMMARY

| | |
|-------------------------|--|
| PROPERTY ADDRESS | 1900 4th St. NW, Albuquerque, NM 87102 |
| PROPERTY DESCRIPTION | Restaurant or Retail with Parking |
| PROPERTY SIZE | +/- 0.3168 Acres |
| TOTAL BUILDING SIZE | +/- 4,200 |
| LEASED AREA | +/- 1,500 SF (Estimated) |
| AVAILABLE or OWNER/USER | +/- 2,700 SF (Estimated) |
| ZONING | MX-M |
| ACCESS | Excellent access via 4th street. Parking off Haines. |
| VISIBILITY | Excellent – Street Frontage. |
| SIGNAGE | Large Building Signage |

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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LEASE INFORMATION

An estimated 1,500 SF of the north end of the property is presently leased month to month. The space has a kitchen area, which the tenant currently utilizes as a commercial kitchen. The space could be re-purposed into a restaurant and potentially combined with the former c-store space. A buyer of the property can retain the tenant or take over the space. The restaurant space has new HVAC and roof upgrades as of approximately 5 years ago.

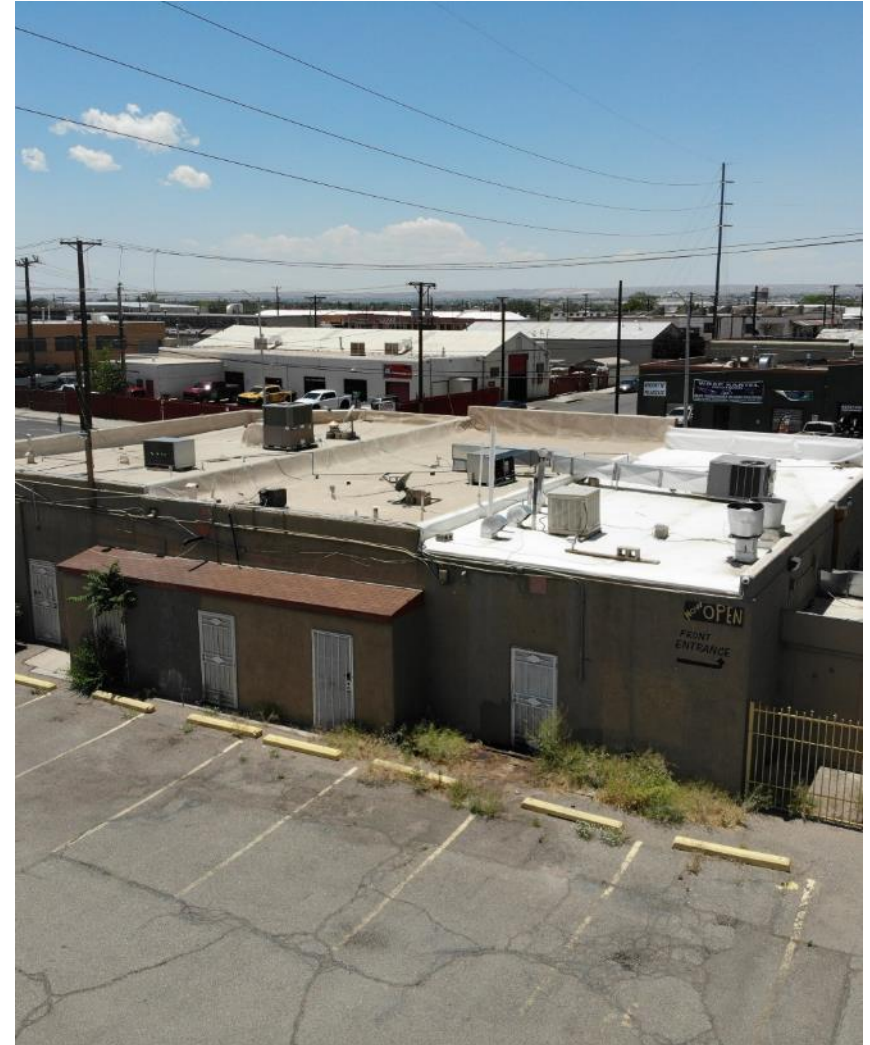
LEASE SUMMARY

| | |
|------------|---|
| USE | Commercial Kitchen |
| UNIT SIZE | +/- 1,500 SF |
| RENT | \$1,800 / Month |
| LEASE TYPE | Gross – Landlord pays all property expenses |

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DOWNTOWN LIQUOR AND FOOD MART

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PROPERTY PHOTOS



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TRADE AREA



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alfredo@go-absolute.net

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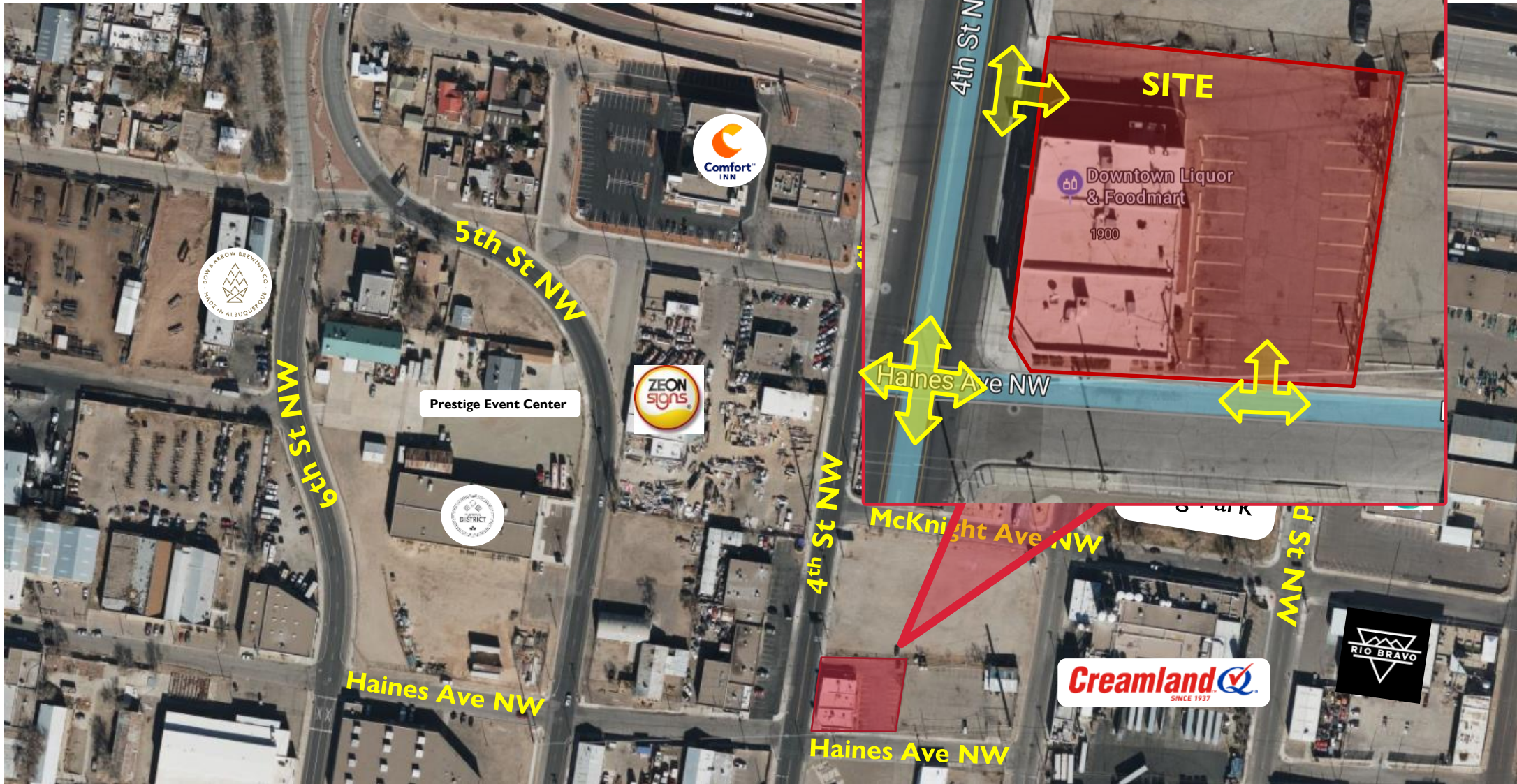
(505) 401-8048

brennan@go-absolute.net



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SITE CLOSE UP



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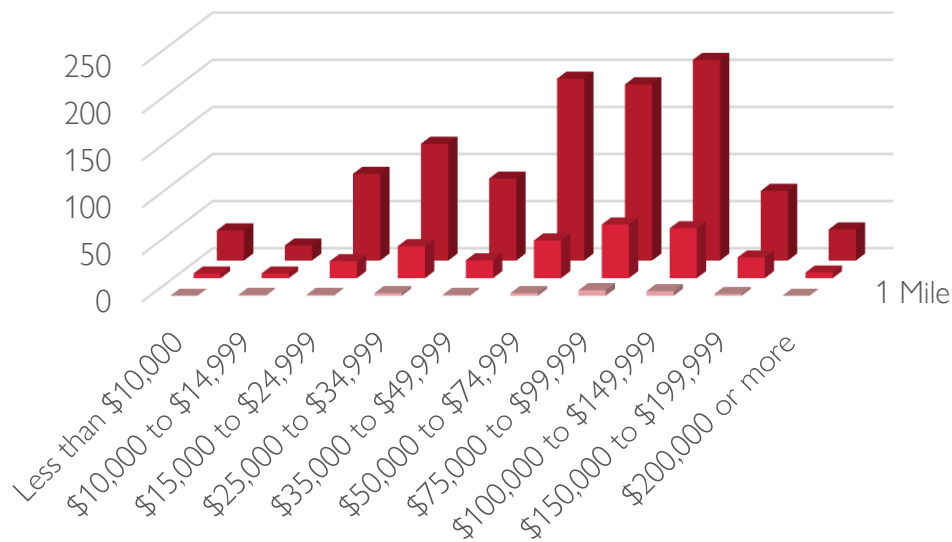


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

| | |
|------------------------|-------------|
| 4 th STREET | 7,700 VPD |
| 140 Freeway | 172,900 VPD |

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RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

| | | | |
|------|-------|----------|------|
| 1 Mi | 62 | \$85,903 | 32.6 |
| 3 Mi | 692 | \$74,494 | 33.7 |
| 5 Mi | 2,683 | \$70,780 | 36.3 |



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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



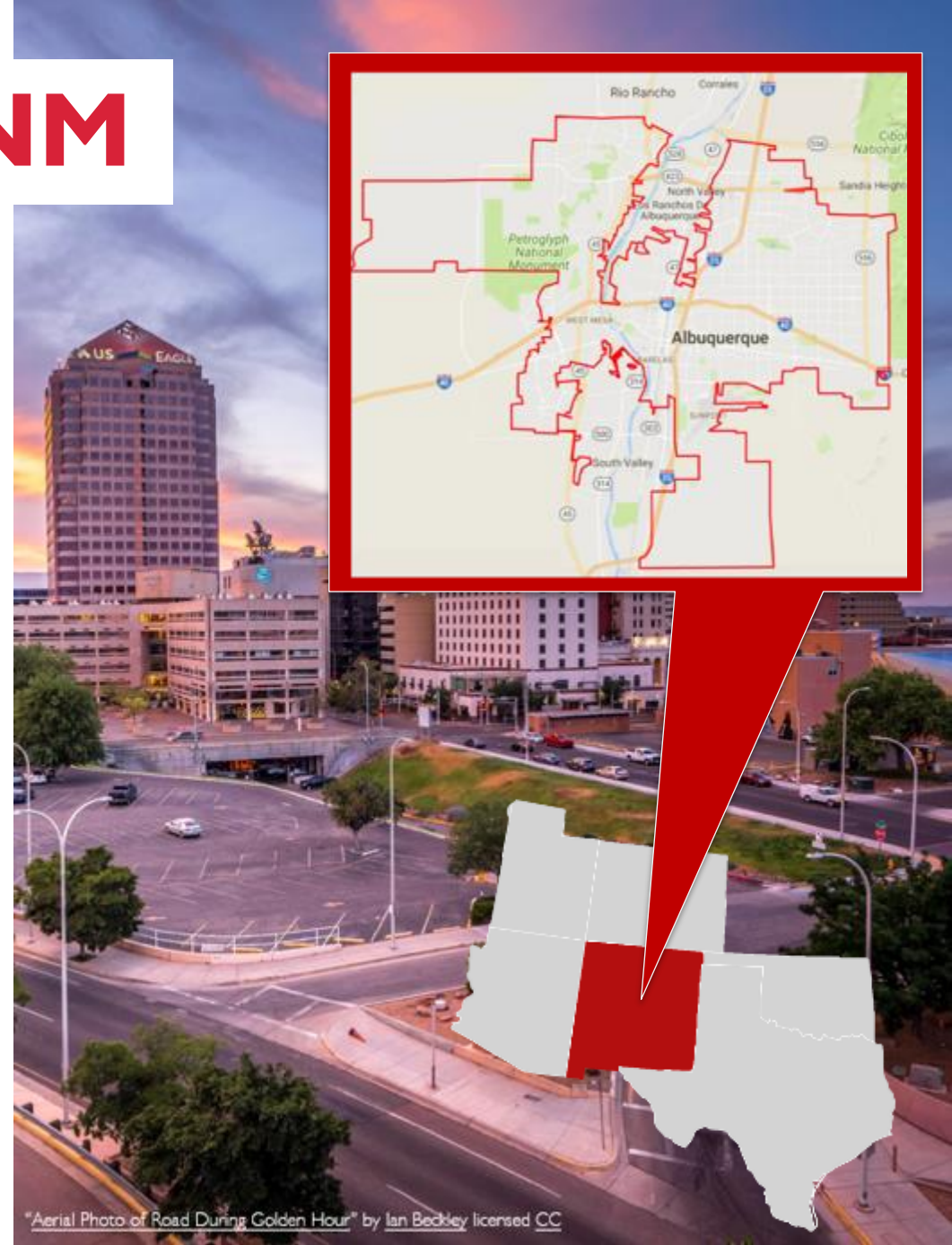
Median HH Income

\$53,936

2020 Estimates

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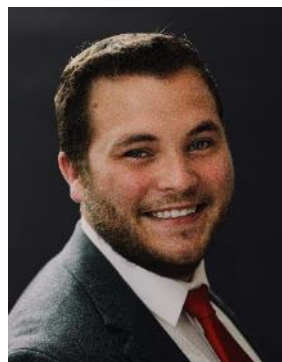
BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



BRENNAN POSEN Associate Broker/Business Broker

(505)401-8048 / brennan@go-absolute.net

Brennan is a Business Broker and Commercial Realtor with 8 years of experience. He has helped numerous clients and investors in land development, building rehab, property management, and community growth. Coming from a family of commercial developers and investors, he started as an administrative assistant and now is a top broker in the state. He mainly helps business owners start, expand, or sell their businesses and has experience with various types of real estate. He is also a pre-licensing educator and has assisted many professionals in obtaining their licenses.





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WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.