

Offering Memorandum

Income Producing Investment Property

1143 Gatewood Ave. SW | Albuquerque, NM 87105

LOCATED IN A HUB ZONE ✋
AND OPPORTUNITY ZONE ✋

VALUE-ADD
VACANT LAND

INCOME PRODUCING PROPERTY WITH FULL OCCUPANCY AND VALUE-ADD OPPORTUNITY

INVESTMENT DESCRIPTION

NAI SunVista is delighted to present an income producing investment property, situated at 1143 Gatewood Ave. SE in Albuquerque, NM. This subject site is well positioned at a mere 0.15 miles away from one of the seven major river crossings in the metropolitan area, affording convenient accessibility to Interstate 25. Residents of this site benefit from an array of nearby amenities, including restaurants, schools, services, and parks, enhancing the overall living experience. Notably, the subject site is situated in the southwest trade area, an underserved market with a high demand for housing.

Encompassing a total of ± 2.73 acres within an established neighborhood off Bridge Blvd, a prominent east/west commuter corridor, the investment property boasts 12 mobile homes, 1 manufactured home, and a duplex with 2 separate living units. Duplex A features 4 bedrooms, 2 bathrooms, and a 2-car enclosed garage, while Duplex B includes 3 bedrooms and 2 bathrooms.

A noteworthy feature is the $\pm .50$ acre parcel of vacant land with a fully upgraded ± 700 SF building accessible through a separate newly constructed iron and metal gate, which holds tremendous value-add potential. County approval could pave the way for the development of additional units (or another preferred development) on this land, leading to increased revenue and overall property value.

Presently, third-party management oversees the operations of the investment property, as indicated in the operating statement. The owner is also extending owner financing terms for the acquisition to qualified buyers.

The investment stands to benefit from a history of full occupancy and strong real estate fundamentals, positioning it well for future development. With zero vacancy and the opportunity to utilize the value-add land, this property presents a compelling opportunity for investors looking to capitalize on long-term potential.

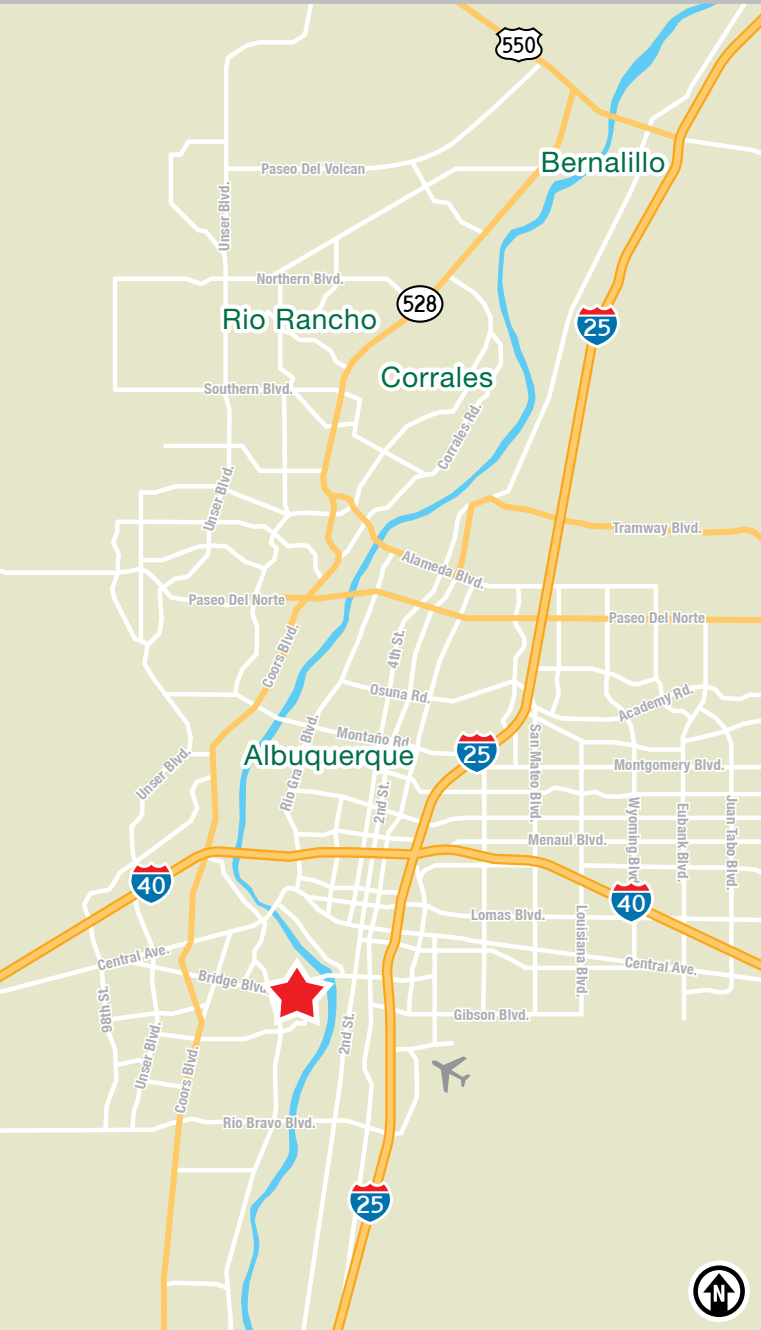


Manufactured Home



Mobile Home

Investment Overview



SALE PRICE

See Broker

NET OPERATING INCOME (2025 CURRENT)

\$176,649.00

CAP RATE

7.35%

INVESTMENT OVERVIEW

LOCATION

SWQ Gatewood Ave. & Bridge Blvd. SW

ADDRESS

1143 Gatewood Ave. SW
Albuquerque, NM 87105

BUILDINGS

- 12 Mobile Homes
- 1 Large Manufactured Home
- Duplex A includes 4 bedrooms, 2 bathrooms, and a 2-car enclosed garage.
- Duplex B offers 3 bedrooms and 2 bathrooms.

LAND SIZE

±2.73 Acres

ZONING

R-1, Bernalillo County

INVESTMENT HIGHLIGHTS

- An income producing investment property
- Well-maintained site with spacious circulation
- ±0.50 + Acres of vacant land for future development
- Strong historical occupancy with zero vacancy
- Nearby amenities including restaurants, schools and services
- Quick access to I-25 via Bridge Ave.
- Albuquerque is a strong market for growth with high demand for housing
- Attractive owner financing terms available to qualified buyers



HUB Zone

MORE INFO



Opportunity Zone

MORE INFO



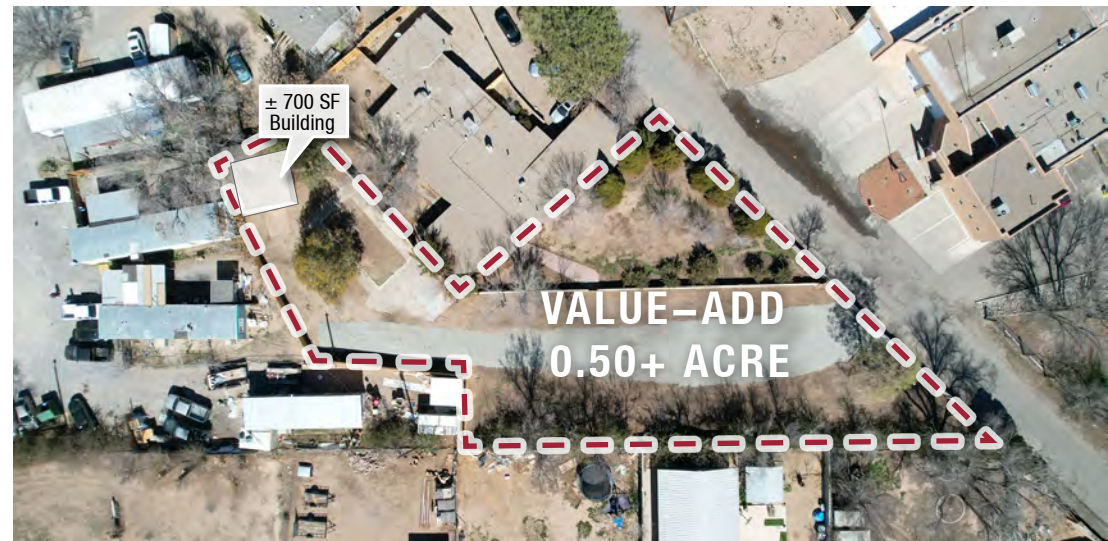
**PROPERTY
PHOTOS**



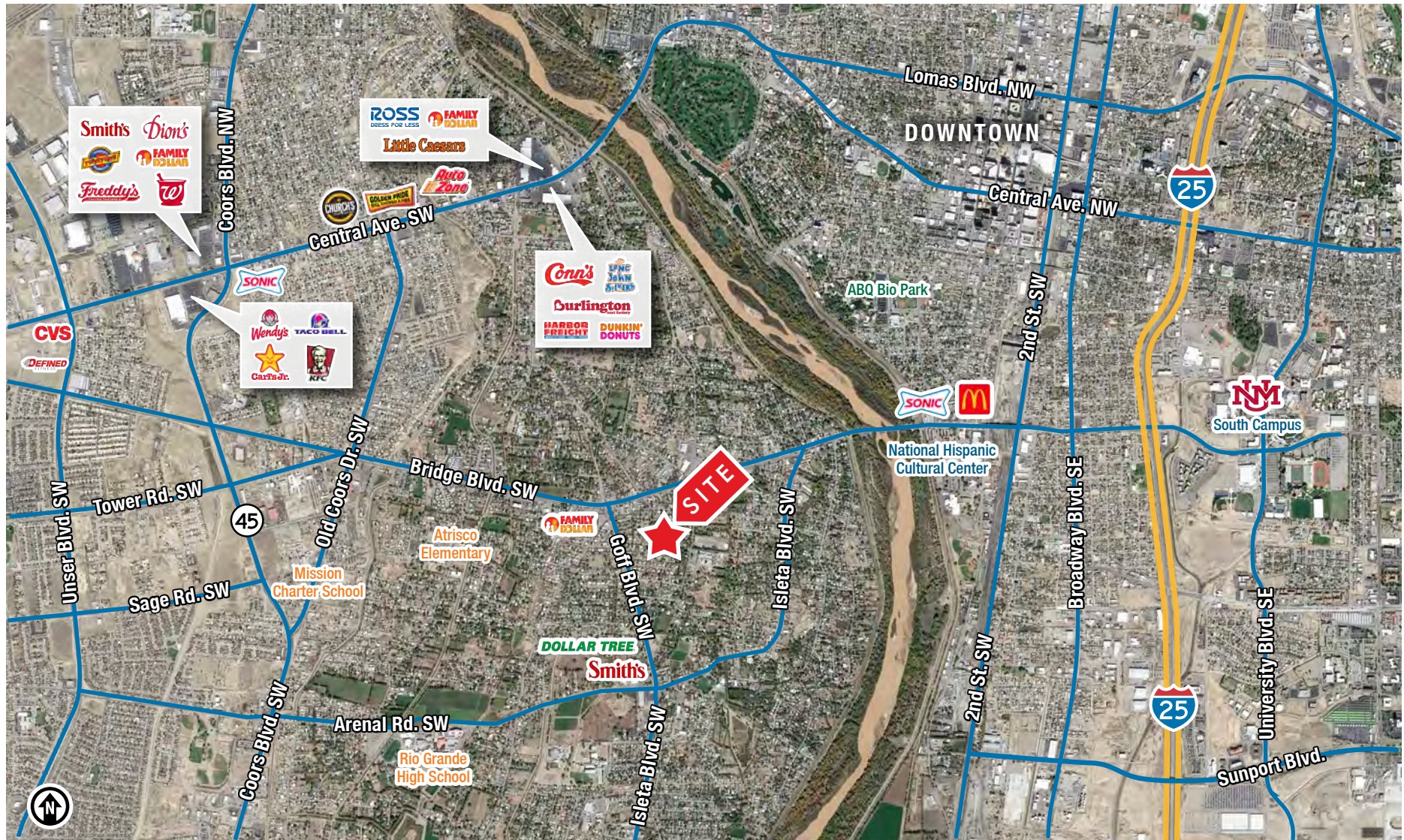
**PROPERTY
PHOTOS**



VALUE-ADD
VACANT HALF ACRE



HIGH-ALTITUDE AERIAL



LOW-ALTITUDE
AERIAL



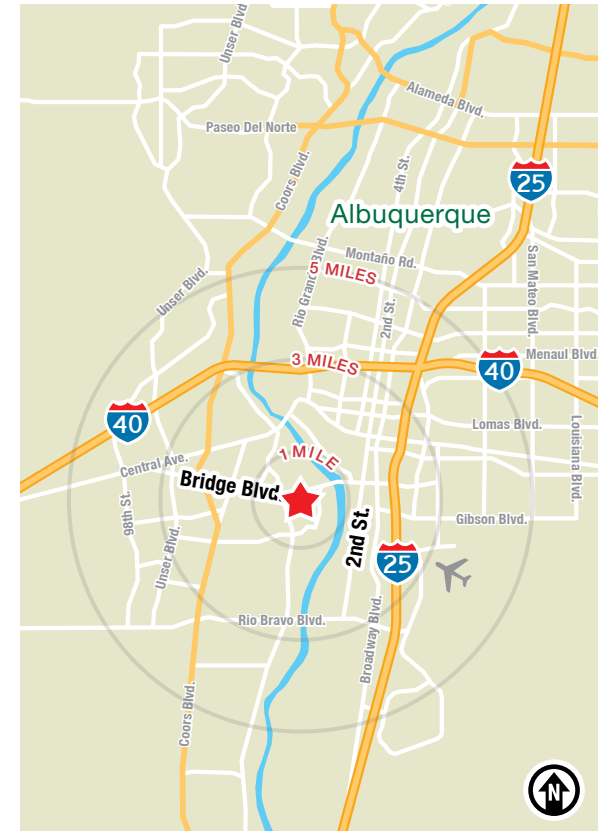
AREA DEMOGRAPHICS

1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2023		2023		2023	
Population	9,521		87,600		231,075	
Households	3,665		34,664		91,029	
Families	2,406		20,112		53,262	
Average Household Size	2.58		2.48		2.49	
Owner Occupied Housing Units	2,379		20,833		57,489	
Renter Occupied Housing Units	1,286		13,831		33,540	
Median Age	36.1		34.3		34.1	
Trends: 2023-2028 Annual Rate	State		State		State	
Population	0.23%		0.23%		0.23%	
Households	0.56%		0.56%		0.56%	
Families	0.43%		0.43%		0.43%	
Owner HHs	0.74%		0.74%		0.74%	
Median Household Income	2.50%		2.50%		2.50%	
Households by Income	2023		2023		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	660	18.0%	6,347	18.3%	13,011	14.3%
\$15,000 - \$24,999	462	12.6%	4,033	11.6%	8,800	9.7%
\$25,000 - \$34,999	488	13.3%	4,087	11.8%	8,877	9.8%
\$35,000 - \$49,999	518	14.1%	4,929	14.2%	12,310	13.5%
\$50,000 - \$74,999	515	14.1%	5,283	15.2%	15,277	16.8%
\$75,000 - \$99,999	431	11.8%	3,883	11.2%	10,933	12.0%
\$100,000 - \$149,999	406	11.1%	3,823	11.0%	13,095	14.4%
\$150,000 - \$199,999	124	3.4%	1,284	3.7%	4,186	4.6%
\$200,000+	61	1.7%	995	2.9%	4,541	5.0%
Median Household Income	\$40,289		\$42,537		\$52,933	
Average Household Income	\$60,091		\$64,652		\$77,947	
Per Capita Income	\$22,605		\$25,560		\$30,849	

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	9,521	87,600	231,075
 Average HH Income	\$60,091	\$64,652	\$77,947
 Daytime Employment	1,818	67,916	132,113

2025 Forecasted by Esri



TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.


923,076
Albuquerque Metro Population


The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)

 **566,387**
City Population

 **241,133**
Households

 **\$92,972**
Avg. Household Income

 **\$52,179**
Md. Disposable Income

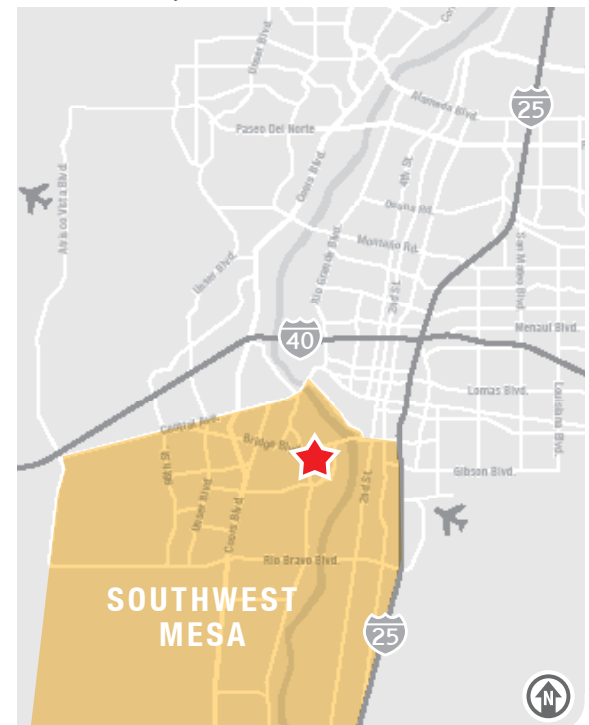
 **21,085**
Total Businesses

 **291,840**
Total Employees

SOUTHWEST MESA DEMOGRAPHICS

 Total Population	117,117
 Average HH Income	\$69,090
 Daytime Employment	17,752

2025 Forecasted by Esri



SOUTHWEST MESA | ALBUQUERQUE

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$77,947**.

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