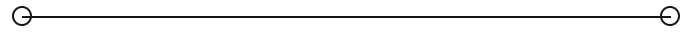


## SALE

### 4200-4232 CARLISLE BLVD. NE

Albuquerque, NM 87107



#### PRESENTED BY:

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NM #9117

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NM #48053



## PROPERTY SUMMARY



|                       |             |
|-----------------------|-------------|
| <b>SALE PRICE:</b>    | \$1,950,000 |
| <b>BUILDING SIZE:</b> | 20,000 SF   |
| <b>PRICE / SF:</b>    | \$97.50     |
| <b>CAP RATE:</b>      | 8.59%       |
| <b>NOI:</b>           | \$167,464   |
| <b>YEAR BUILT:</b>    | 1973        |
| <b>ZONING:</b>        | MX-L        |
| <b>MARKET:</b>        | Albuquerque |
| <b>SUBMARKET:</b>     | North I-25  |
| <b>TRAFFIC COUNT:</b> | 21,380      |

### PROPERTY HIGHLIGHTS

- Affordable Leases
- Centrally Located
- Easy Access to Montgomery Blvd
- Over 23,000 VPD
- Great Visibility
- Ample Parking
- Great Investment Opportunity
- 100% Occupied
- Good Location
- Ample Parking
- Great Tenant Mix
- Functional Building Layout

| DEMOGRAPHICS            | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| <b>TOTAL HOUSEHOLDS</b> | 4,394  | 40,806  | 115,984 |
| <b>TOTAL POPULATION</b> | 10,325 | 91,727  | 260,236 |

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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%        | \$9.75            | \$27,192.00  | 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%        | \$10.23           | \$25,162.92  | 8/1/2023    | 7/31/2028  |
| 4210ST    | Soto Brands, Inc.               | 1,365 SF  | 6.83%         | \$6.80            | \$9,288.00   | 11/17/2023  | 10/31/2025 |
| 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%       | \$62.87           | \$170,329.32 |             |            |

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## INCOME & EXPENSES

### INCOME SUMMARY

|                                         |                  |
|-----------------------------------------|------------------|
| RENTAL INCOME                           | \$170,329        |
| CAM, PROPERTY TAXES, PROPERTY INSURANCE | \$65,380         |
| <b>TOTAL INCOME</b>                     | <b>\$235,709</b> |

### EXPENSE SUMMARY

|                                                    |                  |
|----------------------------------------------------|------------------|
| KEYS AND LOCKS (NO PASS THRU)                      | \$500            |
| PROPERTY TAX (CAM)                                 | \$6,844          |
| PROPERTY INSURANCE (CAM)                           | \$12,353         |
| LANDSCAPE MAINTENANCE & REPAIR (CAM)               | \$3,038          |
| GENERAL MAINTENANCE (CAM)                          | \$2,289          |
| MANAGEMENT FEES (CAM)                              | \$18,625         |
| ELECTRICITY (CAM)                                  | \$2,040          |
| WATER, SEWER AND REFUSE (CAM)                      | \$18,204         |
| LIGHTING AND ELECTRICAL MAINTENANCE & REPAIR (CAM) | \$694            |
| ROOF MAINTENANCE (NO PASS THRU)                    | \$621            |
| GAS (CAM)                                          | \$1,289          |
| DOOR AND WINDOW                                    | \$203            |
| PAINTING                                           | \$500            |
| PLUMBING                                           | \$500            |
| CLEANING                                           | \$539            |
| <b>GROSS EXPENSES</b>                              | <b>\$68,244</b>  |
| <b>NET OPERATING INCOME</b>                        | <b>\$167,464</b> |

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## ADDITIONAL PHOTOS

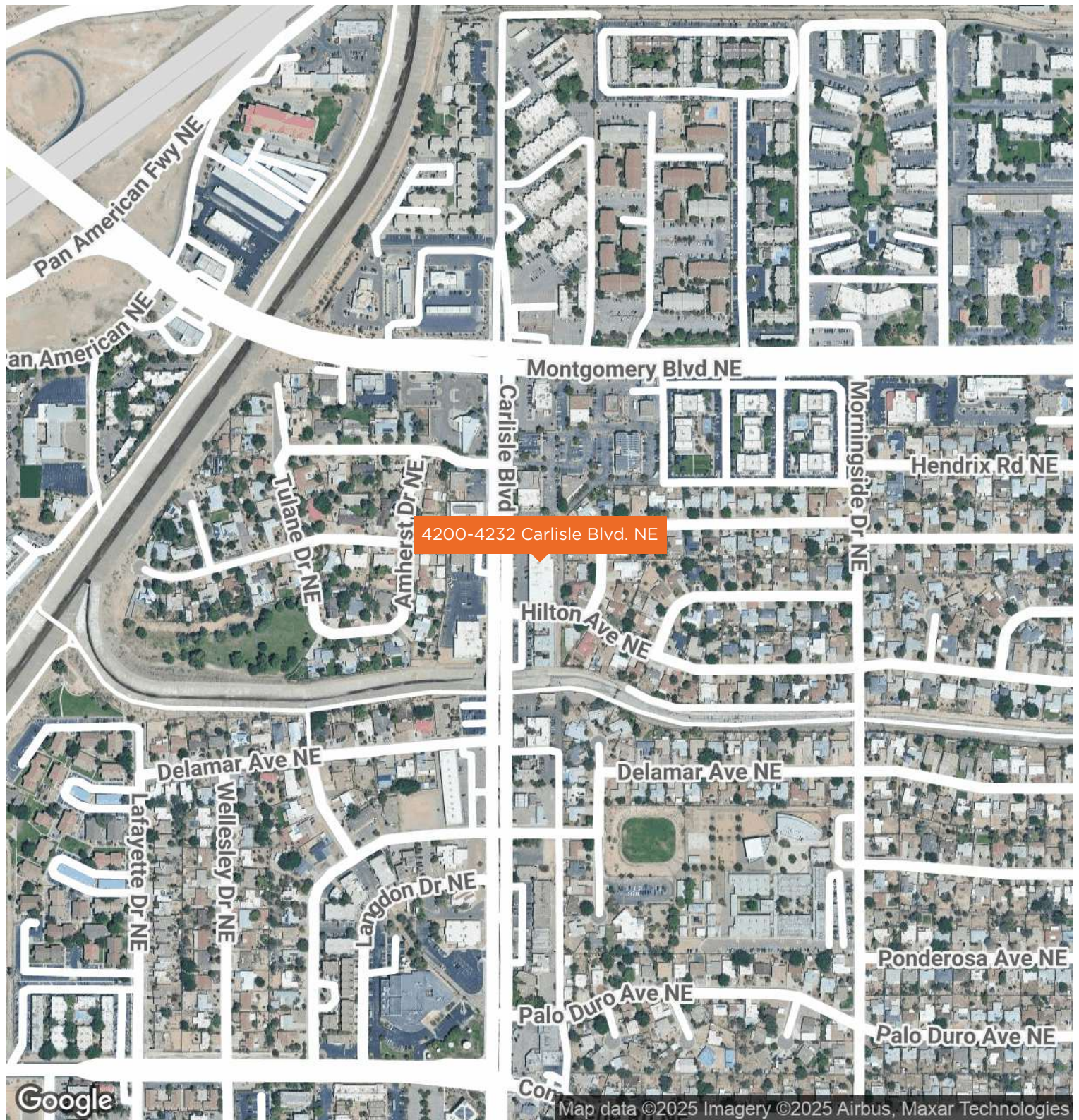


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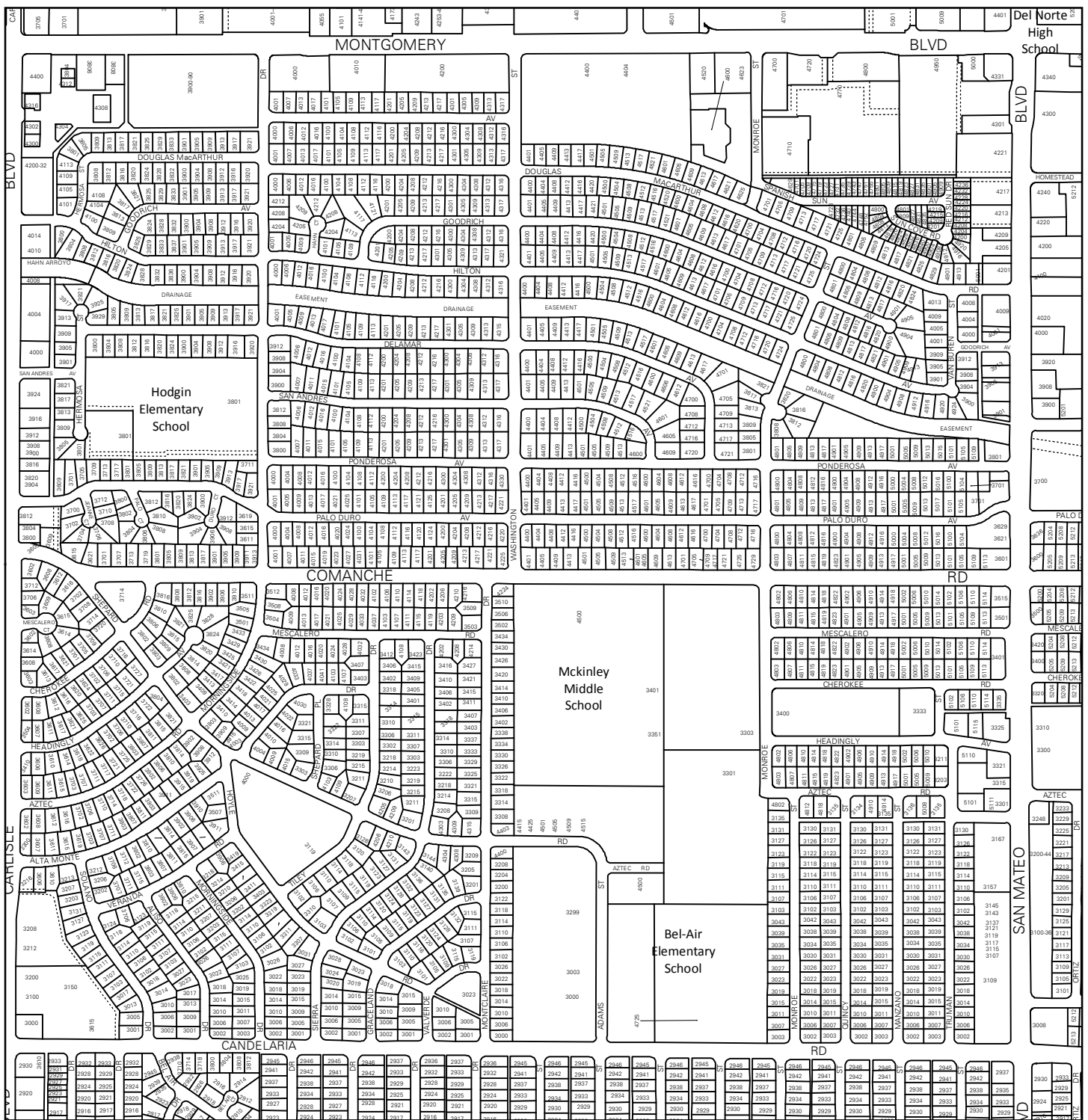
# LOCATION MAP



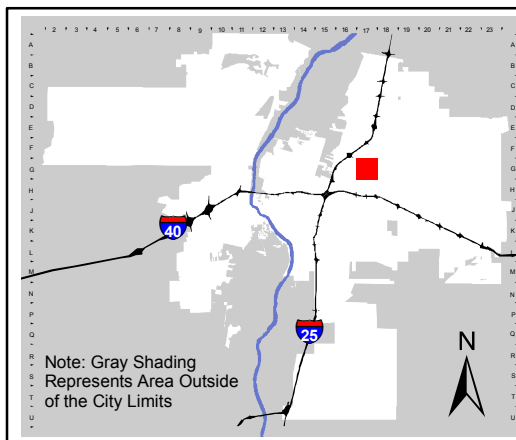
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For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

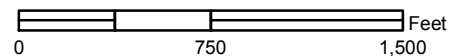
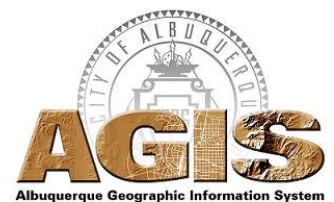


Address Map Page:

# G-17-Z

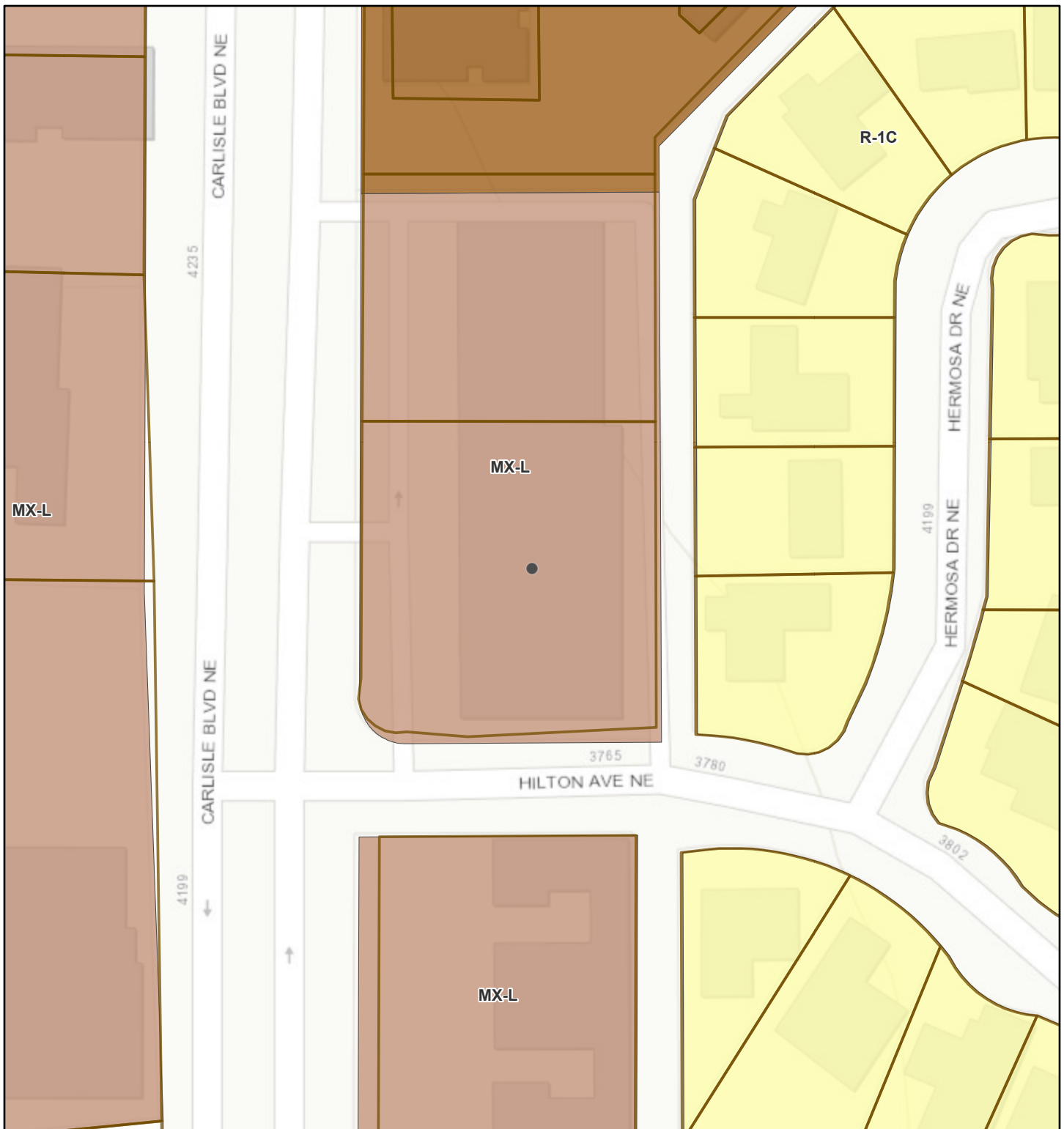
Map Amended through:  
3/17/2017

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

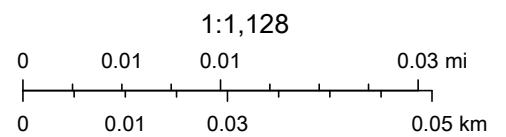




# 4200-4232 Carlisle Zoning Map



September 8, 2023



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

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*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.



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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>



# Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >>                                          | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-Residential |       |       |       |       |       |   |           |           |  | Use-specific Standards |
|-----------------------------------------------------------|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|-----------|-----------|--|------------------------|
|                                                           | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |           |           |  |                        |
|                                                           |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C         |           |  |                        |
| Zone District >>                                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| RESIDENTIAL USES                                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Household Living                                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Dwelling, townhouse                                       |             |     |      | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(5) |           |  |                        |
| Dwelling, live-work                                       |             |     |      | C   | C    | P    | P         | P    | P    | P    | CA              | CA    |       |       |       |       |   | 4-3(B)(6) |           |  |                        |
| Dwelling, multi-family                                    |             |     |      |     | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(7) |           |  |                        |
| Group Living                                              |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Assisted living facility or nursing home                  |             |     |      | C   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   |           |           |  |                        |
| Community residential facility, small                     | P           | P   |      | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(8) |           |  |                        |
| Community residential facility, medium                    |             |     |      |     | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(8) |           |  |                        |
| Community residential facility, large                     |             |     |      |     |      | P    | P         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(8) |           |  |                        |
| Group home, small                                         |             |     |      |     | C    | P    | P         | P    | P    |      |                 |       |       |       |       |       |   | 4-3(B)(9) |           |  |                        |
| Group home, medium                                        |             |     |      |     | C    | C    | C         | P    | P    | P    |                 |       |       |       |       |       |   | 4-3(B)(9) |           |  |                        |
| Sorority or fraternity                                    |             |     |      |     |      | P    | C         | P    | P    | P    |                 |       |       |       |       |       |   |           |           |  |                        |
| CIVIC AND INSTITUTIONAL USES                              |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Adult or child day care facility                          |             |     | C    | C   | C    | P    | P         | P    | P    | P    | P               | P     | A     | A     |       |       |   |           |           |  |                        |
| Community center or library                               | C           | P   |      | P   | P    | P    | P         | P    | P    | P    | C               | C     | C     | C     |       | P     |   | C         | 4-3(C)(1) |  |                        |
| Elementary or middle school                               | C           | C   |      | C   | P    | P    | P         | P    | P    | P    | P               | P     | CV    |       |       | P     |   | C         | 4-3(C)(3) |  |                        |
| High school                                               | C           | C   |      | C   | C    | P    | P         | P    | P    | P    | P               | P     | C     |       |       | P     |   |           | 4-3(C)(4) |  |                        |
| Museum or art gallery                                     |             |     |      | CV  | CV   | C    | P         | P    | P    | P    | P               | P     | P     | P     |       | P     | A |           | 4-3(C)(6) |  |                        |
| Parks and open space                                      | P           | P   |      | P   | P    | P    | P         | P    | P    | P    | P               | P     | C     | C     | A     | P     | P | P         | 4-3(C)(8) |  |                        |
| Religious institution                                     | P           | P   |      | P   | P    | P    | P         | P    | P    | P    | P               | P     | CV    | CV    |       |       |   |           | 4-3(C)(9) |  |                        |
| Sports field                                              |             |     |      |     |      |      | CV        | C    | P    | P    | P               | P     | P     | C     |       | P     |   | C         |           |  |                        |
| University or college                                     |             |     |      |     |      | CV   | CV        | C    | P    | P    | P               | P     | CV    | CV    |       |       |   |           |           |  |                        |
| Vocational school                                         |             |     |      |     |      | CV   | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |           |           |  |                        |
| COMMERCIAL USES                                           |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Agriculture and Animal-related                            |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |           |  |                        |
| Community garden                                          | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | C     | C     |       | A     | A | A         | 4-3(D)(1) |  |                        |
| Kennel                                                    | C           |     |      |     |      |      |           | C    | C    |      | P               | P     | P     | P     |       |       |   |           | 4-3(D)(4) |  |                        |
| Veterinary hospital                                       | C           |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |           | 4-3(D)(5) |  |                        |
| Other pet services                                        | C           |     |      |     |      |      | C         | P    | P    | P    | P               | P     |       |       |       |       |   |           |           |  |                        |

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P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >>                         | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-Residential |       |       |       |       |       |   |            |  |  | Use-specific Standards |
|------------------------------------------|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|------------|--|--|------------------------|
|                                          | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |            |  |  |                        |
|                                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C          |  |  |                        |
| Zone District >>                         |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Food, Beverage, and Indoor Entertainment |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Auditorium or theater                    |             |     |      |     |      | A    | A         | A    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(7)  |  |  |                        |
| Bar                                      |             |     |      |     |      |      | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(8)  |  |  |                        |
| Health club or gym                       |             |     | A    |     | A    | A    | P         | P    | P    | P    | P               | P     | P     | A     |       |       |   | 4-3(D)(9)  |  |  |                        |
| Residential community amenity            | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       | C | 4-3(D)(10) |  |  |                        |
| Restaurant                               |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(8)  |  |  |                        |
| Tap room or tasting room                 |             |     |      |     |      |      | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(8)  |  |  |                        |
| Other indoor entertainment               |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       | P     | C | 4-3(D)(11) |  |  |                        |
| Lodging                                  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Hotel or motel                           |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(14) |  |  |                        |
| Motor Vehicle-related                    |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Car wash                                 |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(15) |  |  |                        |
| Light vehicle fueling station            |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(17) |  |  |                        |
| Light vehicle repair                     |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(18) |  |  |                        |
| Light vehicle sales and rental           |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(19) |  |  |                        |
| Paid parking lot                         |             |     | A    |     | A    | A    | C         | P    | P    | A    | P               | P     | P     | P     | A     | A     | A | 4-3(D)(21) |  |  |                        |
| Parking structure                        |             |     | A    |     | A    | A    | CA        | P    | P    | P    | P               | P     | P     | P     | A     |       |   | 4-3(D)(21) |  |  |                        |
| Offices and Services                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Bank                                     |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | CV    |       |       |   | 4-3(D)(22) |  |  |                        |
| Club or event facility                   |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | CV    |       | P     | C | 4-3(D)(23) |  |  |                        |
| Commercial services                      |             |     |      |     |      |      |           | P    | P    | P    | P               | P     | P     | P     |       |       |   |            |  |  |                        |
| Medical or dental clinic                 |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(25) |  |  |                        |
| Mortuary                                 |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | C     |       | A     |       |   |            |  |  |                        |
| Office                                   |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   |            |  |  |                        |
| Personal and business services, small    |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(26) |  |  |                        |
| Research or testing facility             |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     |       |       |   | 4-3(D)(27) |  |  |                        |
| Self-storage                             |             |     |      |     |      |      |           | C    | C    | P    | P               | P     | P     | P     |       |       | A | 4-3(D)(28) |  |  |                        |
| Outdoor Recreation and Entertainment     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |            |  |  |                        |
| Residential community amenity            | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    |                 |       |       |       |       |       | A |            |  |  |                        |
| Other outdoor entertainment              | CA          | CA  | CA   | CA  | CA   | CA   | A         | A    | A    | A    | P               | P     | P     | A     |       | P     | P | 4-3(D)(31) |  |  |                        |

# Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >>                          | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-Residential |       |       |       |       |       |   |    | Use-specific Standards |
|-------------------------------------------|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|----|------------------------|
|                                           | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |    |                        |
|                                           |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C  |                        |
| Zone District >>                          |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Retail Sales                              |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Bakery goods or confectionery shop        |             |     |      |     |      |      | CV        | P    | P    | P    | P               | P     | P     | P     |       |       |   |    |                        |
| Farmers’ market                           | T           |     | T    | T   | T    | T    | T         | P    | P    | P    | P               | P     | CV    | CV    |       | P     | A | CA | 4-3(D)(33)             |
| General retail, small                     |             |     | A    |     |      | A    | A         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(34)             |
| Grocery store                             |             |     |      |     |      |      |           | P    | P    | P    | P               |       | P     | P     |       |       |   |    | 4-3(D)(35)             |
| Liquor retail                             |             |     |      |     |      |      | C         | A    | P    | P    | P               | C     | C     | C     |       |       |   |    | 4-3(D)(36)             |
| Pawn shop                                 |             |     |      |     |      |      |           | C    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(D)(37)             |
| Transportation                            |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Park-and-ride lot                         |             |     |      |     |      | C    | C         | C    | P    | C    | C               | P     | C     | C     | A     | A     |   |    | 4-3(D)(40)             |
| Transit facility                          |             |     |      |     |      | C    | C         | C    | P    | P    | P               | P     | P     | P     |       |       |   |    |                        |
| INDUSTRIAL USES                           |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Manufacturing, Fabrication, and Assembly  |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Artisan manufacturing                     |             |     |      |     |      |      | C         | P    | P    | P    | P               | P     | P     | P     |       |       |   |    | 4-3(E)(1)              |
| Telecommunications, Towers, and Utilities |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Geothermal energy generation              | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | P     | P     | P     |       | A     | A |    | 4-3(E)(6)              |
| Solar energy generation                   | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | P     | P | P  | 4-3(E)(7)              |
| Utility, electric                         | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | A     | A | A  | 4-3(E)(8)              |
| Utility, other major                      | P           | P   | P    | P   | P    | P    | P         | P    | P    | P    | P               | P     | P     | P     | A     | A     | A | A  |                        |
| Wind energy generation                    |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | C     | A     | A     | A |    | 4-3(E)(9)              |
| Wireless Telecommunications Facility      |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    | 4-3(E)(10)             |
| Architecturally integrated                | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |    |                        |
| Co-location                               | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |    |                        |
| Freestanding                              |             |     |      |     |      |      | P         | P    | P    | P    | P               | P     | P     | P     | A     |       |   |    |                        |
| Roof-mounted                              |             |     | A    |     | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     |       |   |    |                        |
| Public utility co-location                | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     | A     |   |    |                        |
| Waste and Recycling                       |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Recycling drop-off bin facility           |             |     |      |     |      | A    | A         | A    | A    | A    | P               | P     | P     | P     |       |       |   |    | 4-3(E)(11)             |
| Wholesaling and Storage                   |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |    |                        |
| Outdoor storage                           |             |     |      |     |      |      |           | CA   | C    | C    | C               | A     | P     | P     |       |       |   |    | 4-3(E)(15)             |



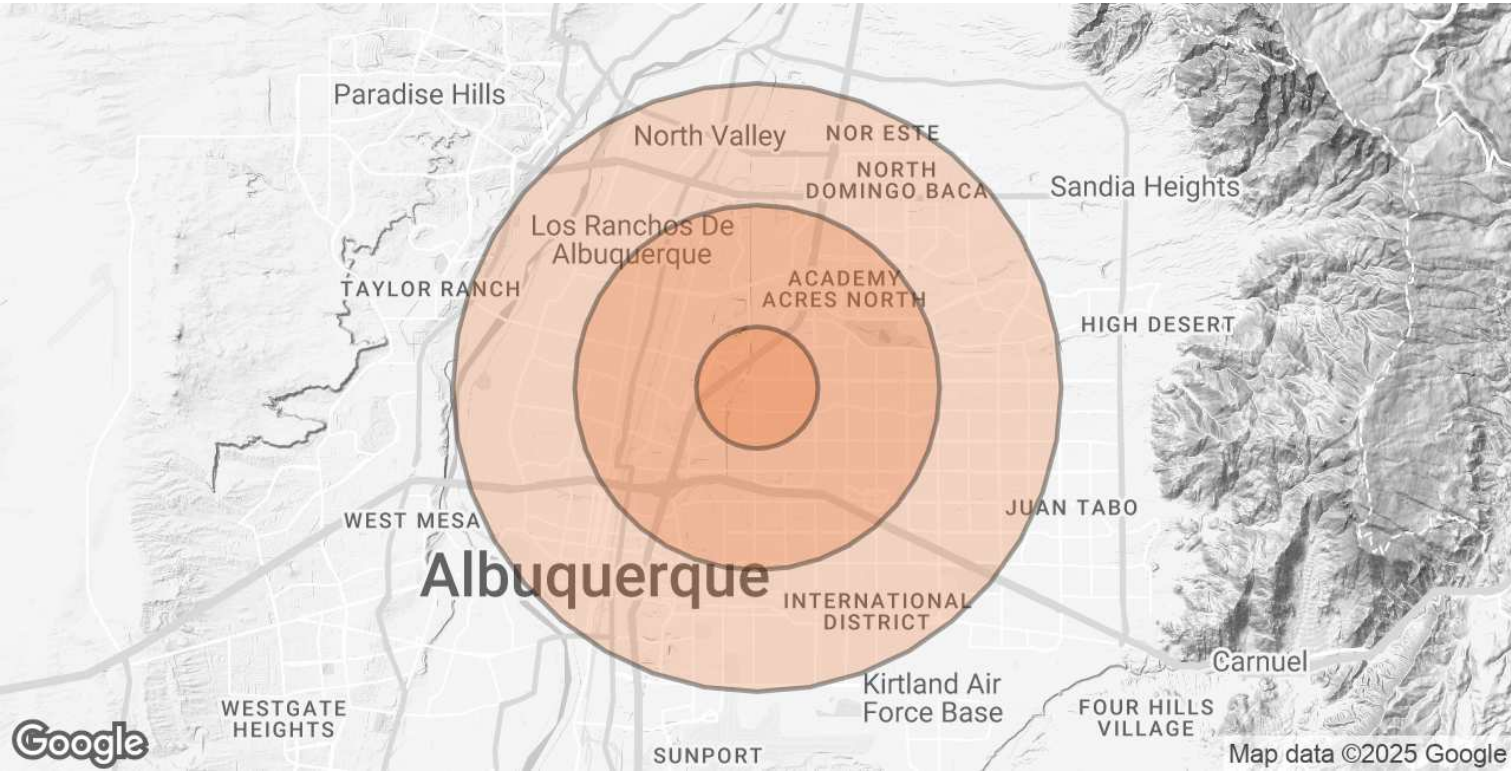
# Excerpt from Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory

CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

| Zone Category >>                                   | Residential |     |      |     |      |      | Mixed-use |      |      |      | Non-Residential |       |       |       |       |       |   |           |            |  | Use-specific Standards |
|----------------------------------------------------|-------------|-----|------|-----|------|------|-----------|------|------|------|-----------------|-------|-------|-------|-------|-------|---|-----------|------------|--|------------------------|
|                                                    | R-A         | R-1 | R-MC | R-T | R-ML | R-MH | MX-T      | MX-L | MX-M | MX-H | NR-C            | NR-BP | NR-LM | NR-GM | NR-SU | NR-PO |   |           |            |  |                        |
|                                                    |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       | A     | B | C         |            |  |                        |
| Zone District >>                                   |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |            |  |                        |
| ACCESSORY AND TEMPORARY USES                       |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |            |  |                        |
| ACCESSORY USES                                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   | 4-3(F)(1) |            |  |                        |
| Agriculture sales stand                            | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | CA    | CA    |       |       | A |           | 4-3(F)(2)  |  |                        |
| Animal keeping                                     | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     |       |       |   | CA        | 4-3(F)(3)  |  |                        |
| Automated Teller Machine (ATM)                     |             |     | A    |     | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     |       | T     | T |           |            |  |                        |
| Drive-through or drive-up facility                 |             |     |      |     |      |      |           | CA   | A    | CA   | A               | A     | A     |       |       |       |   |           | 4-3(F)(4)  |  |                        |
| Dwelling unit, accessory                           |             | A   |      | A   | A    | A    | A         | A    | A    |      | A               | A     | A     | A     | A     |       | A |           | 4-3(F)(5)  |  |                        |
| Dwelling unit, accessory without kitchen           | CA          | CA  |      | CA  | A    | A    | A         | A    | A    |      | A               | A     | A     | A     | A     |       | A |           | 4-3(F)(5)  |  |                        |
| Family care facility                               | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |           | 4-3(F)(6)  |  |                        |
| Garden                                             | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     |       |       |       | A |           |            |  |                        |
| Home occupation                                    | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |           | 4-3(F)(9)  |  |                        |
| Independent living facility                        |             |     |      | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |           | 4-3(F)(10) |  |                        |
| Mobile food truck                                  | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    | A               | A     | A     | A     | A     |       |   |           | 4-3(F)(11) |  |                        |
| Mobile vending cart                                |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | A     |       |       |   | A         | 4-3(F)(12) |  |                        |
| Outdoor animal run                                 | A           |     |      |     |      |      |           | CA   | CA   |      | CA              |       | A     | A     |       |       |   |           | 4-3(F)(13) |  |                        |
| Outdoor dining area                                |             |     |      |     |      |      | CA        | A    | A    | A    | A               | A     | A     | A     | A     |       |   |           | 4-3(F)(14) |  |                        |
| Other use accessory to non-residential primary use |             |     |      |     |      |      | A         | A    | A    | A    | A               | A     | A     | A     | A     |       |   | A         | 4-3(F)(18) |  |                        |
| Other use accessory to residential primary use     | A           | A   | A    | A   | A    | A    | A         | A    | A    | A    |                 |       |       |       |       |       |   |           | 4-3(F)(19) |  |                        |
| TEMPORARY USES                                     |             |     |      |     |      |      |           |      |      |      |                 |       |       |       |       |       |   |           |            |  |                        |
| Construction staging area, trailer, or office      | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T |           | 4-3(G)(2)  |  |                        |
| Dwelling unit, temporary                           | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T |           | 4-3(G)(3)  |  |                        |
| Fair, festival, or theatrical performance          | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               |       |       |       | T     | T     | T |           | 4-3(G)(4)  |  |                        |
| Garage or yard sale                                | T           | T   | T    | T   | T    | T    | T         |      |      |      |                 |       |       |       |       |       |   |           | 4-3(G)(5)  |  |                        |
| Hot air balloon takeoff/landing                    | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     | T     | T | T         | 4-3(G)(6)  |  |                        |
| Open air market                                    |             |     |      |     |      |      | T         | T    | T    | T    |                 |       |       |       |       |       | T |           | 4-3(G)(7)  |  |                        |
| Park-and-ride facility, temporary                  |             |     |      |     |      | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       | T |           | 4-3(G)(8)  |  |                        |
| Real estate office or model home                   | T           | T   | T    | T   | T    | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       |   |           | 4-3(G)(9)  |  |                        |
| Seasonal outdoor sales                             |             |     |      |     |      |      | T         | T    | T    | T    | T               | T     | T     | T     |       |       |   |           | 4-3(G)(10) |  |                        |
| Temporary use not listed                           |             |     | T    |     |      | T    | T         | T    | T    | T    | T               | T     | T     | T     | T     |       | T |           | 4-3(G)(11) |  |                        |

DEMOGRAPHICS MAP & REPORT



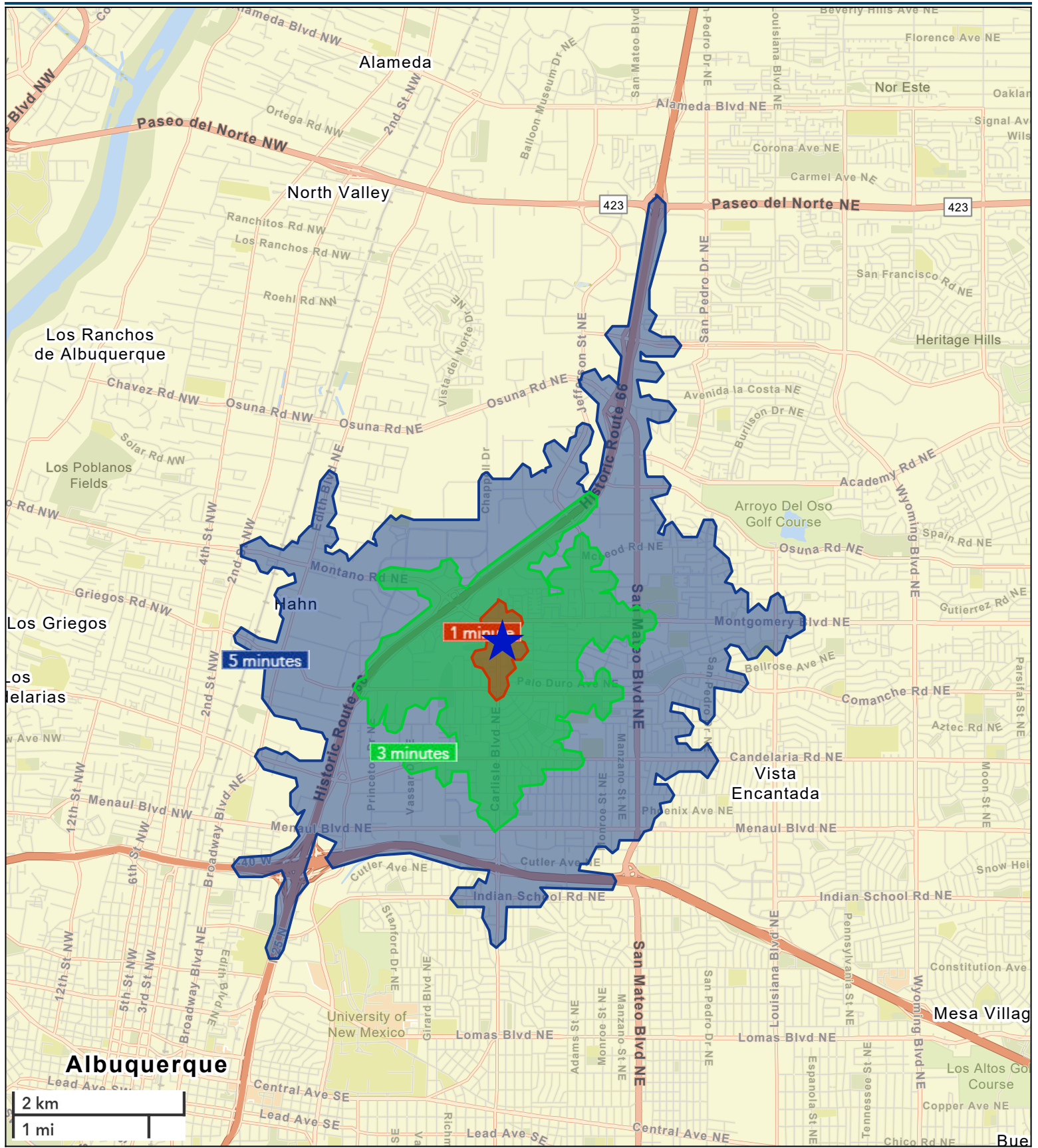
| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 10,325 | 91,727  | 260,236 |
| AVERAGE AGE          | 33.9   | 36.9    | 38.4    |
| AVERAGE AGE (MALE)   | 33.3   | 35.1    | 37.0    |
| AVERAGE AGE (FEMALE) | 35.5 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

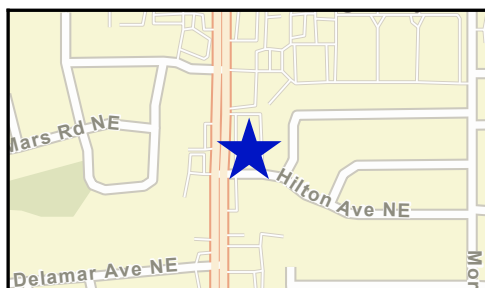
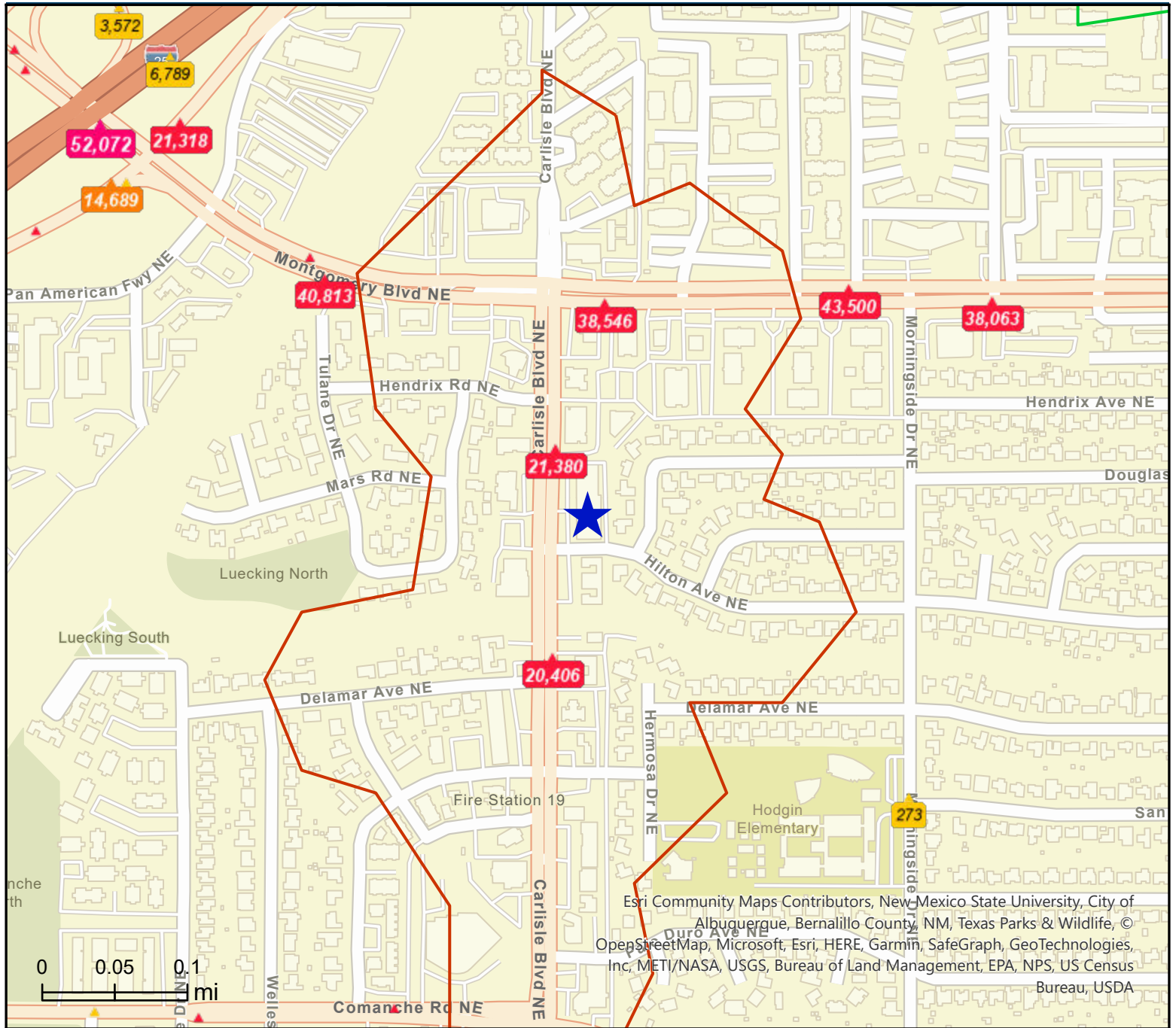
4200 Carlisle Blvd NE, Albuquerque, New Mexico, 87107

Drive time: 1, 3, 5 minute radii

Prepared by Esri

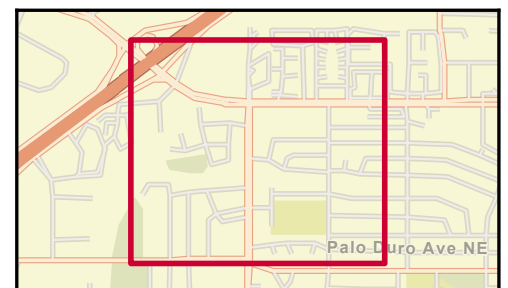
Latitude: 35.12870

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