

El Camino Motor Hotel

6851 4th Street NW, Albuquerque, NM 87107



Coralee Quintana

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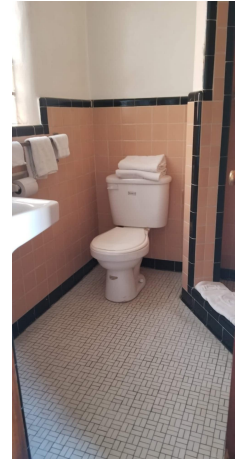
505.554.3873

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PROPERTY SUMMARY

EL Camino Motor Hotel

Asking Price:	\$2,500,000
Acres:	1.28
Building SF:	±9,141
Rooms:	31
Price per Door:	\$80,645
Price per SF:	\$274
Zoning:	C-1
Average Daily Rate:	\$75
Parking Spaces:	±48



FEATURES

- Turnkey Motel Property
- Busy 4th Street Location
- Four Freestanding Buildings
- Attractive Southwest Architecture
- Large Manager's Room
- Excellent Visibility and Access
- Prime NW Los Ranchos Location
- Vintage Pole Signage
- Improved 4th Street Corridor



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FINANCIAL SUMMARY

Income

2021:	\$128,651
2022:	\$128,772
2023:	\$80,869



Expenses

Taxes/Insurance	\$24,102.90
Payroll Estimate	\$36,000*
Communications	\$1,102
Utilities	\$27,789
Supplies & Maintenance	\$8,499
Booking/Card Fees	\$697
Total	\$98,189.90

*Estimated labor cost, actual numbers may vary

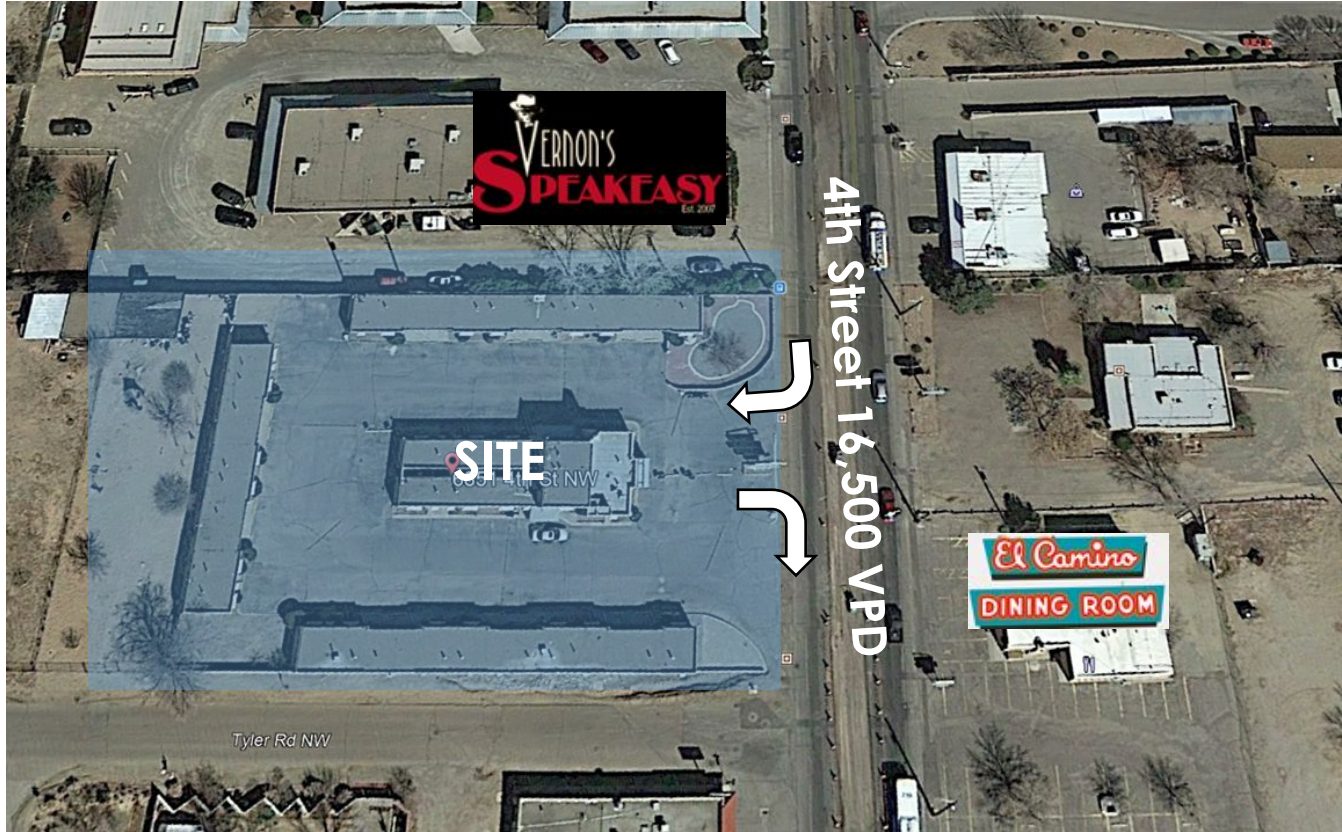


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SITE SUMMARY



The El Camino is a vintage boutique hotel located in the beautiful North Valley Village of Los Ranchos. The Route 66 era architecture of this asset stands the test of time. With generous room sizes (+/-306 SF average size), this property is perfect for a model revival. The generous caretaker apartment (+/-2,270 SF) could be remodeled for a restaurant, gym or brewery and features a large 2nd story patio. The property is heated by a central boiler system and cooled by individual swamp coolers. The property has an abundance of parking, and a pool area that could potentially be reused or repurposed. The site features excellent access off 4th street and iconic Route 66 signage. It includes amenities such as complimentary on-site parking, is pet friendly with ADA rooms available.



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BOUTIQUE HOTEL & INN SALE COMPARABLES



Inn On The Paseo

630 Paseo De Peralta
Santa Fe, NM 87501

Price	\$2,600,000
# of Rooms	18
Acres	0.3
Building SF	7,763
Price/Door	\$144,444
Price/SF	\$335



Pecos Trail Inn

2239 Old Pecos Trail
Santa Fe, NM 87505

Price	\$2,500,000
# of Rooms	23
Acres	3.74
Building SF	17,000
Price/Door	\$108,696
Price/SF	\$147



The Parador

220 W Manhattan Ave
Santa Fe, NM 87501

Price	\$4,499,000
# of Rooms	15
Acres	0.378
Building SF	9,766
Price/Door	\$299,933
Price/SF	\$461



North Road Inn

2127 N Road
Los Alamos, NM 87544

Price	\$1,950,000
# of Rooms	14
Acres	0.35
Building SF	10,000
Price/Door	\$139,286
Price/SF	\$195

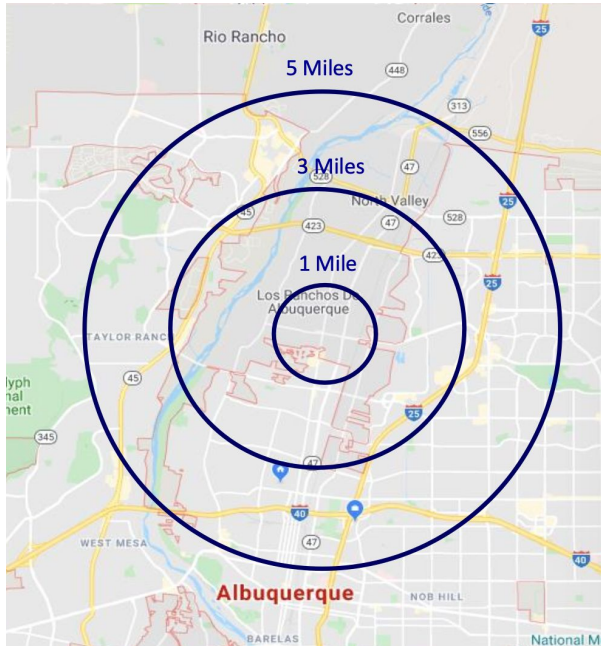


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DEMOGRAPHICS



The Albuquerque metro area's population totals 908,252 residents. Historically, the area has grown at a steady pace of 1-2 percent per year. The city is one of the most culturally diverse in the nation.

COMMUTE TIMES

Despite the growth of the Albuquerque area, commute times are very reasonable, thus enhancing the work/life balance valued by many. Albuquerque was ranked the 13th best commute city in the nation. Approximately 69 percent of Albuquerque metro residents have a commute time of 29 minutes or less with the average commute time of 26 minutes.

Proximity	1 Mile	3 Miles	5 Miles
Total Population	5,945	55,584	217,026
Households	4,359	24,894	83,218
Avg Household Income	\$126,342	\$94,729	\$94,366



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LOCATION SUMMARY: ALBUQUERQUE, NM



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)



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