

For Sale

9% CAP Retail/Industrial Investment

NO CAPITAL EXPENSES NEEDED



New Anchor Tenant with Value-Add Potential

4200 4th St. NW | Albuquerque, NM 87107

Todd Strickland

todd@sunvista.com | 505 450 1121

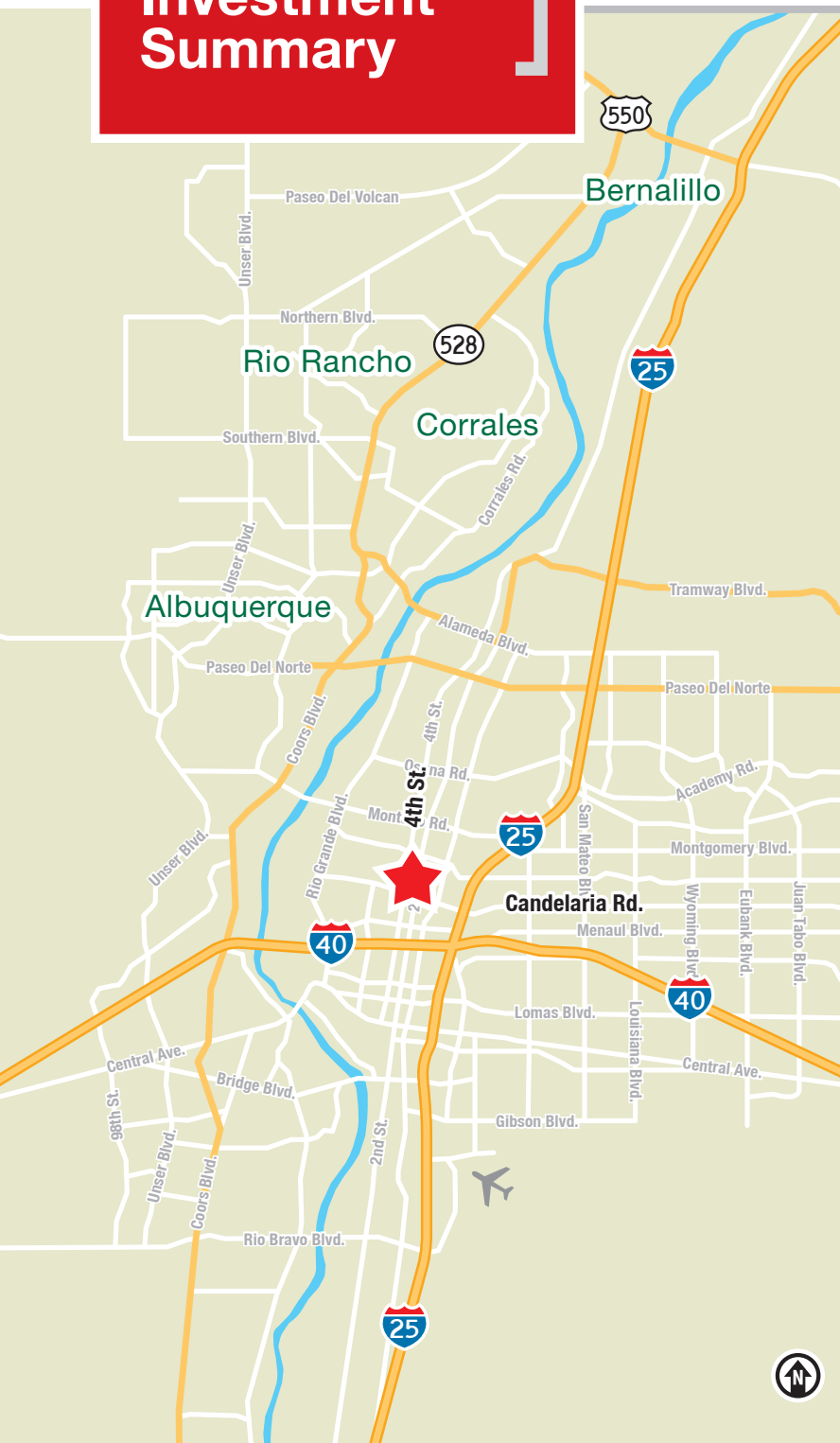
Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

NA SunVista] **Got Space™**

Investment Summary

4200 4th St. NW | Albuquerque, NM 87107



FINANCIALS

Sale Price	\$2,350,000 \$1,925,000
Cap Rate	9.0%
Net Operating Income	\$173,276

PRICE REDUCED

LOCATION

The Southwest Quadrant of
Griegos Rd. NW & 2nd St. NW

ADDRESS

4200 4th St. NW
Albuquerque, NM 87107

TOTAL BUILDING SIZE

±12,209 SF

LAND SIZE

±0.81 Acres

IDO ZONING

MX-M

HIGHLIGHTS

- Less than 5 minutes from I-40 & I-25
- 20+ parking spaces
- **New** 5-year lease with anchor tenant
- Long term Leases with strong-credit users
- Priced significantly below replacement cost
- Highly visible with ±17,200 CPD
- **All** HVAC units replaced in 2023
- **All** roofs replaced in 2023
- Full access from 4th St. and San Lorenzo Ave.

Location Summary

4200 4th St. NW | Albuquerque, NM 87107

SITE PLAN

SITE

Buildings: $\pm 12,209$ SF
Land: ± 0.81 Acres

1 RETAIL

- Three suites on 4th St.
- Fully leased on 3-year terms with options

2 INDUSTRIAL

- 2 automotive buildings with 6 bays and fully-permitted automotive paint/spray booth
- Show room/office with heating/refrigerated air installed within the last two years
- Fully leased with 5-year term and two 3-year options with 3% annual increases
- Full access off of San Lorenzo Ave.
- 20+ parking spaces with large yard

3 RETAIL




- Newly renovated residential turned retail
- Stand-alone with building parking and secure/gated yard



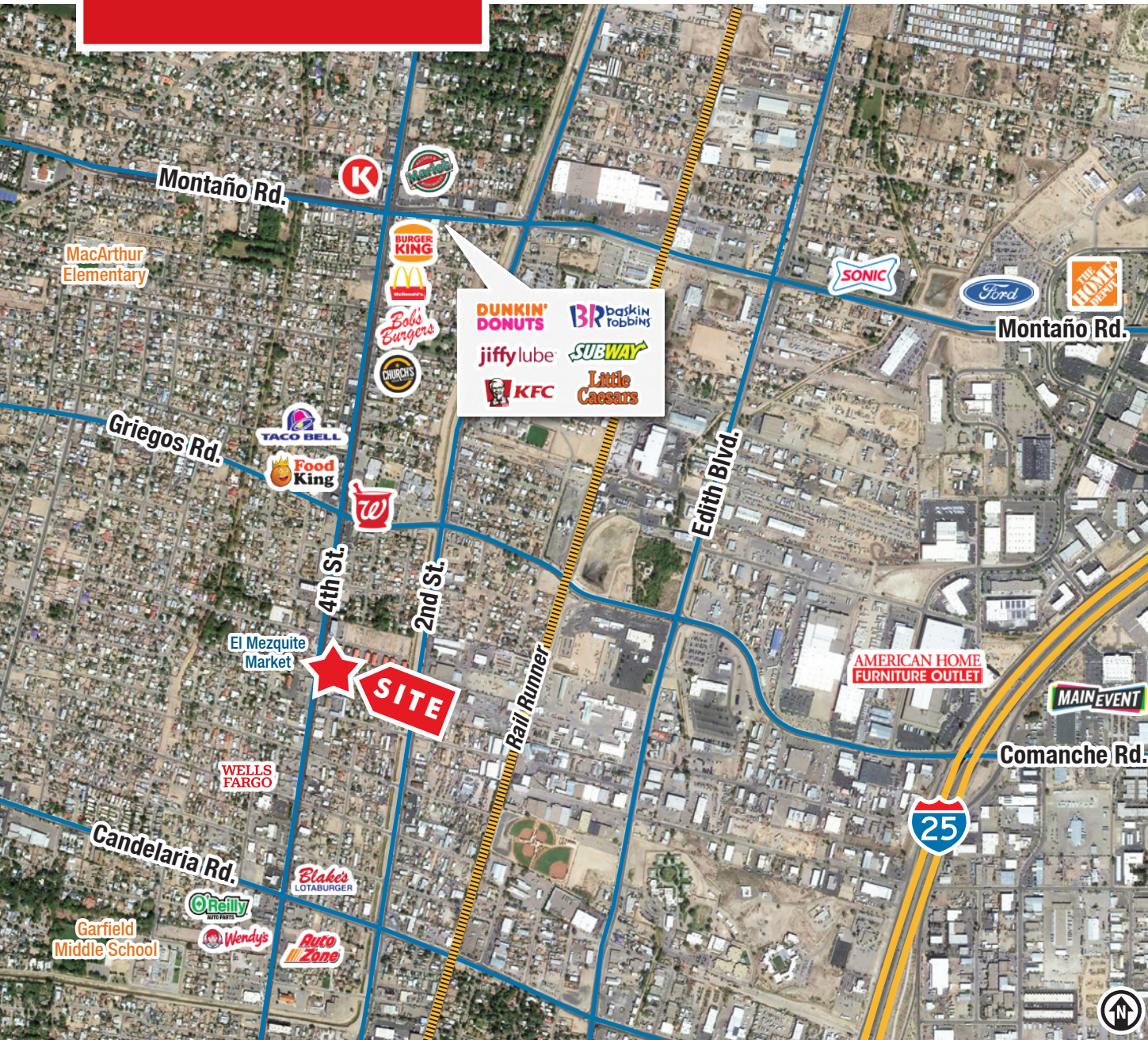
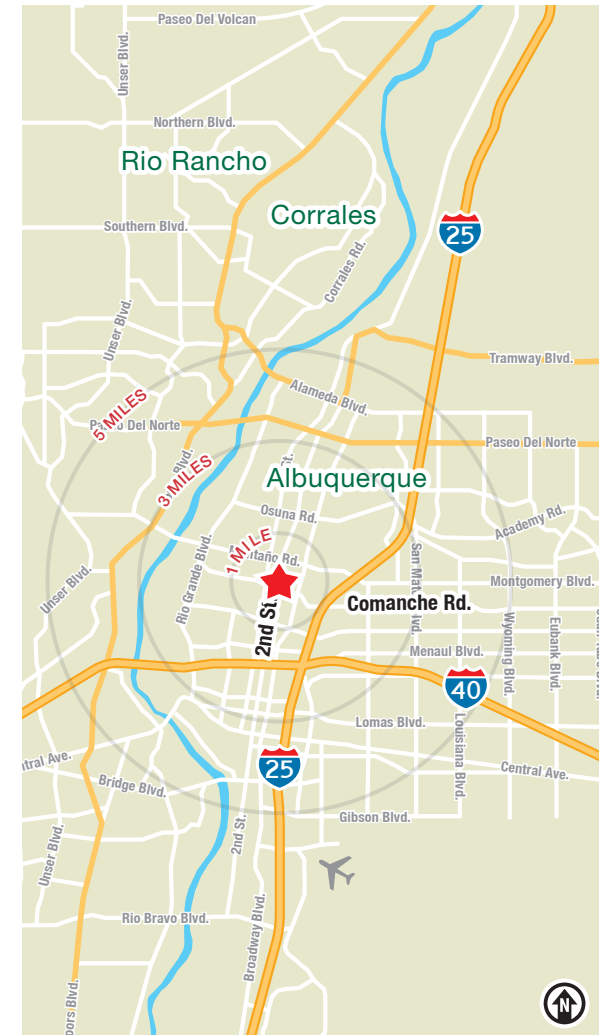
Location Summary

4200 4th St. NW | Albuquerque, NM 87107

TRADE AREA

Demographics	1 mile	3 mile	5 mile
 Total Population	10,341	70,819	251,004
 Average HH Income	\$75,434	\$87,919	\$87,182
 Daytime Employment	7,539	85,820	202,293

2024 Forecasted by Esri



Property Photos

4200 4th St. NW | Albuquerque, NM 87107



Property Photos

4200 4th St. NW | Albuquerque, NM 87107



RETAIL/INDUSTRIAL INVESTMENT OPPORTUNITY

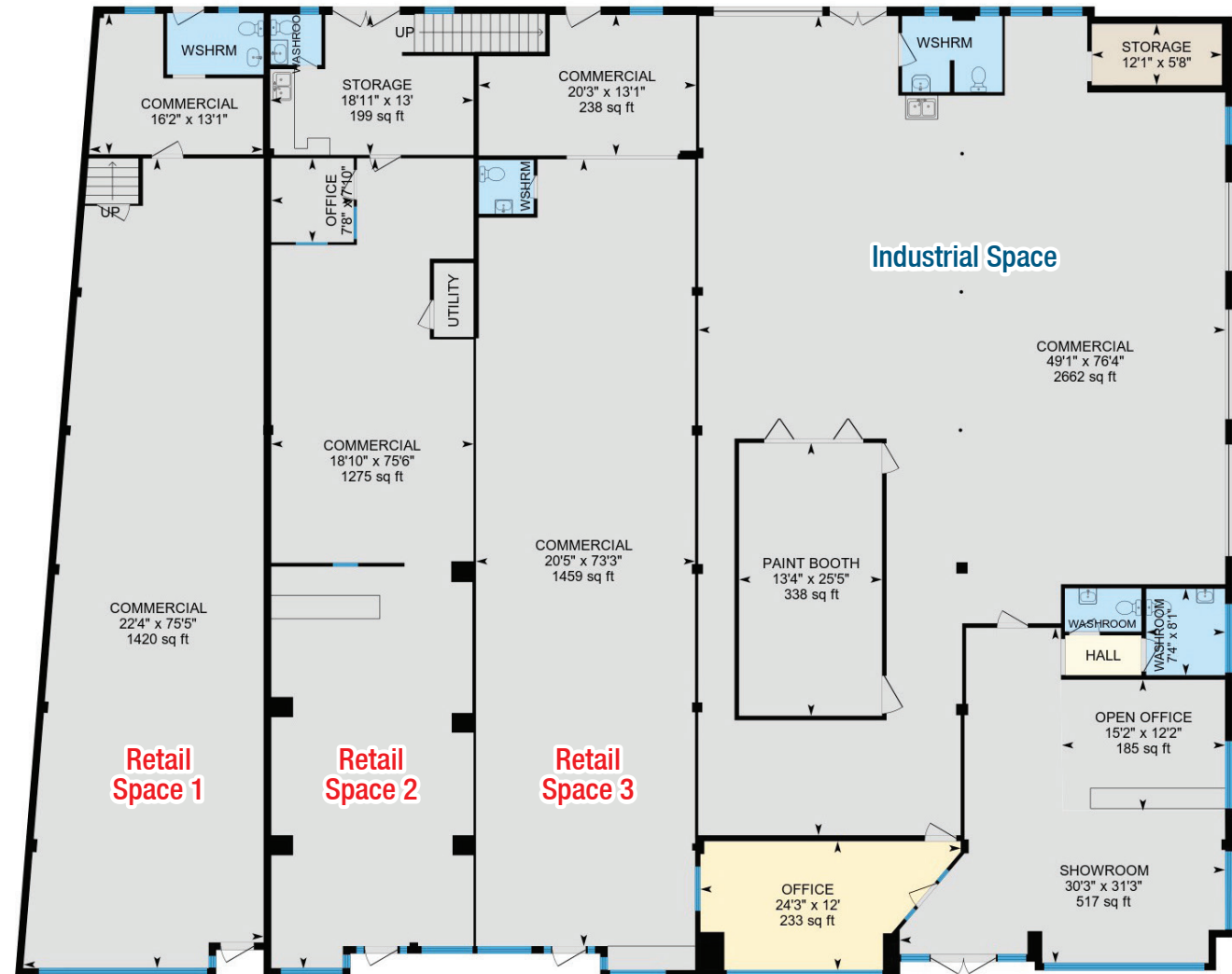
1ST FLOOR

2ND FLOOR



SPACE BREAKDOWN

Retail Space 1:	±1,580 SF
Retail Space 2:	±1,275 SF
Retail Space 3:	±1,459 SF
Industrial Space:	±4,375 SF



4th St.



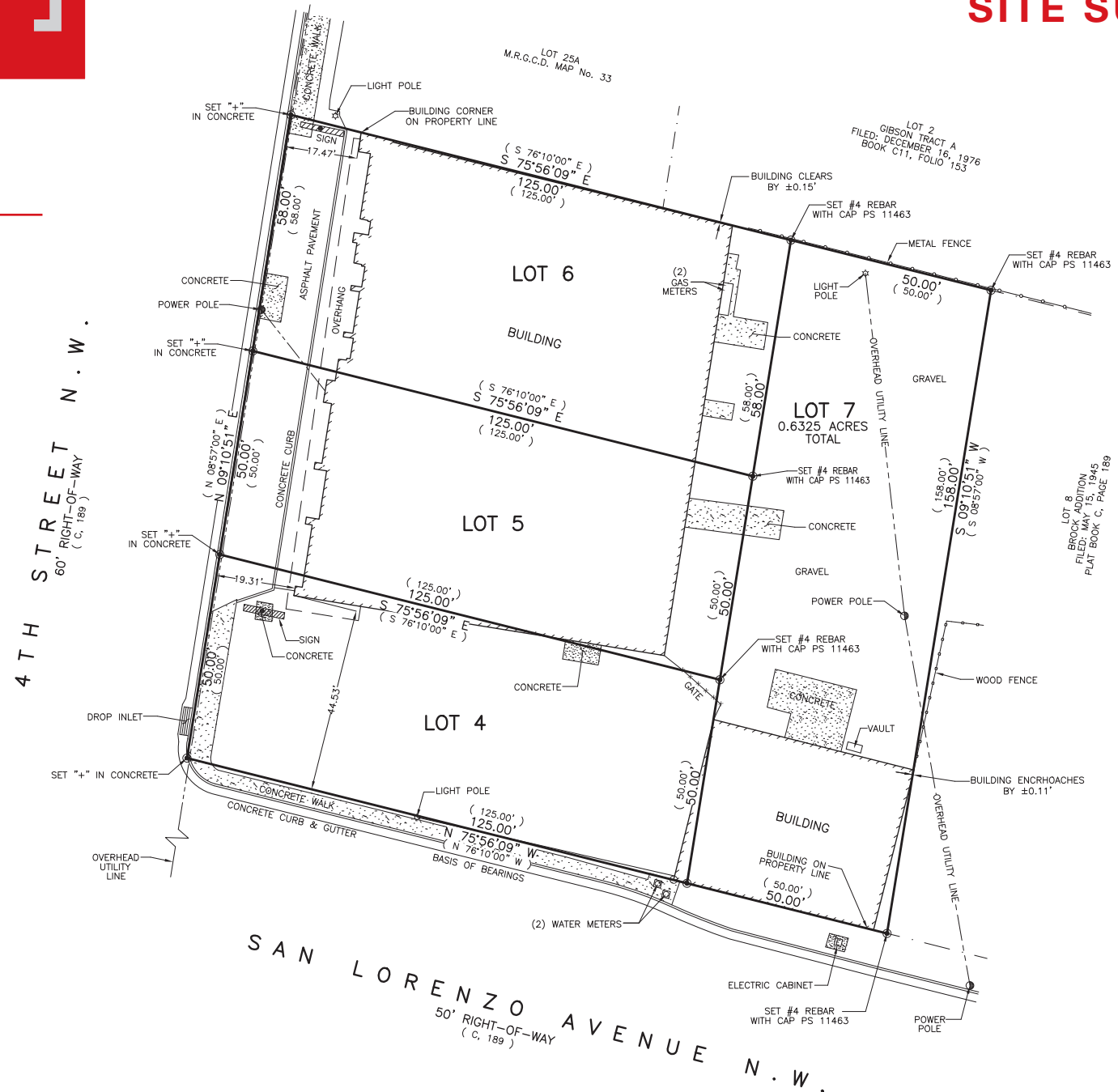
Property Summary

4200 4th St. NW | Albuquerque, NM 87107

SITE SURVEY

TOTAL LAND

±0.81 Acres





DISCLAIMER

The information contained in this marketing brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from NAI SunVista and should not be made available to any other person or entity without the written consent of NAI SunVista. This marketing brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Some photos in this brochure may not be those of the actual property.

NAI SunVista has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable. However, NAI SunVista has not verified, and will not verify, any of the information contained herein, nor has NAI SunVista conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property showings are by appointment only. Please consult a NAI SunVista Advisor for more details.



505 878 0001 | sunvista.com



2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110