

**For
Sale**



Multi-Tenant NNN Investment Opportunity

LOCATED IN ESTABLISHED NORTH-VALLEY TRADE AREA



**New Anchor Tenant with
Value-Add Potential**

4200 4th St. NW | Albuquerque, NM 87107

NAISunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094



Tenant Profiles

C/K Customs & Collision, LLC

Currently occupying ±6,869 sf with over 10 years of operations. Holds body-repair contracts with 14 major dealerships in the Albuquerque Metro.

Silva Barber Shop

Locally owned and operated barbershop and hair salon.

CannaCo, LLC

Boutique Dispensary averaging more than \$50k/month in sales.

Borg Martial Arts, LLC

Start-up Martial Arts studio with completely remodeled open-concept gym.

Zoning

Mixed-Use – Moderate Intensity Zone District [MX-M](#) 

Mini-Pod

Sale Price:	\$2,000,000
GOI:	\$207,311
Expenses:	\$27,381
NOI:	\$179,930
Cap Rate:	9%
Building Size:	±12,209 SF
Land Size:	±0.81 Acres

Highlights

- **New** 5-year lease with anchor tenant
- **All** HVAC units replaced in 2023
- **All** roofs replaced in 2023

Property

4200 4th St. NW | Albuquerque, NM 87107

SITE

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

4th St.

CPD 17,200

San Lorenzo Ave.

Shed/
Car Port

1

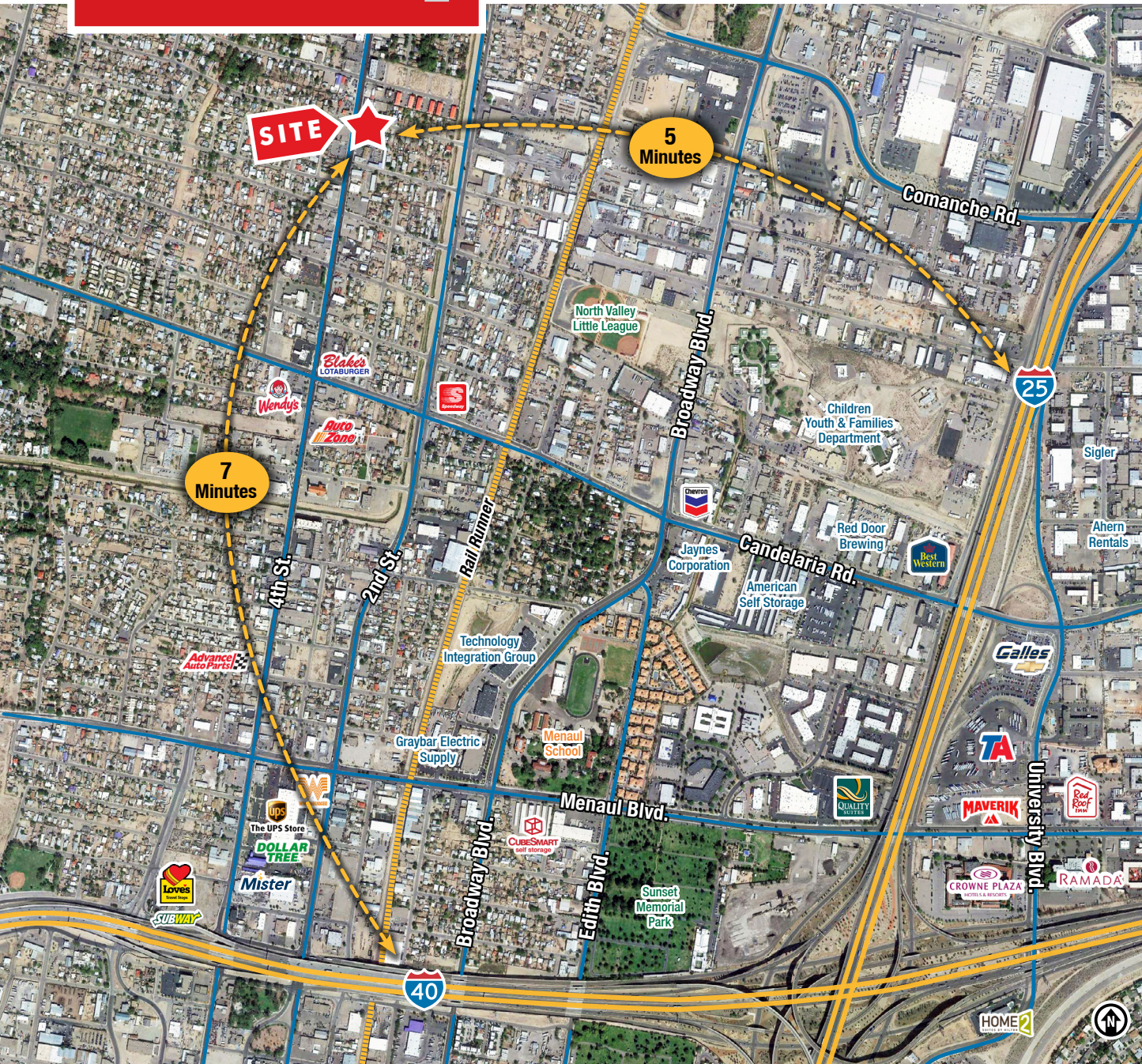
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2

3

Trade Area

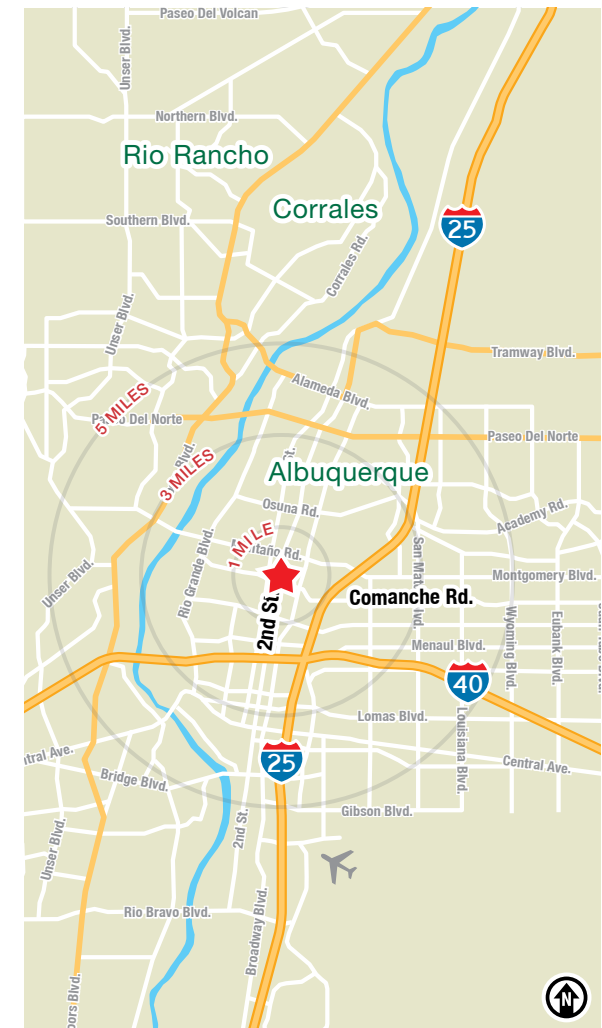
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DEMO SNAP SHOT

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

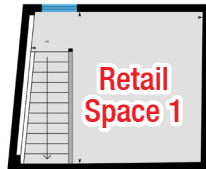






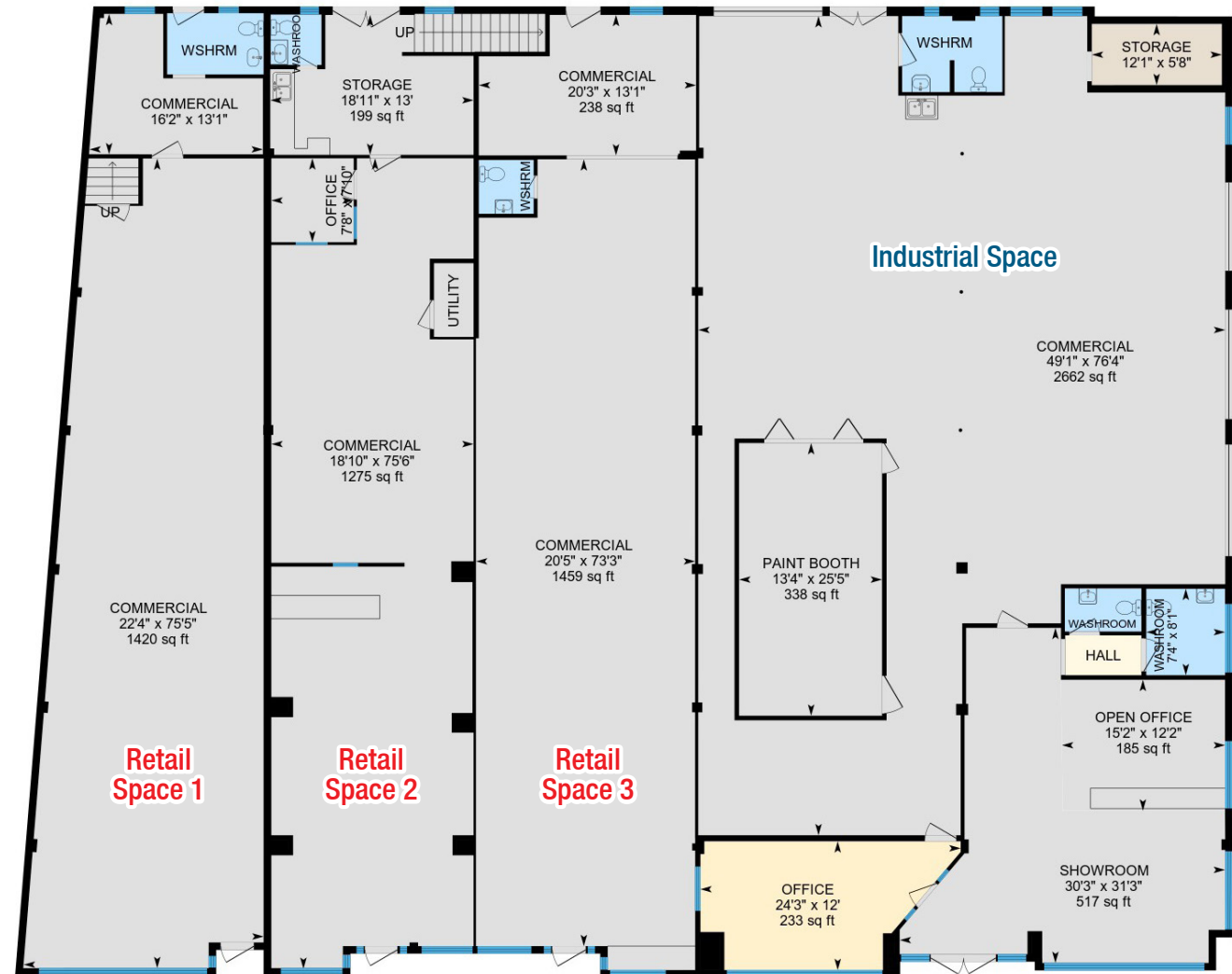
1ST FLOOR

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

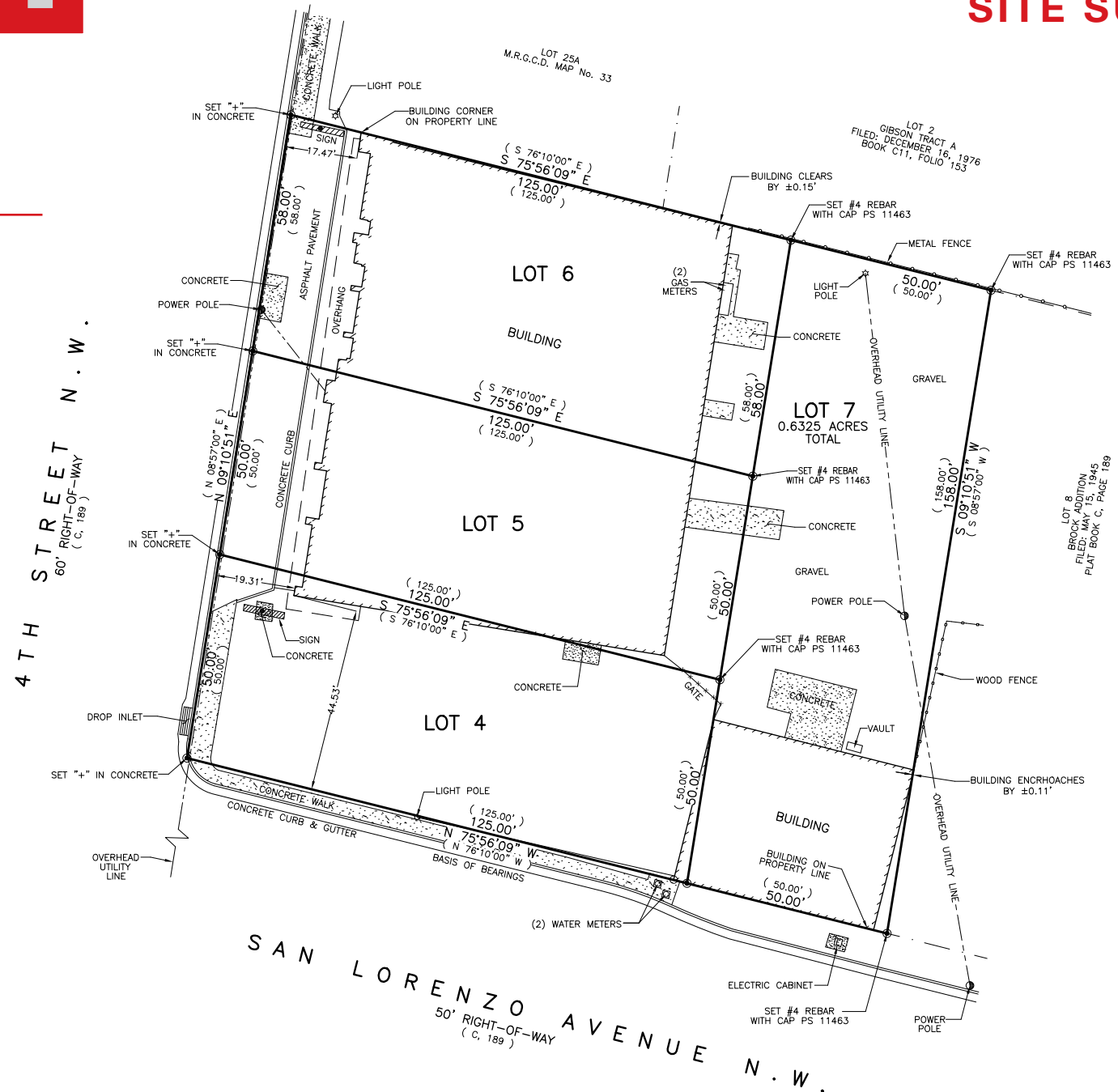


4th St.



TOTAL LAND

±0.81 Acres





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505 878 0001 | sunvista.com



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