

SALE

423 San Felipe St. NW

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Albuquerque, NM 87104

PRESENTED BY:

WALT ARNOLD, CCIM, SIOR

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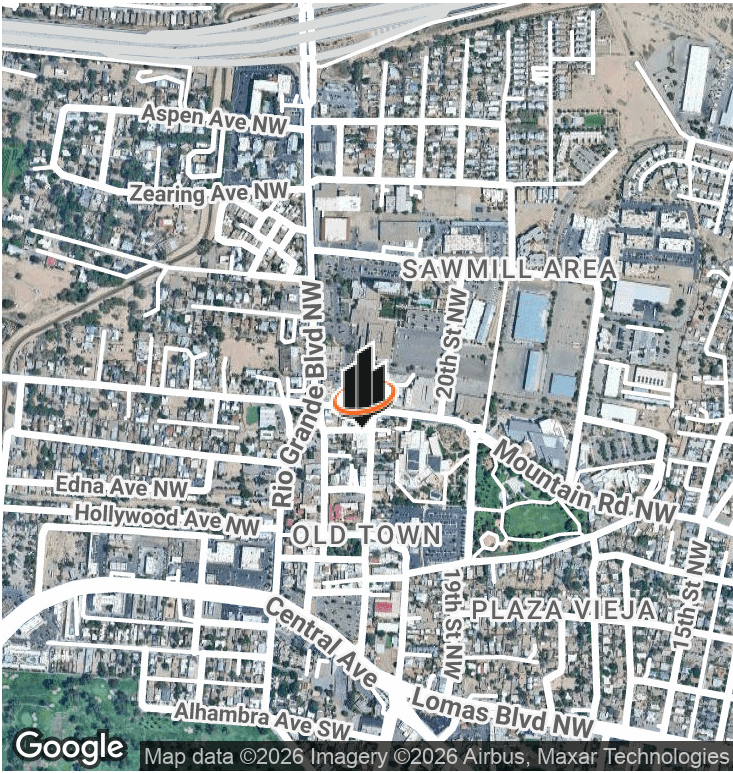
NM #9117



Own a Piece of History

Old Town
Albuquerque
SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



SALE PRICE	\$1,100,000
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OFFERING SUMMARY

BUILDING SIZE:	2,742 SF
LOT SIZE:	0.07 Acres
PRICE / SF:	\$401.17
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Old Town

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PROPERTY OVERVIEW

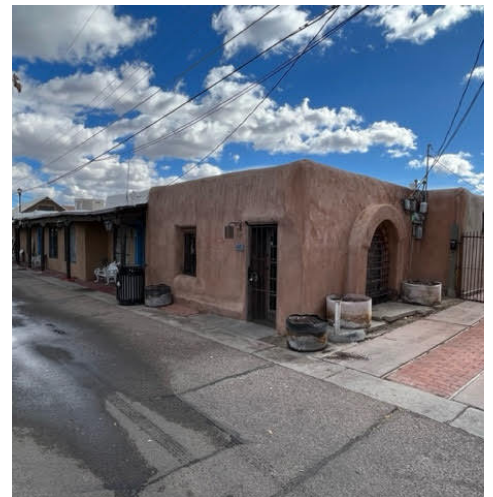
Retail building in "Old Town" Albuquerque centrally located within prime Historical District. Many amenities and retailers surround the property, which make it an ideal location due to the high consumer traffic, benefiting potential income for any given business.

Teko Gallery glimmers with creativity. Handmade jewelry, vintage finds, and custom designs line its walls—each piece rooted in the surrounding land’s natural beauty. Stones and metals carry the story of the region, connecting past to present.

PROPERTY HIGHLIGHTS

- Old Town District
- Prime Retail
- Great Consumer Foot Traffic
- Abundance of Surrounding Amenities

ADDITIONAL PHOTOS



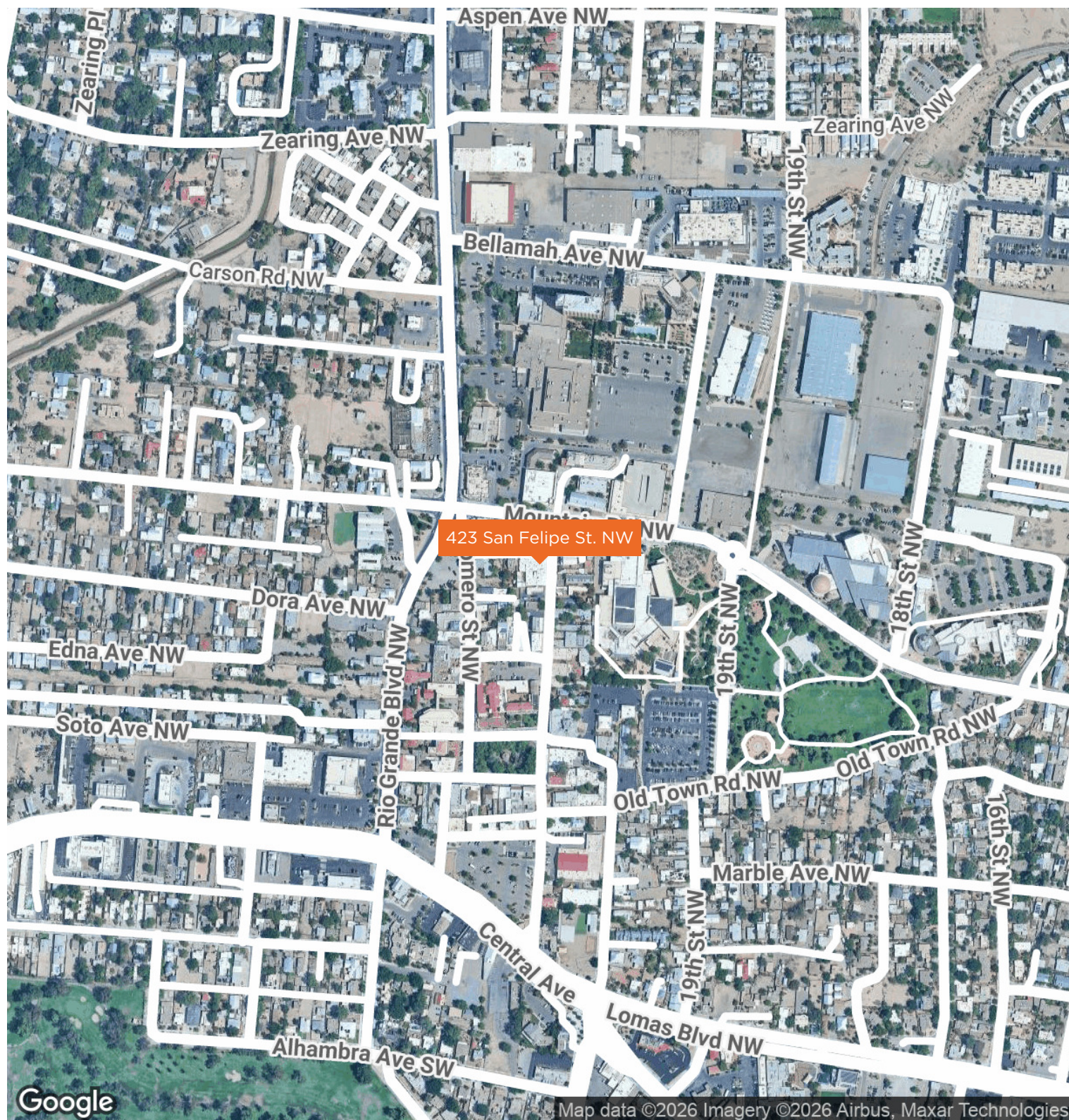
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LOCATION MAP



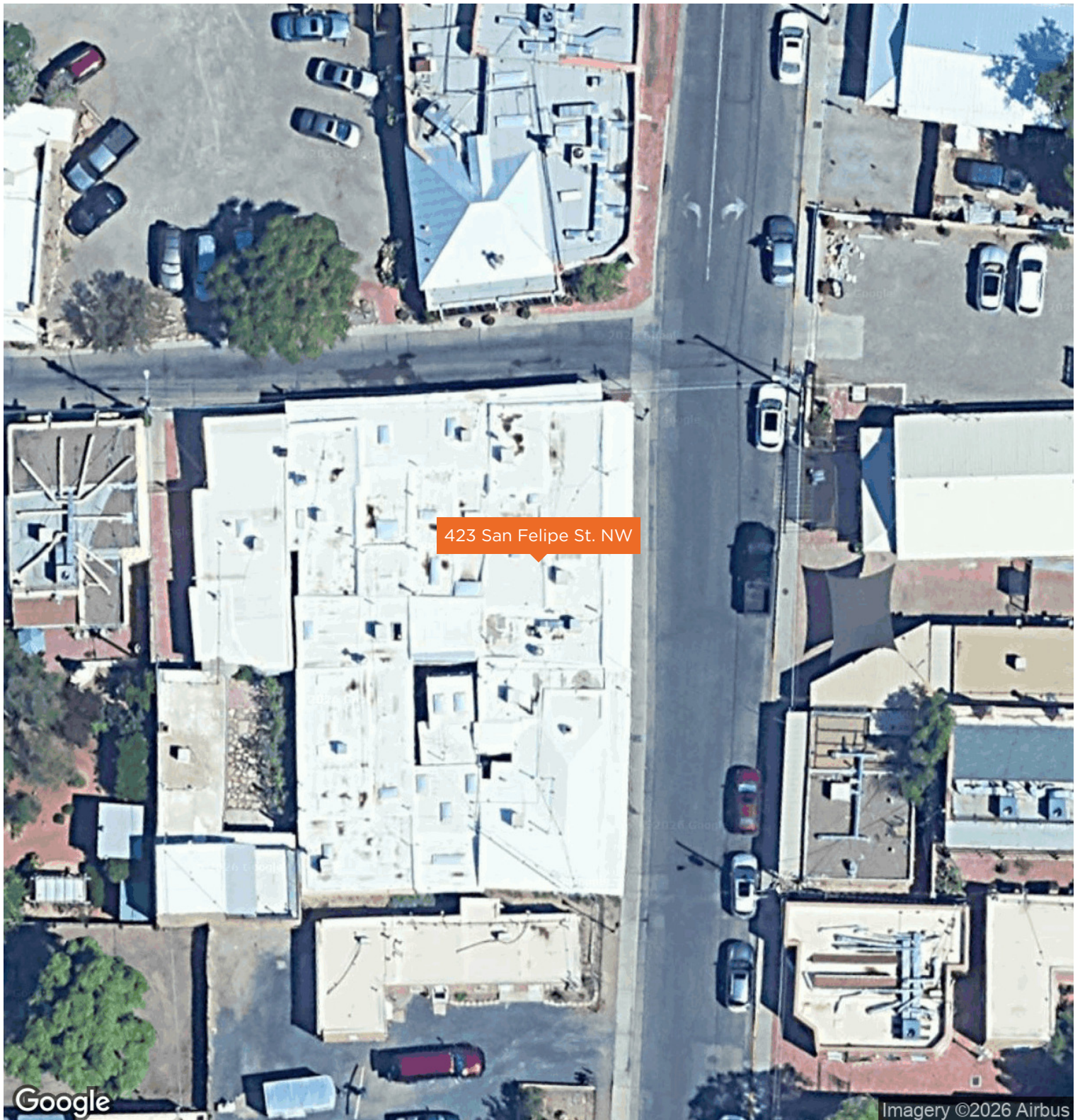
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AERIAL MAP



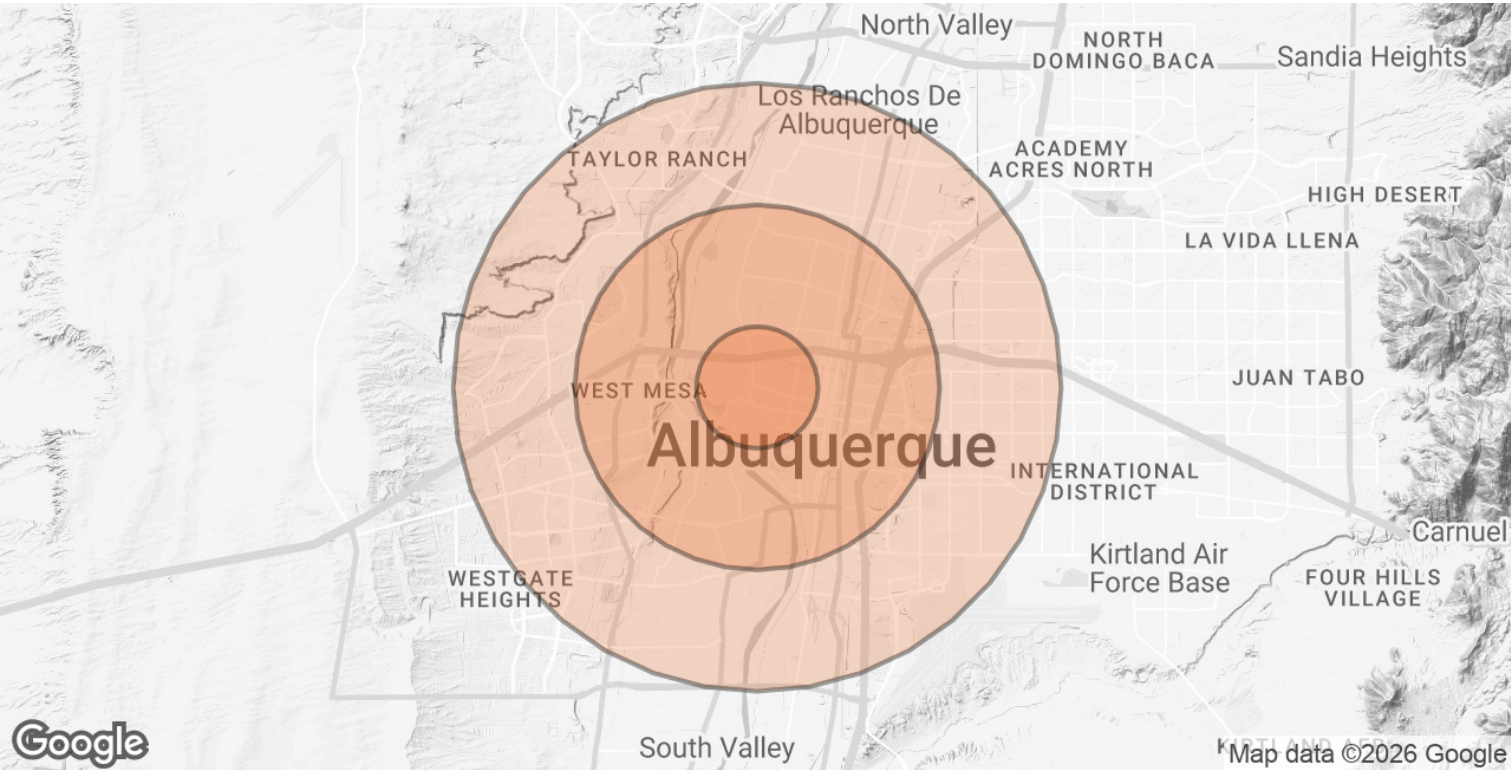
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,586	94,471	252,805
AVERAGE AGE	43	41	40
AVERAGE AGE (MALE)	42	40	39
AVERAGE AGE (FEMALE)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,277	41,217	105,835
# OF PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	\$83,989	\$74,609	\$82,963
AVERAGE HOUSE VALUE	\$430,825	\$347,577	\$327,646

Demographics data derived from AlphaMap

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