



SYCAMORE
ASSOCIATES LLC

FOR SALE
FULLY LEASED INDUSTRIAL
INVESTMENT PROPERTY



8301 Washington St. NE

Hard corner of Anaheim & Washington St.
Excellent Freeway Access to I-25
North I-25 Location between Paseo & Alameda
Building Total SF: 18,160 SF

8 Individual Office/Warehouse Units

Shared Yard

(2) 2,000 SF Units

(6) 2,360 SF Units

1.2692 Acres

Zoning: NR – LM

Non-Residential Light Manufacturing

Below Market Rents

PROFORMA NOI: \$192,216.00

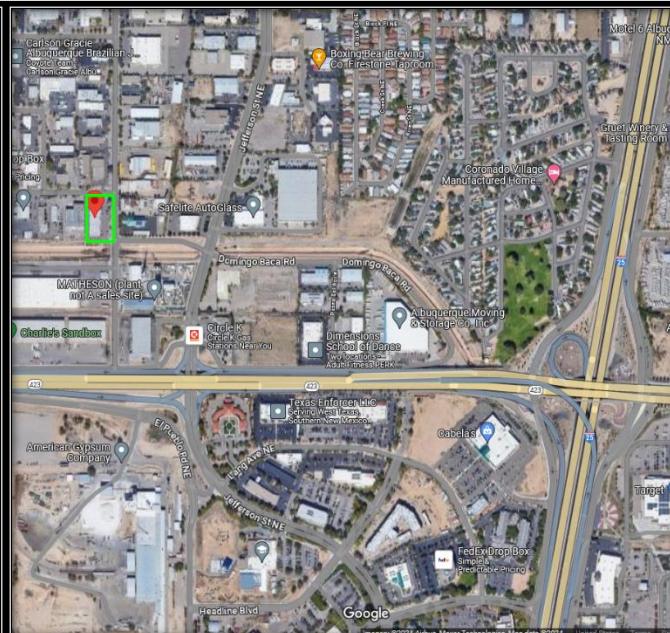
Proforma based on \$14/SF MG

\$2,688,000.00

7.15% CAP RATE

DO NOT DISTURB TENANTS

Notice needed for showing property.
Contact Brokers for more information.
Confidentiality Agreement Required



Contact Agents

Office: 505.345.5075

Mike Leach

SIOR cell: 505-975-3068

Greg Leach

cell: 505-238-6481 SIOR

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WWW • SYCAMORE-ASSOCIATES • COM

License #: 7070

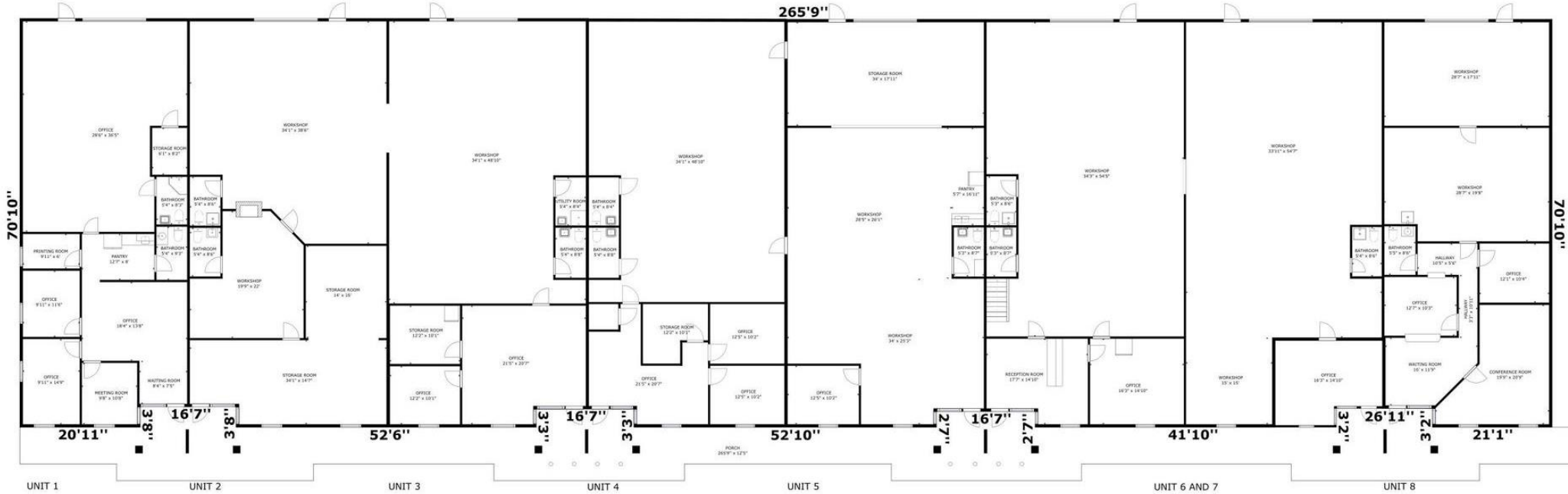
License #20093

PO Box 90608

Albuquerque

NM

87199



8301 Washington St NW, Albuquerque, NM 87113

- UNIT 1: 2000 sq. ft, TOTAL: 2000 sq. ft,
- UNIT 2: 2360 sq. ft, TOTAL: 2360 sq. ft,
- UNIT 3: 2360 sq. ft, TOTAL: 2360 sq. ft,
- UNIT 4: 2360 sq. ft, TOTAL: 2360 sq. ft,
- UNIT 5: 2360 sq. ft, TOTAL: 2360 sq. ft,
- UNIT 6 AND 7: 4720 sq. ft, TOTAL: 4720 sq. ft,
- UNIT 8: 2000 sq. ft, TOTAL: 2000 sq. ft,

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 18160 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



3D CASAS

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License #: 7070 License #20093

PO Box 90608 Albuquerque NM 87199



| 8301 Washington St. NE | | | | 8301 Washington St. NE | | | |
|-------------------------------------------------------------------------------------------------------------|--------------------|--------------------|---------------------|-------------------------------------|--------------------|--------------------|---------------------|
| Property Proforma Actual | | Modified Gross | | Property Proforma Projected | | Modified Gross | |
| 8301 Washington St. NE | Unit Square Ft | Monthly Gross Rent | Annual Gross Rent | 8301 Washington St. NE | Unit Square Ft | Monthly Gross Rent | Annual Gross Rent |
| Suite 1 | 2000 | \$1,700.00 | \$20,400.00 | Suite 1 | 2000 | \$2,333.33 | \$28,000.00 |
| Suite 2 | 2360 | \$1,678.75 | \$20,145.00 | Suite 2 | 2360 | \$2,753.33 | \$33,040.00 |
| Suite 3 | 2360 | \$1,678.75 | \$20,145.00 | Suite 3 | 2360 | \$2,753.33 | \$33,040.00 |
| Suite 4 | 2360 | \$1,700.00 | \$20,400.00 | Suite 4 | 2360 | \$2,753.33 | \$33,040.00 |
| Suite 5 | 2360 | \$2,214.50 | \$26,574.00 | Suite 5 | 2360 | \$2,350.00 | \$28,200.00 |
| Suite 6 | 2360 | \$1,827.50 | \$21,930.00 | Suite 6 | 2360 | \$2,753.33 | \$33,040.00 |
| Suite 7 | 2360 | \$1,827.50 | \$21,930.00 | Suite 7 | 2360 | \$2,753.33 | \$33,040.00 |
| Suite 8 | 2000 | \$1,700.00 | \$20,400.00 | Suite 8 | 2000 | \$2,333.33 | \$28,000.00 |
| Total | 18160 | \$14,327.00 | \$171,924.00 | Total | 18160 | \$20,783.33 | \$249,400.00 |
| *Upside Potential Income as of 8/1/26 based on lease rate of \$14 modified gross except except for Suite 5. | | | | | | | |
| Actual Annual Operating Expenses | | | | Projected Annual Operating Expenses | | | |
| 5% Vacancy Factor | \$8,596.20 | | | 5% Vacancy Factor | \$12,470.00 | | |
| Insurance | \$3,360.00 | | | Insurance | \$4,000.00 | | |
| General Maintenance | \$8,000.00 | | | General Maintenance | \$10,000.00 | | |
| Water, Sewer, Refuse | \$8,644.00 | | | House Electric Meter | \$600.00 | | |
| House Electric Meter | \$600.00 | | | Exterior Pest Control | \$538.00 | | |
| Exterior Pest Control | \$538.00 | | | Landscape Maintenance | \$3,500.00 | | |
| Landscape Maintenance | \$2,500.00 | | | Management Fee (5%) | \$12,470.00 | | |
| Management Fee (5%) | \$6,877.00 | | | Property Taxes | \$13,606.00 | | |
| 2023 Property Taxes | \$12,825.00 | | | Total | \$57,184.00 | | |
| Total | \$51,940.20 | | | | | | |
| Total Gross Income (Actual) | \$171,924.00 | | | Total Gross Income (Projected) | \$249,400.00 | | |
| Expenses (Actual) | \$51,940.20 | | | Expenses (Projected) | \$57,184.00 | | |
| NOI | \$119,983.80 | | | NOI | \$192,216.00 | | |
| CAP Rate | 5.50% | | | CAP Rate | 7.15% | | |
| Purchase Price | \$2,181,523.64 | | | Purchase Price | \$2,688,335.66 | | |

CURRENT LEASES

Suites 1/8 \$3,400 per month lease expiration 7/31/26
 Suites 2/3 \$3,357.50 per month lease expiration 11/30/24
 Suite 4 \$1,700 per month lease expiration 9/30/25
 Suite 5 \$2,214.50 per month lease expiration 3/31/28
 Suite 6/7 \$3,655.00 per month lease expiration 12/31/25