

FOR SALE

RETAIL STRIP IN EDGEWOOD FOR SALE

COMMERCIAL INVESTMENT OPPORTUNITY – EAST MOUNTAINS (5/6 UNITS LEASED)



1342 NM-333 TIJERAS, NM 87059

DIRECTLY OFF OF ROUTE 66 NEAR EDGEWOOD



6,014 SQ FT

OFFERED AT:
\$600,000

DESCRIPTION:

Seven-unit commercial investment property offered at \$600,000. Six units are occupied by stable, long-term tenants, including a restaurant, a church, a retail service, an industrial end cap, and a community nonprofit organization. Current Net Operating Income (NOI) is \$24,681.93 annually, reflecting a 4.11% cap rate. Estimated market-potential NOI is \$60,765.93, presenting meaningful upside for future repositioning or lease renewals. One unit is vacant, allowing an owner-user to join the center. The final lease term runs through January 2028, providing income security with limited near-term rollover risk. Existing tenants have strong business foundations and are expected to seek renewals at expiration. The property offers flexibility for a range of commercial uses moving forward. A rare chance to acquire a community-anchored asset on a large gated lot with plentiful parking in the East Mountain market with lease stability, tenant renewal momentum, and future income growth potential.

COLDWELL BANKER | LEGACY

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

ARIEL RESNIK
REALTOR® | Associate Broker
resnikrealestate@gmail.com
c: (505) 400-2804



NIKKI BRONSTROP
REALTOR® | Qualifying Broker
nikki.coldwellbl@gmail.com
c: (505) 209-1246



FOR SALE

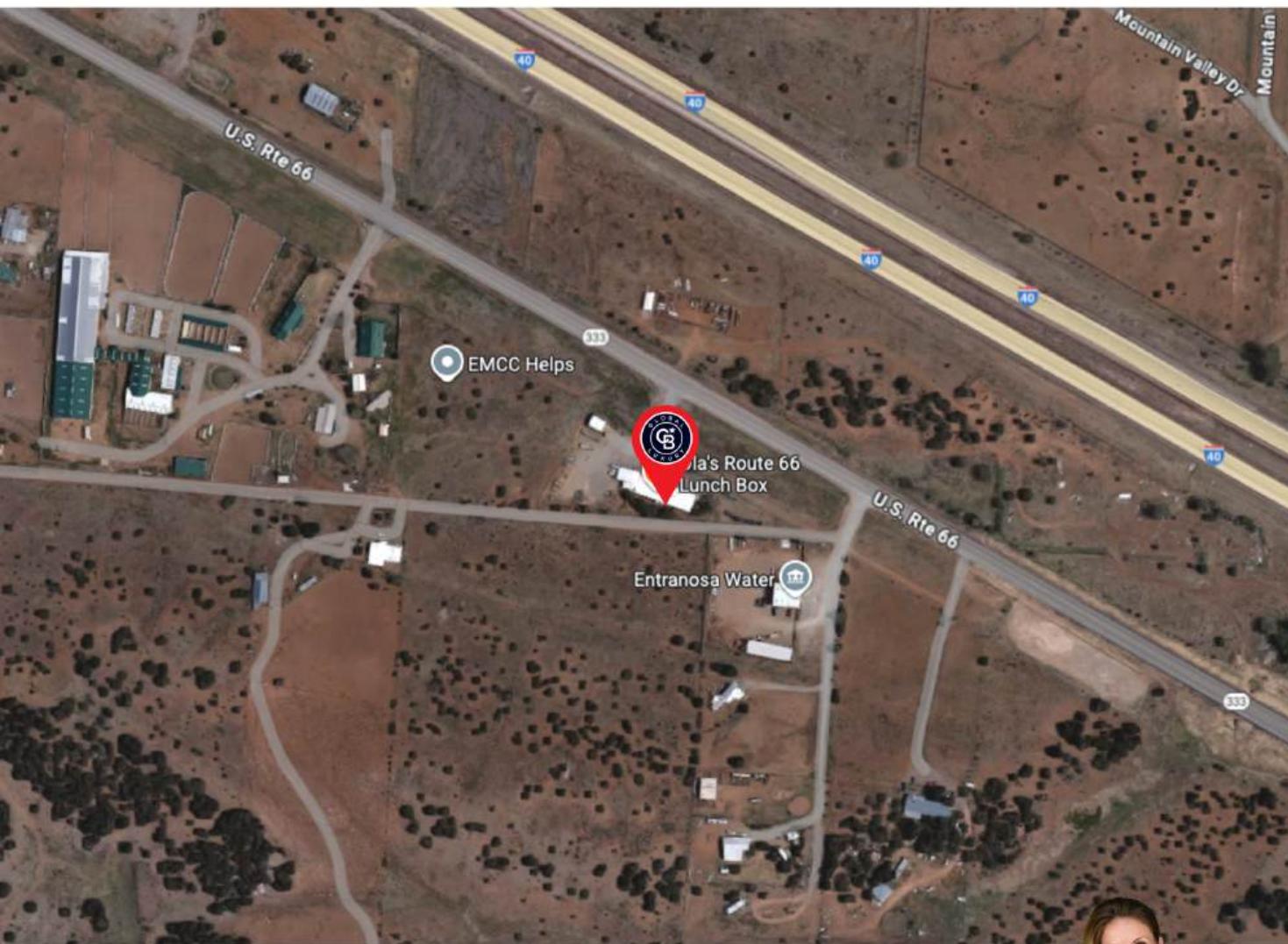
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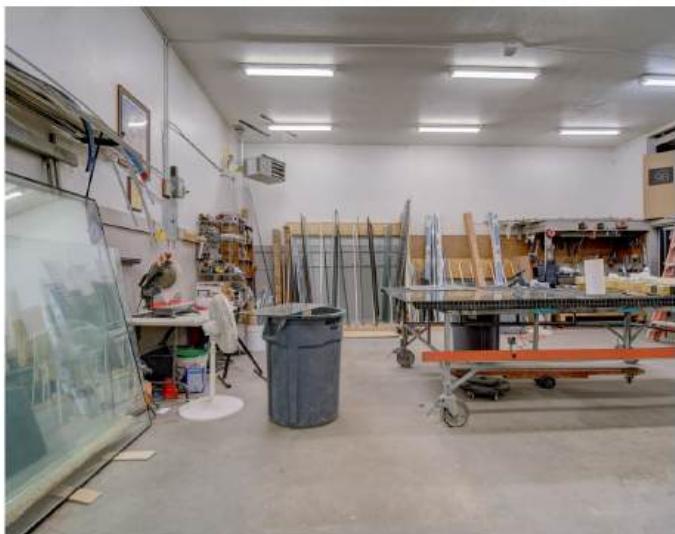
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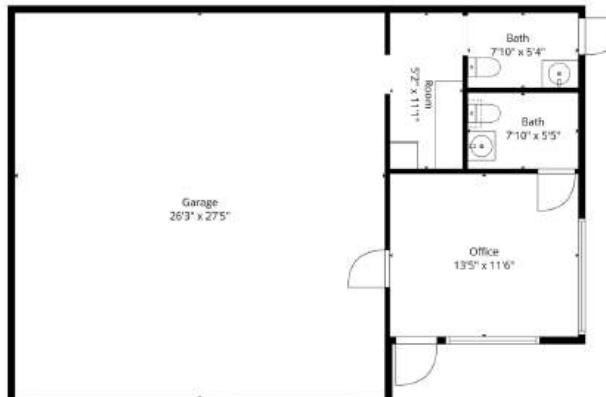
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FLOOR PLANS



Total GLA: 1163 sq. ft. | Total: 1163 sq. ft.
1st Floor: 1163 sq. ft.
Use dimensions are approximate, actual may vary.

SUITE A



Total GLA: 1485 sq. ft. | Total: 1485 sq. ft.
1st Floor: 1485 sq. ft.
Use dimensions are approximate, actual may vary.

SUITE B



Total GLA: 807 sq. ft. | Total: 807 sq. ft.
1st Floor: 807 sq. ft.
Use dimensions are approximate, actual may vary.

SUITE C



Total GLA: 1594 sq. ft. | Total: 1594 sq. ft.
1st Floor: 1594 sq. ft.
Use dimensions are approximate, actual may vary.

SUITE D&E



Total GLA: 816 sq. ft. | Total: 816 sq. ft.
1st Floor: 816 sq. ft.
Use dimensions are approximate, actual may vary.

SUITE F

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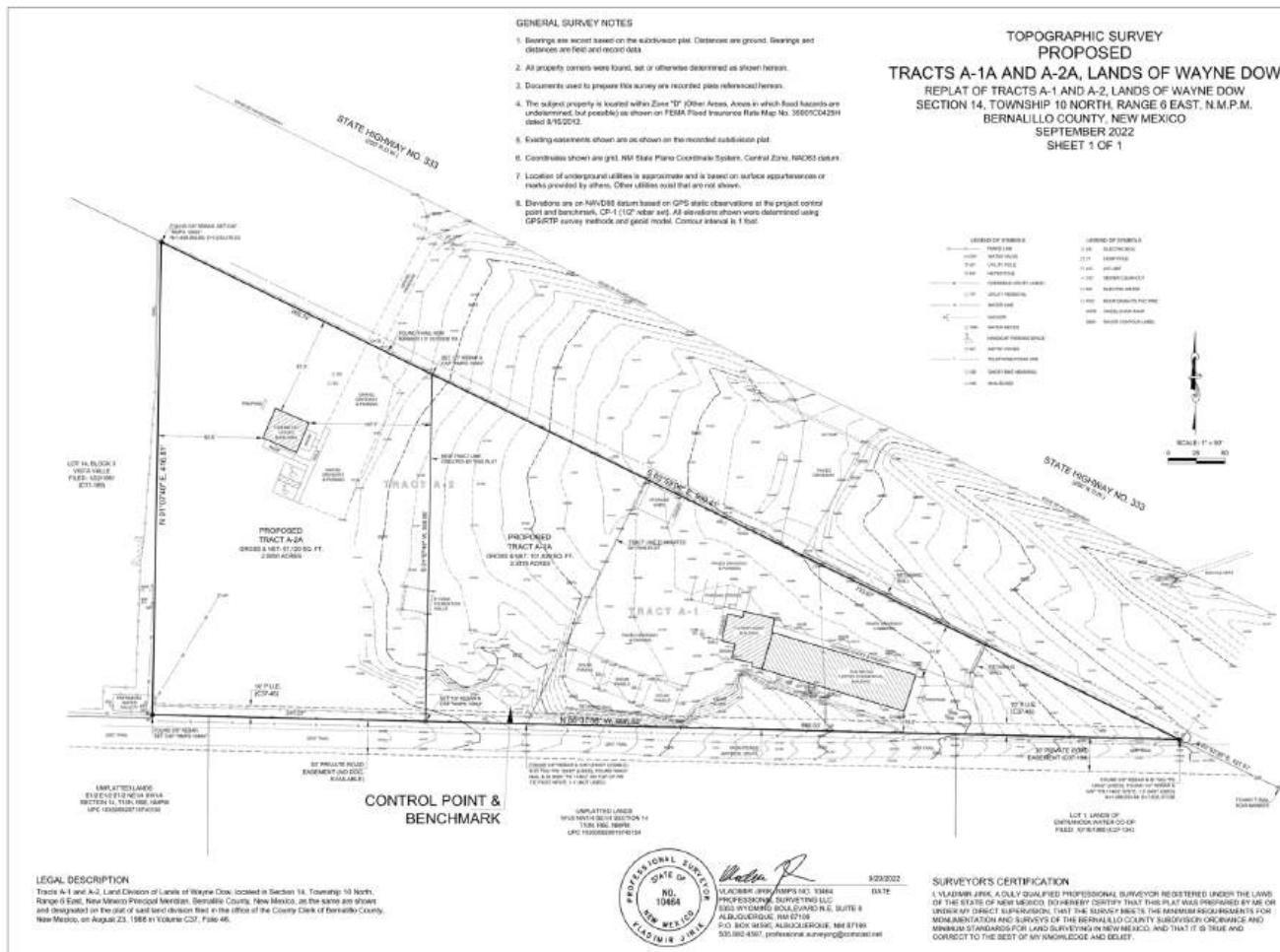
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SURVEY



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APOD**Annual Property Operating Data (APOD)**

Financial Overview For: East Mountain Food Pantry Inc. As of January 2026 Prepared by: Coldwell Banker Legacy

Address	Suite	Use	List Price	Actual Rents	Market Rents	Property Tax	Vacancy	Sq Ft	Lease Ends
1346 NM-333	A	Glass Shop		\$955.00	\$1,500.00			1103	July 31, 2026
1345 NM-333	B	Food Pantry		\$200.00	\$1,200.00			1485	
1344 NM-333	C	VACANT		\$0.00	\$900.00			807	
1343 NM-333	D & E	Church		\$875.00	\$1,200.00			1594	January 1 2028
1342 NM-333	F	Restaurant		\$1,013.00	\$1,200.00			816	December 2026
1346 NM-333	Side yard	Water		\$250.00	\$300.00				
								5805	
Totals	7		#####	\$3,293.00	\$6,300.00	\$4,267.96	14%	6014	
Annual Income									
Expenses (Annual)	2025 actual								
Insurance	\$9,875.00			All tenants pay their own electric	Pass thru except any owner portion	Benchmarks		Net Operating Income	\$24,681.93
Utilities (Water)	\$691.11					Offering Price	\$600,000.00	Potential Annual Market NOI	\$60,765.93
Real Estate Taxes	\$4,267.96					Vacancy Rate	17%	Cap Rate	4.11%
Total Operating Expenses	\$14,834.07					Square Feet	6014	Potential Cap at Market	10.13%
Total Market Operating Income	\$39,516.00					\$/sf	\$99.77	Square Feet	6014
Total Potential Market Operating Income	\$75,600.00					\$/unit	\$100,000.00		
Net Operating Income	\$24,681.93								

The logo for Coldwell Banker Legacy, featuring a stylized 'CB' monogram with a star above it, and the text 'COLDWELL BANKER' and 'LEGACY' below it.

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