

SALE

4200-4232 CARLISLE BLVD. NE

Albuquerque, NM 87107

PRESENTED BY:

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NM #48053



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

SALE PRICE:	\$1,950,000
BUILDING SIZE:	20,000 SF
PRICE / SF:	\$97.50
CAP RATE:	8.68%
NOI:	\$169,316
YEAR BUILT:	1973
ZONING:	MX-L
MARKET:	Albuquerque
SUBMARKET:	North I-25
TRAFFIC COUNT:	21,380

- Great Investment Opportunity
- 100% Occupied
- Good Location
- Ample Parking
- Great Tenant Mix
- Functional Building Layout

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,394	40,806	115,984
TOTAL POPULATION	10,325	91,727	260,236
AVERAGE HH INCOME	\$50,717	\$56,638	\$57,770

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SECTION 1
**Financial
Analysis**

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
4200-4202	Mindful Movement and Wellness	2,790 SF	13.95%	\$10.04	\$28,007.76	4/1/2023	8/30/2026
4204	Bingbing LLC dba Relax Massage	1,250 SF	6.25%	\$8.15	\$10,188.60	12/1/2018	2/28/2028
4208	Ram LLC dba Carlisle Laundromat	2,000 SF	10%	\$11.74	\$23,484.00	1/1/2016	4/30/2028
4210	Bounce n' Boogie	2,460 SF	12.30%	\$10.54	\$25,920.24	8/1/2023	7/31/2028
4210ST	Soto Brands, Inc.	1,365 SF	6.83%	\$7.01	\$9,566.64	11/17/2023	10/31/2026
4212-4214	Washed by the Word Ministries	8,370 SF	41.85%	\$7.03	\$58,826.28	1/1/2011	2/28/2029
4216	Dr. Billiards	1,765 SF	8.83%	\$9.17	\$16,187.52	3/1/2016	2/28/2027
TOTALS		20,000 SF	100.01%	\$63.68	\$172,181.04		

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INCOME & EXPENSES

INCOME SUMMARY

PER SF

RENTAL INCOME	\$172,181	\$8.61
CAM, PROPERTY TAXES, PROPERTY INSURANCE	\$85,313	\$4.27
TOTAL INCOME	\$257,494	\$12.87

EXPENSE SUMMARY

PER SF

KEYS AND LOCKS (NO PASS THRU)	\$500	\$0.03
PROPERTY TAX (CAM)	\$24,416	\$1.22
PROPERTY INSURANCE (CAM)	\$14,715	\$0.74
LANDSCAPE MAINTENANCE & REPAIR (CAM)	\$3,038	\$0.15
GENERAL MAINTENANCE (CAM)	\$2,289	\$0.11
MANAGEMENT FEES (CAM)	\$18,625	\$0.93
ELECTRICITY (CAM)	\$2,040	\$0.10
WATER, SEWER AND REFUSE (CAM)	\$18,204	\$0.91
LIGHTING AND ELECTRICAL MAINTENANCE & REPAIR (CAM)	\$694	\$0.03
ROOF MAINTENANCE (NO PASS THRU)	\$621	\$0.03
GAS (CAM)	\$1,289	\$0.06
DOOR AND WINDOW	\$203	\$0.01
PAINTING	\$500	\$0.03
PLUMBING	\$500	\$0.03
CLEANING	\$539	\$0.03
GROSS EXPENSES	\$88,178	\$4.41
NET OPERATING INCOME	\$169,316	\$8.47

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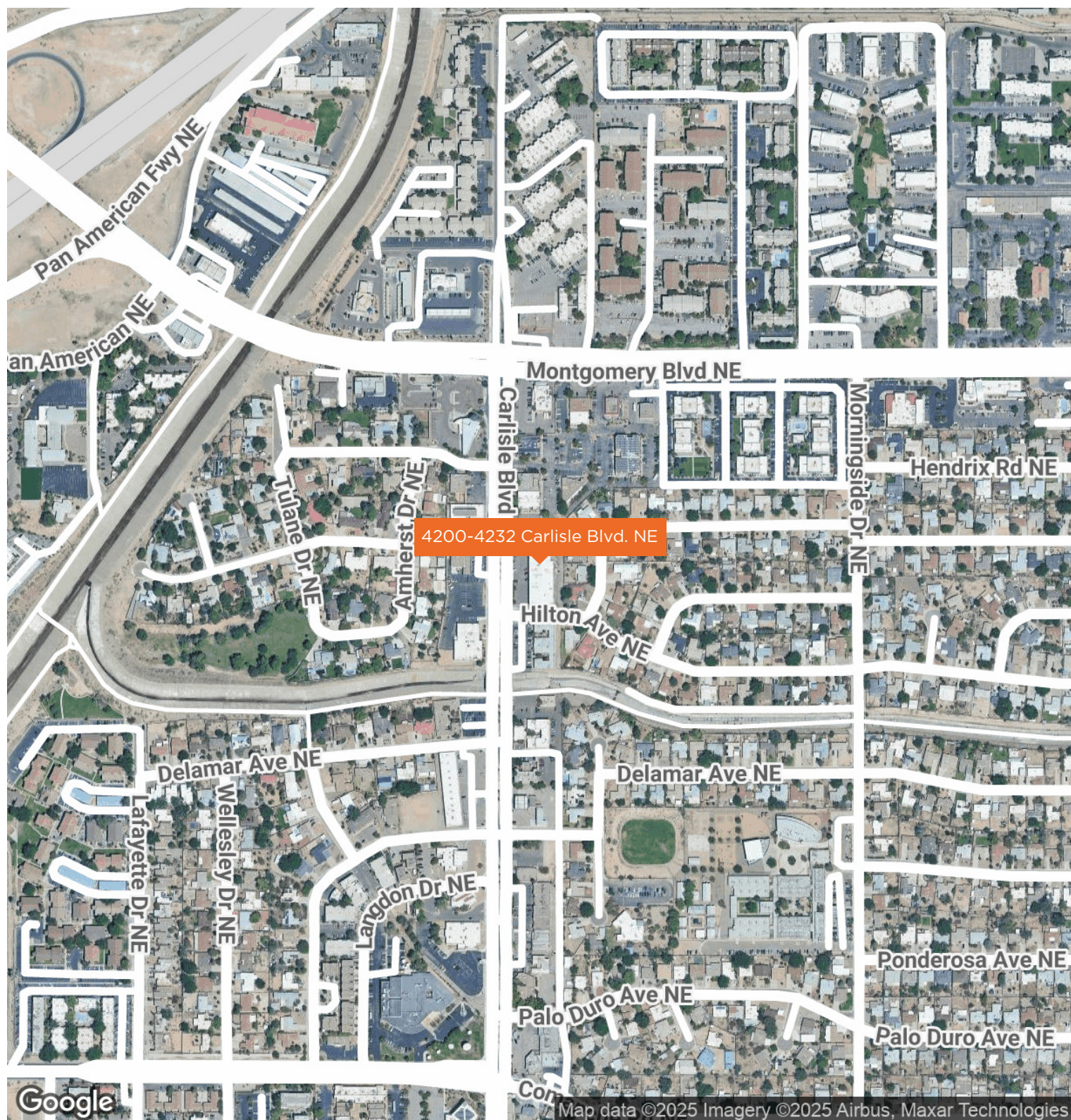
ADDITIONAL PHOTOS



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LOCATION MAP



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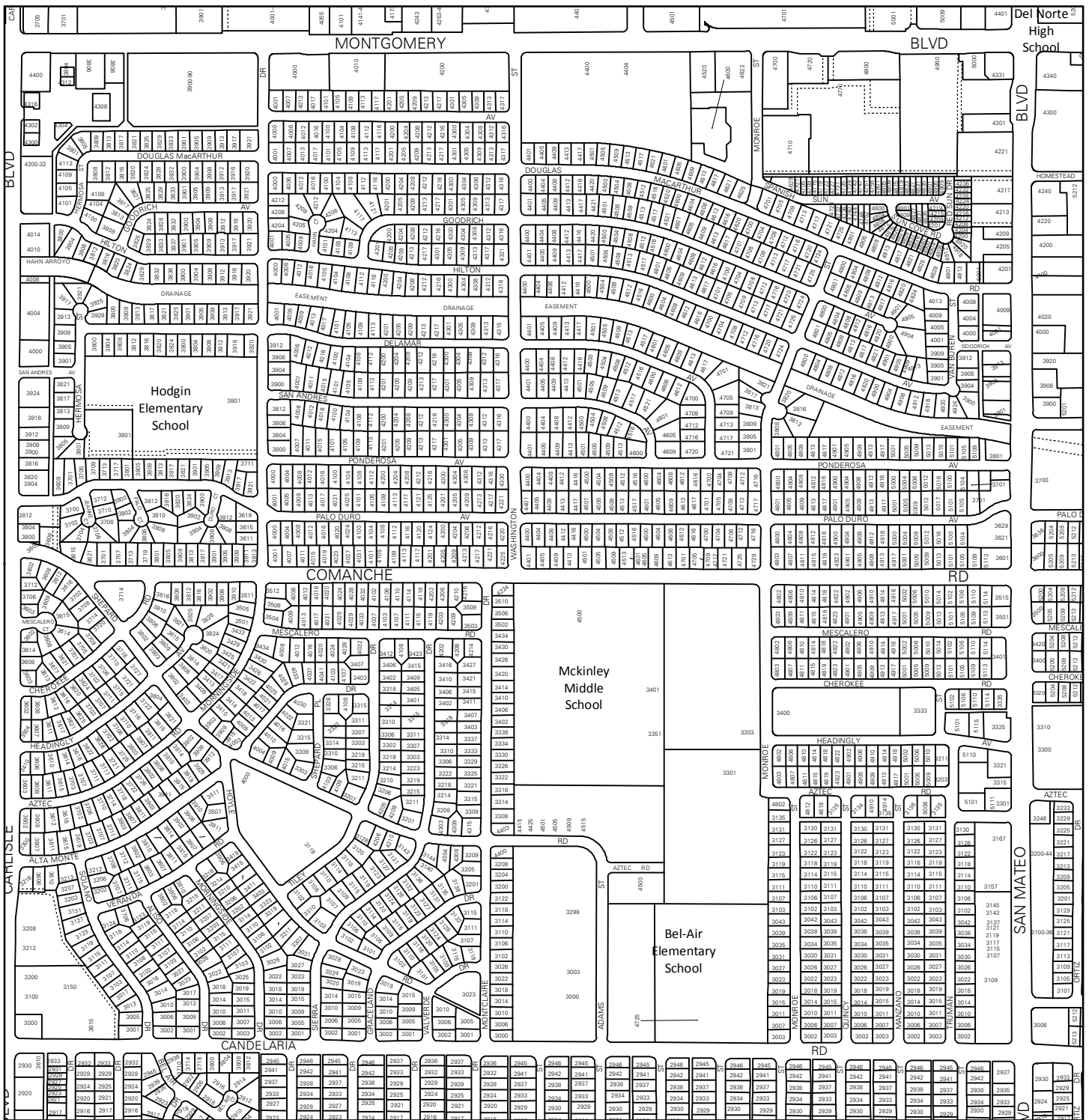
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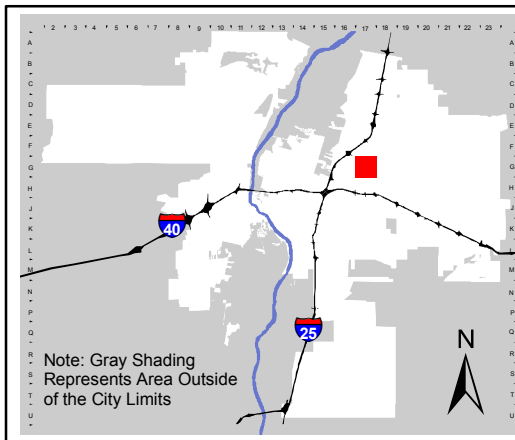
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For more current information and details visit: www.cabq.gov/gis

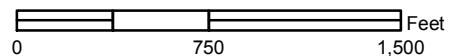
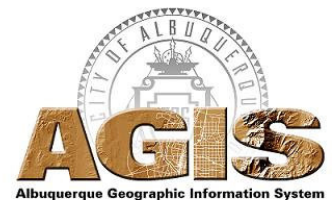


Address Map Page:

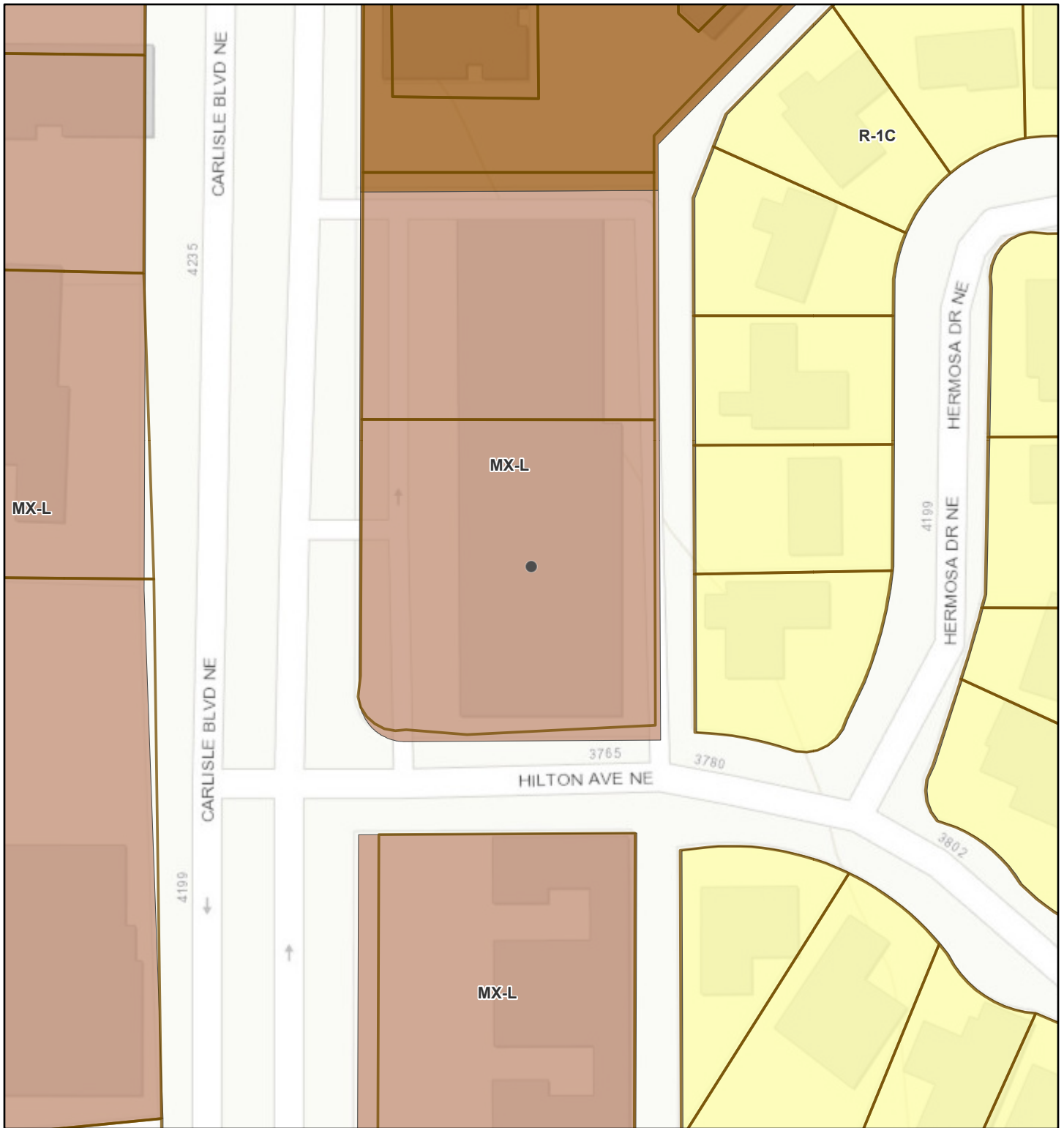
G-17-Z

Map Amended through:
3/17/2017

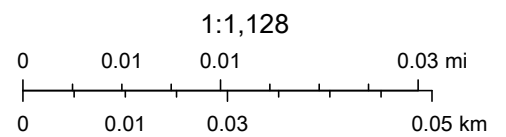
These addresses are for informational purposes only and are not intended for address verification.



4200-4232 Carlisle Zoning Map



September 8, 2023



MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L)

Purpose: The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.



The following excerpt from Table 4-2-1 shows the allowable uses for the MX-L zone district only (highlighted). See the Integrated Development Ordinance (IDO) for the complete list of uses allowed in all zone districts and use definitions (Table 4-2-1 and Subsection 14-16-6-7, respectively).

- ⇒ Permissive uses (P) are allowed in this zone by right, without any other approvals
- ⇒ Conditional uses (C) require approval at a public hearing (see Subsection 14-16-6-6(A) for more info)
- ⇒ Accessory uses (A) must be in addition to an allowed primary use (either P or C)

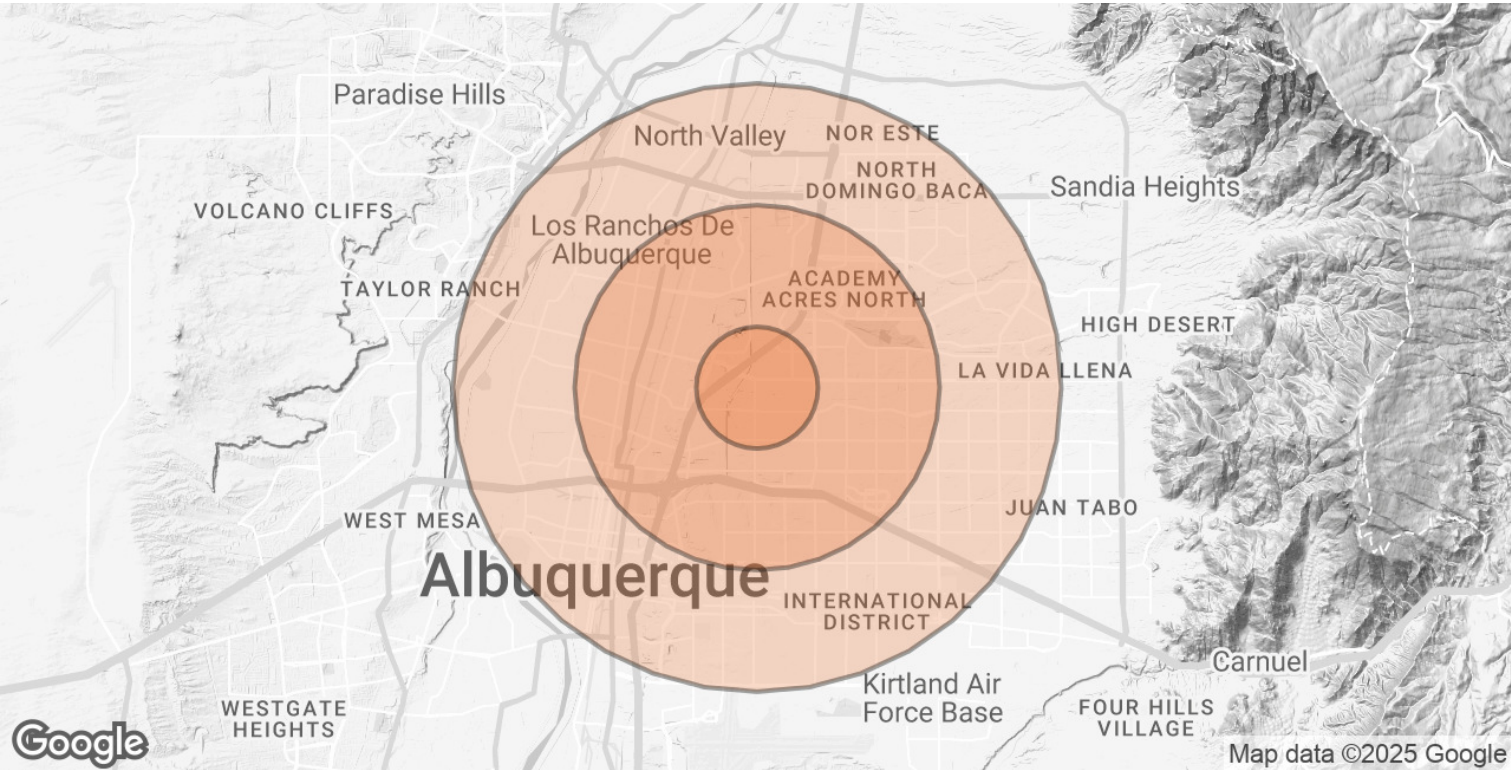
The column on the far right (also highlighted), provides IDO section references for Use-specific Standards that may apply to a use. These Use-specific Standards may change the allowable uses depending on the context of the site or may impose requirements on the development.

If you are having trouble finding a use, contact the ABC-Z Project Team at 924-3860.

Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.
<https://abc-zone.com/faq/how-can-i-figure-out-what-uses-are-allowed-my-zone>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Section 3-3, respectively). For more information, see these FAQs:
<https://abc-zone.com/faq/what-use-specific-standard>
<https://abc-zone.com/faq/what-airport-protection-overlay-apo-zone>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-do-i-find-out-what-development-standards-apply-my-property>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:
<https://abc-zone.com/faq/how-does-ido-handle-reviewapproval-process-development-decisions>

DEMOGRAPHICS MAP & REPORT



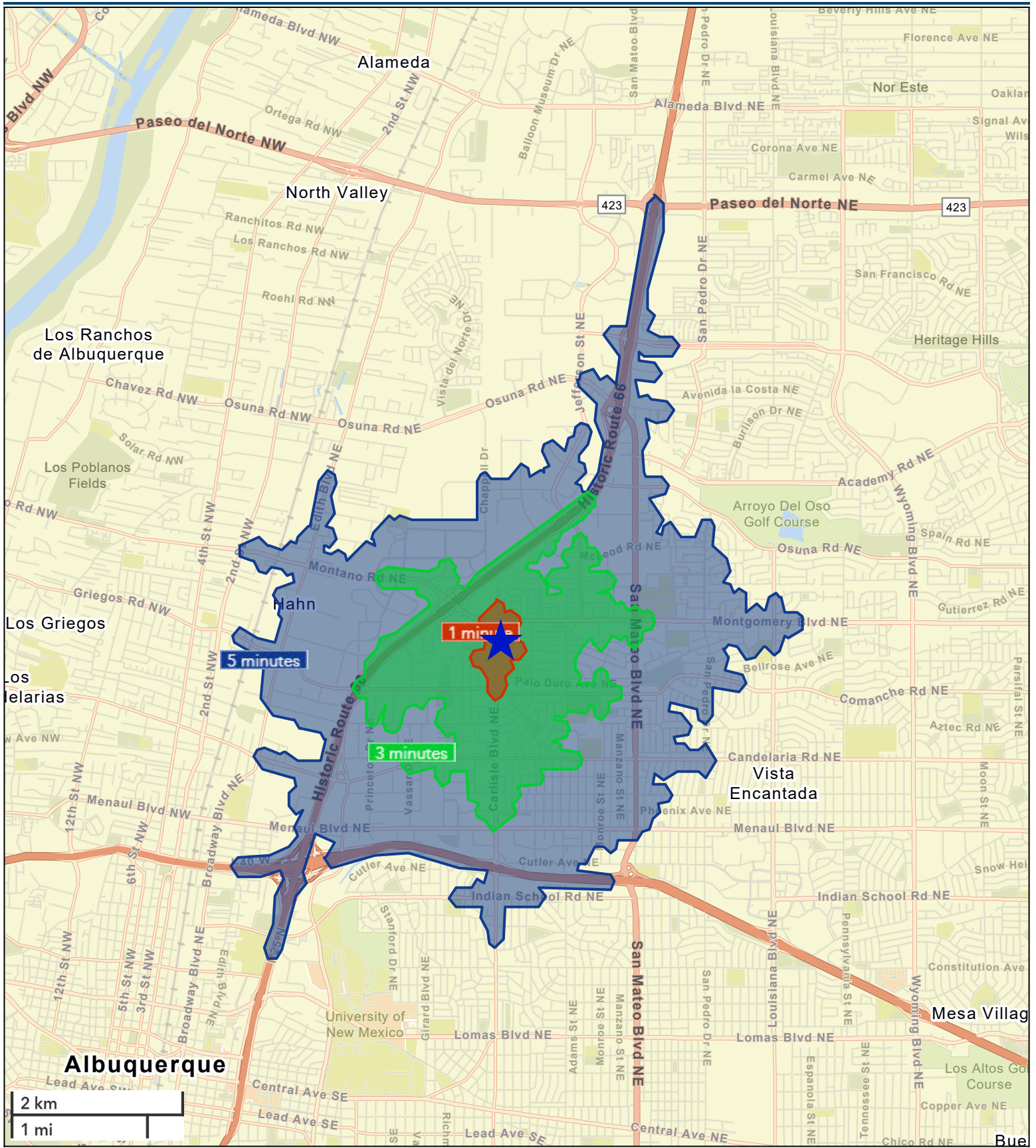
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,325	91,727	260,236
AVERAGE AGE	33.9	36.9	38.4
AVERAGE AGE (MALE)	33.3	35.1	37.0
AVERAGE AGE (FEMALE)	35.5	38.9	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,394	40,806	115,984
# OF PERSONS PER HH	2.3	2.2	2.2
AVERAGE HH INCOME	\$50,717	\$56,638	\$57,770
AVERAGE HOUSE VALUE	\$135,104	\$191,369	\$223,421

* Demographic data derived from 2020 ACS - US Census

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Traffic Count Map - Close Up

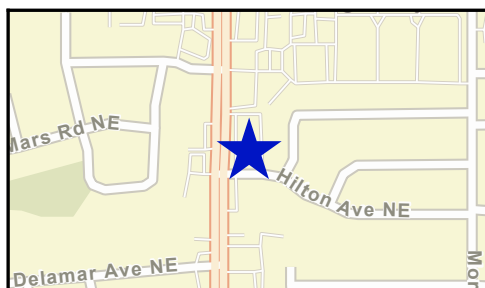
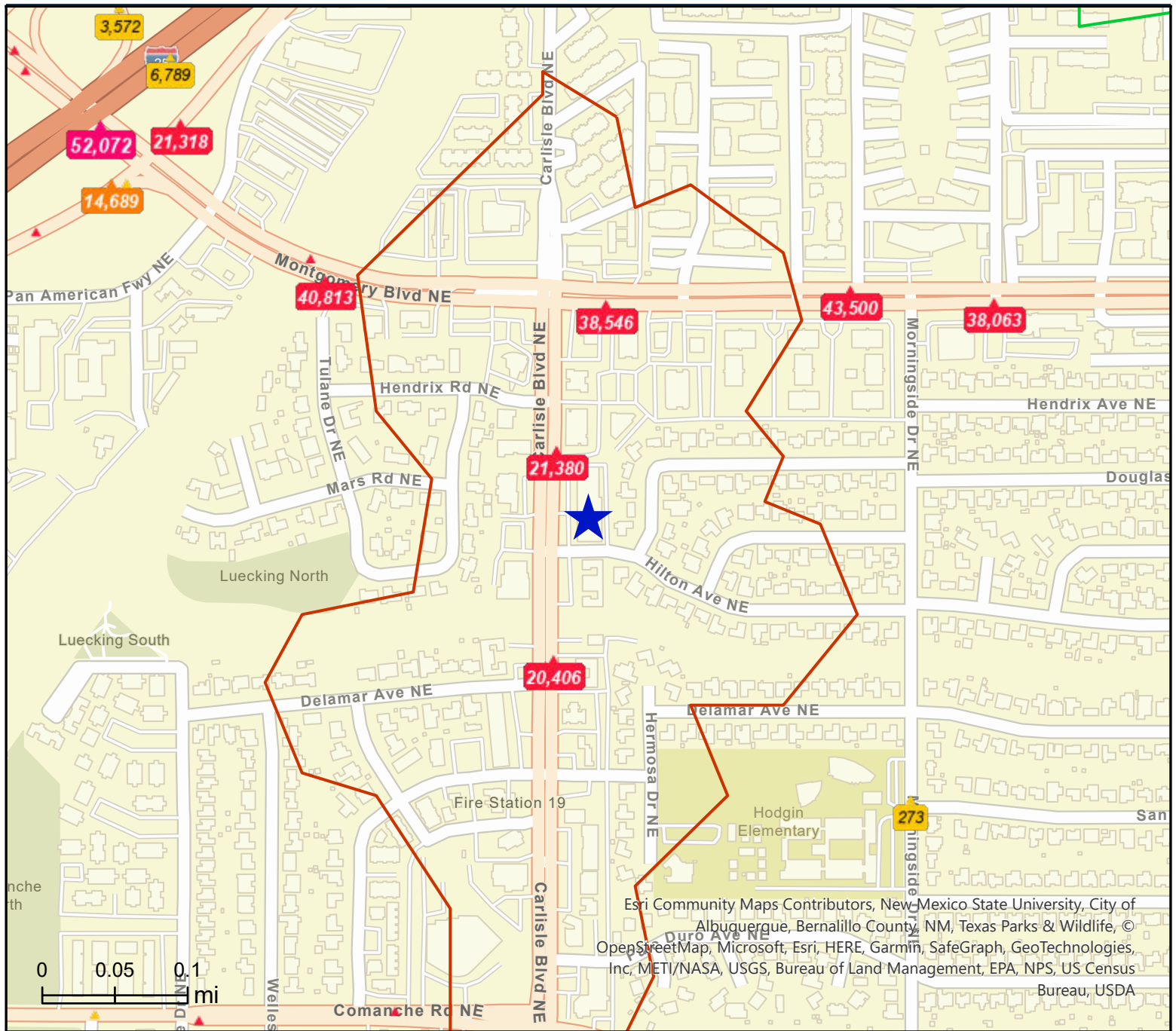
4200 Carlisle Blvd NE, Albuquerque, New Mexico, 87107

Drive time: 1, 3, 5 minute radii

Prepared by Esri

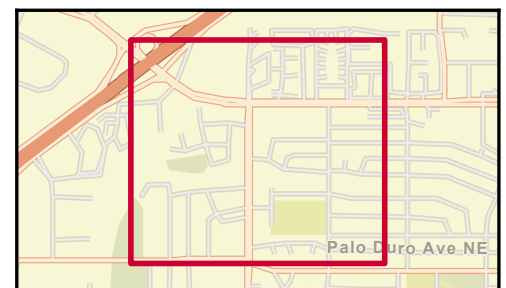
Latitude: 35.12870

Longitude: -106.60361



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 06, 2023