

# High Yield Stabilized Retail Investment Opportunity

4200 4th St NW | Albuquerque, NM 87107



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Sale**

---

**Clayton King**

Qualifying Broker

clayton@kingcapitalcre.com

**Isaac Sanchez**

Associate

isaac@kingcapitalcre.com

**505-292-9607**

**kingcapitalcre.com**

# Investment Overview

Sale Price	<b>\$1,854,030</b>
Price PSF	<b>\$151.85</b>
CAP Rate	<b>9.45%</b>
NOI	<b>\$175,237</b>



Building 1  
± 9,690 sq ft

Building 2  
± 1,869 sq ft

Building 3  
± 650 sq ft

**Total Building Size**  
± 12,209 sq ft

## Highlights

- Large capital expenditures completed in 2023
  - All new HVAC units
  - New roof
- Located in the established North Valley trade area
- Full Access into the property
- Located in a high traffic corridor
- Great frontage and visibility along 4th St.
- Instant high yield return
- Opportunity to restructure the leases to NNN provides significant upside



Clayton King  
Qualifying Broker  
clayton@kingcapitalcre.com

Isaac Sanchez  
Associate  
isaac@kingcapitalcre.com

For Sale  
4200 4th St NW | Albuquerque, NM 87107



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



**Clayton King**  
Qualifying Broker  
clayton@kingcapitalcre.com

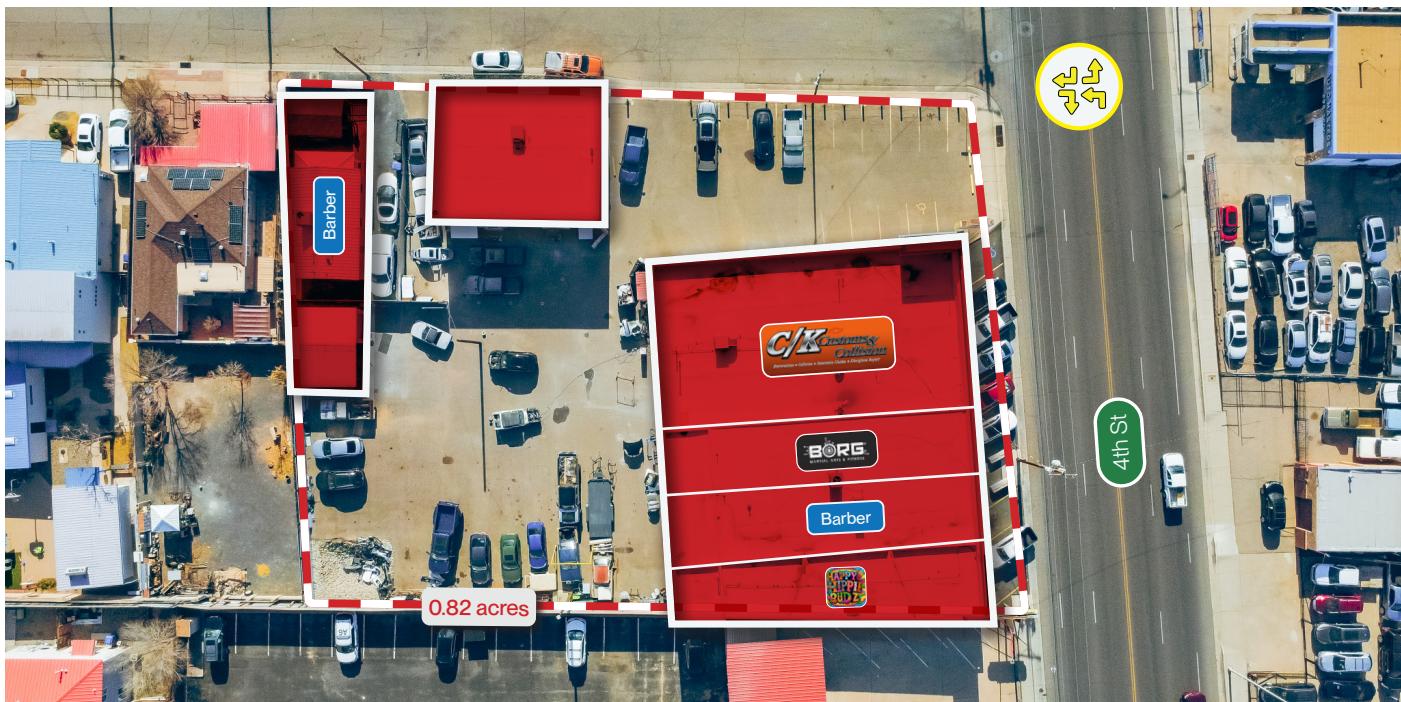
**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

**For Sale**  
4200 4th St NW | Albuquerque, NM 87107



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

**Located in Established  
North Valley Market**



**Clayton King**  
Qualifying Broker  
[clayton@kingcapitalcre.com](mailto:clayton@kingcapitalcre.com)

**Isaac Sanchez**  
Associate  
[isaac@kingcapitalcre.com](mailto:isaac@kingcapitalcre.com)

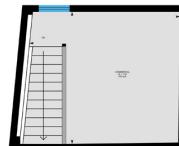
**For Sale**  
4200 4th St NW | Albuquerque, NM 87107



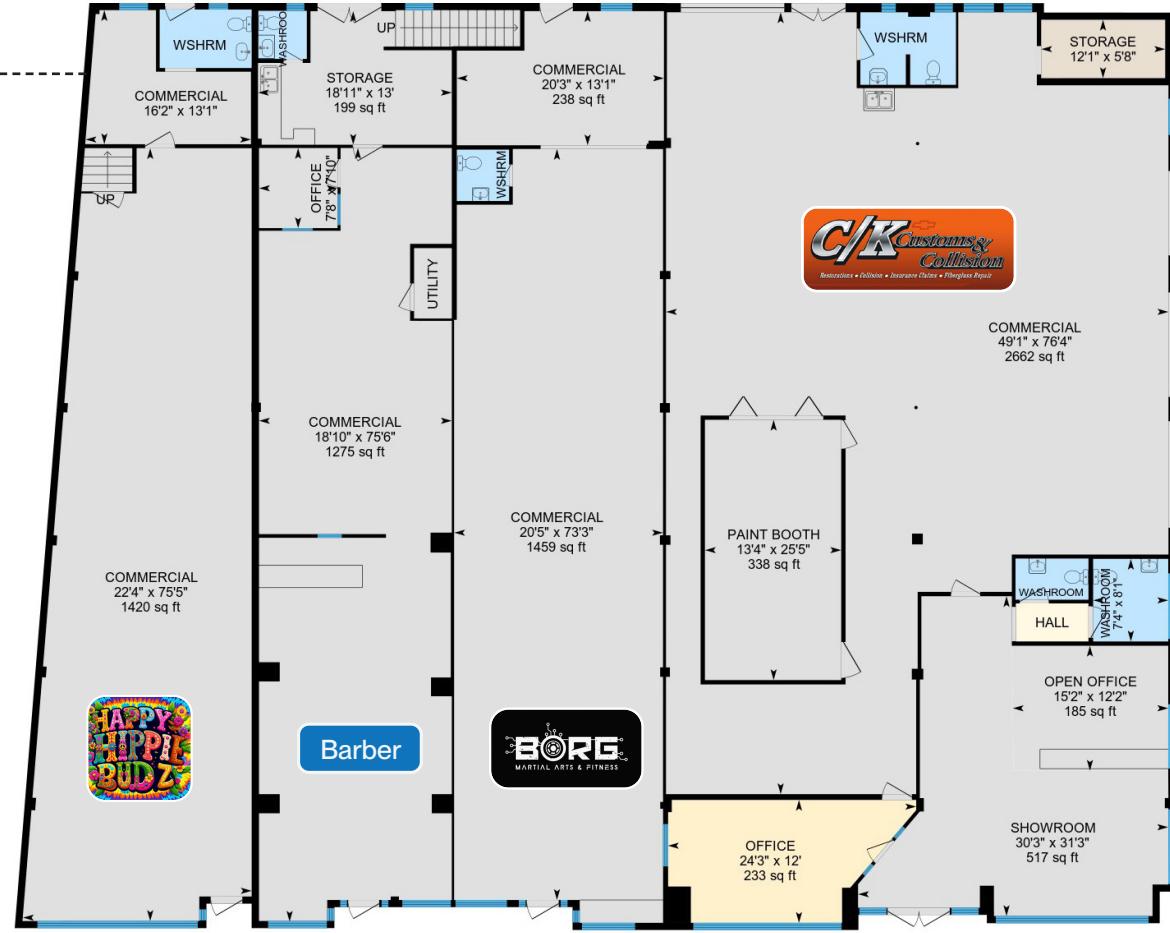
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

# Building 1 Floor Plan

2nd Floor



1st Floor



4th St



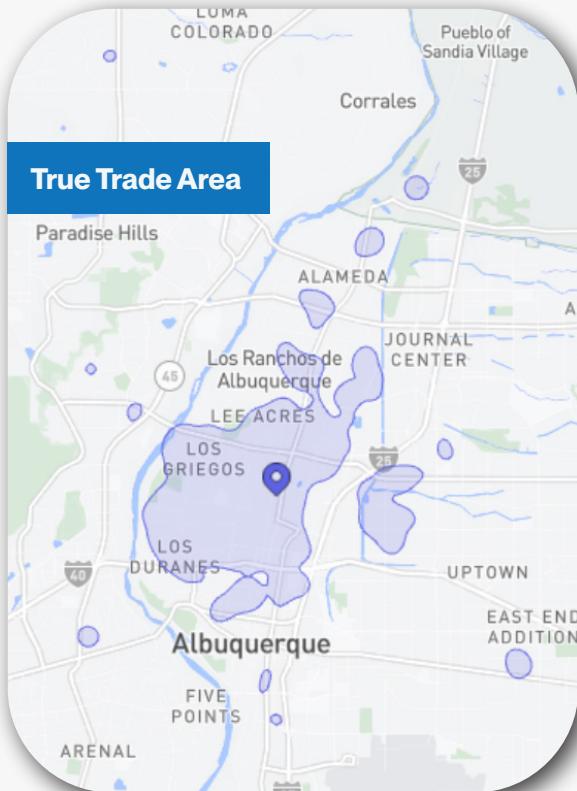
Clayton King  
Qualifying Broker  
clayton@kingcapitalcre.com

Isaac Sanchez  
Associate  
isaac@kingcapitalcre.com

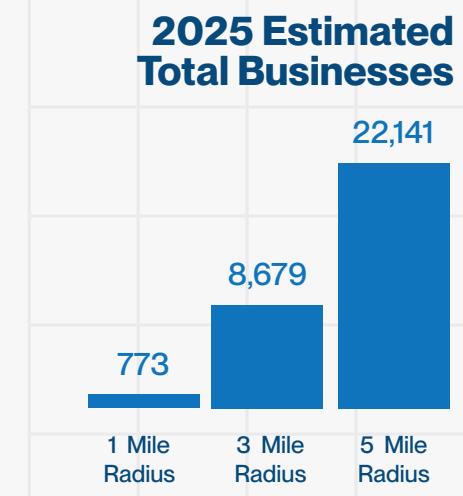
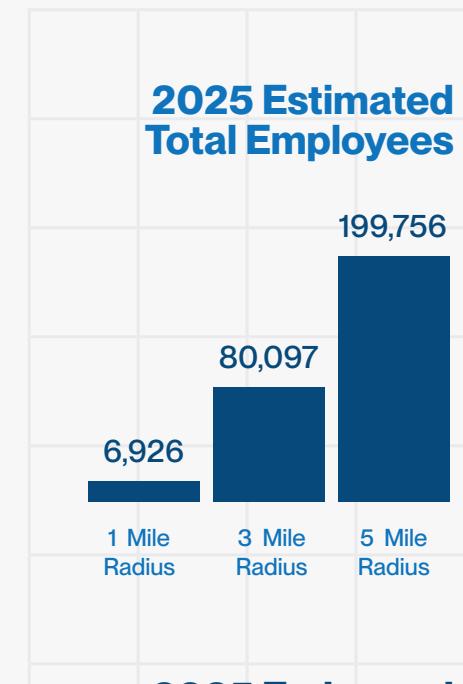
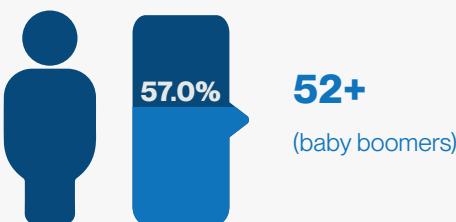
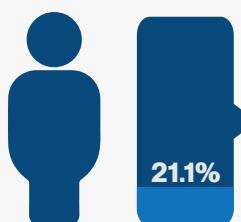
For Sale  
4200 4th St NW | Albuquerque, NM 87107

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

# Market Overview



## Age



**Clayton King**  
Qualifying Broker  
clayton@kingcapitalcre.com

**Isaac Sanchez**  
Associate  
isaac@kingcapitalcre.com

For Sale  
4200 4th St NW | Albuquerque, NM 87107



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



4811A Hardware Dr NE Suite 1  
Albuquerque, NM 87109

505-292-9607  
[kingcapitalcre.com](http://kingcapitalcre.com)



## **Clayton King**

Qualifying Broker

505-263-8531

[clayton@kingcapitalcre.com](mailto:clayton@kingcapitalcre.com)



## **Isaac Sanchez**

Associate

[isaac@kingcapitalcre.com](mailto:isaac@kingcapitalcre.com)

(505) 377-6590