

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	\$1,854,030
Price PSF	\$151.85
CAP Rate	9.45%
NOI	\$175,237



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



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We have not verified it and make no guarantee about it.



According to Placer.ai, this Food King has **426.6K Yearly Visits**

According to Placer.ai, this Walgreens has **355.6K Yearly Visits**

Los Griegos Neighborhood

New Development

FOURTH STREET FLATS

75 Units

Walgreens

Griegos Rd

11,300 VPD

9,600 VPD

BILL STEVENS AUTO SALES INC.
There is a difference.

AUTO MASTERS
Service • Repair • Detail

New Development

Faraday Apartments

75 Units

Building 1

Building 2

Building 3

SAMON'S
DO IT YOURSELF CENTERS

San Lorenzo Ave

4th St

17,100 VPD



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Building 1 Floor Plan



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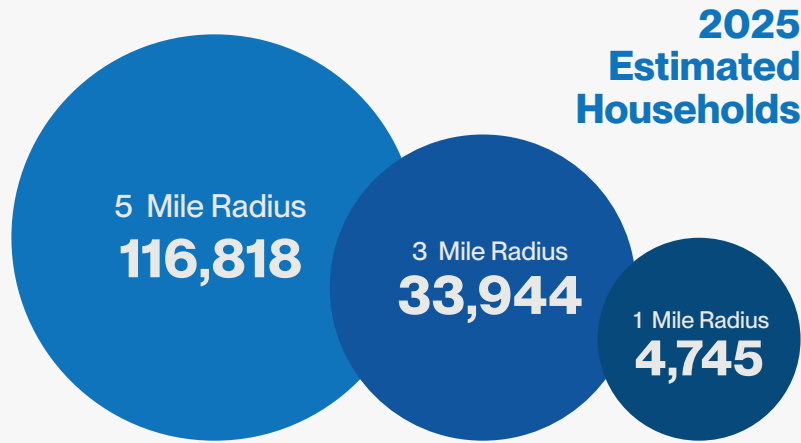
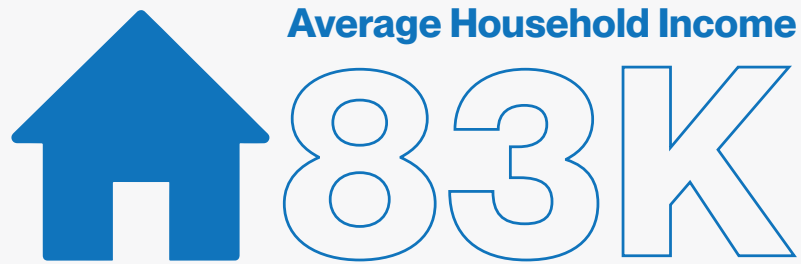
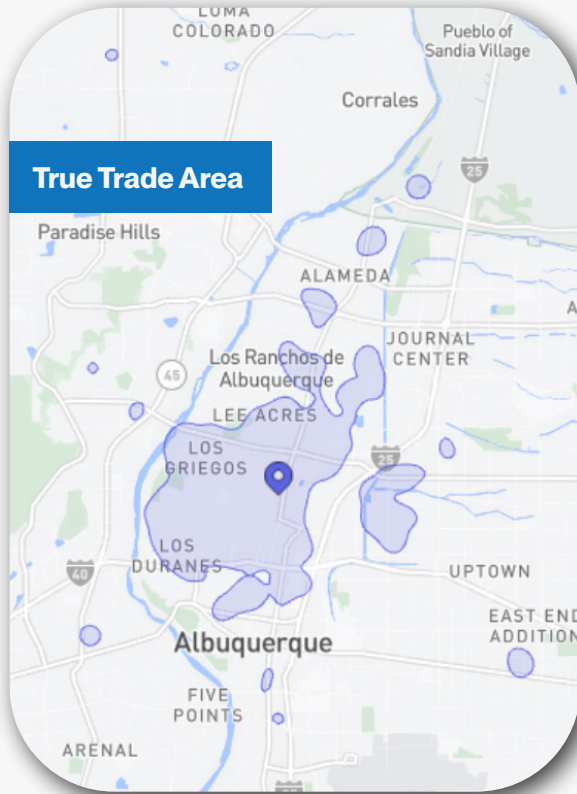
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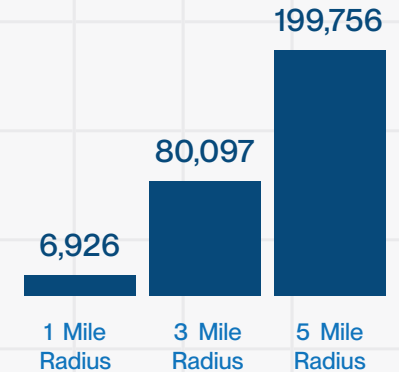


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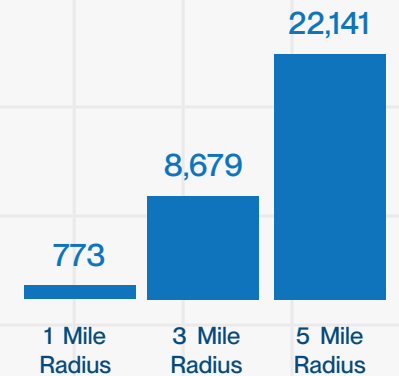
Market Overview



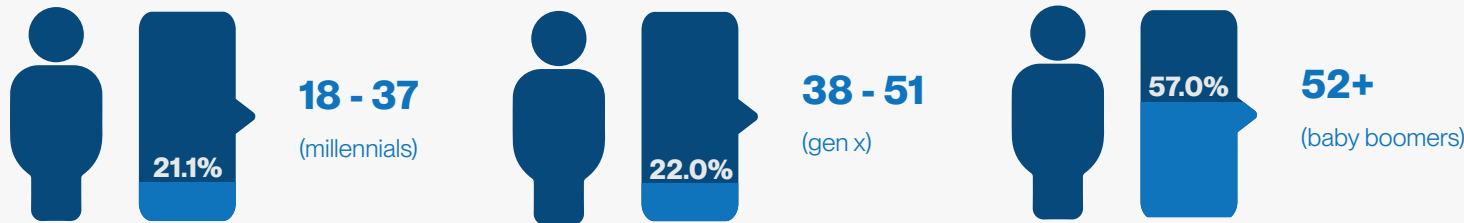
2025 Estimated Total Employees



2025 Estimated Total Businesses



Age



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