



Sale Price*: \$390,000

Building Size: +/- 2,442 SF

**Land Size: +/- 0.54 acres
(Additional +/- 0.28 Acres Available)**

* Does not include c-store inventory which may be purchase at an additional cost.

Features:

- 8 Recently Upgraded Fuel Dispensers (8 Gasoline, 2 with Diesel)
- Large C-Store with 10-door walk-in cooler
- Recent Capital Improvements
- Includes Large Warehouse with 16' Ceilings
- Opportunity for Income Growth
- Located on Busy NM HWY 41 Corridor
- Well Established Location
- Adjacent Apartment Property Also Available



Operating Gas Station For Sale
115 South 5th Street, Estancia, NM 87106

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Barbara Kline
505-720-6593
barbara@go-absolute.net

Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Property Summary



Absolute Investment Realty has been selected to exclusively represent the owner in the sale of Valley Express, a successful operating convenience store located on the main thoroughfare in Estancia, NM. The Valley Express gas station and convenience store has been in continuous operation as one of the main fuel stations in Estancia for over 32 years, owned by the current owner for 15 years.

The well-maintained condition of the property shows the pride in ownership. Valley Express is one of only 2 gas station c-stores in the Estancia market and serves not only the town of Estancia but the larger surrounding agricultural community. The buyer of this property may have an opportunity to expand the business by acquiring the adjacent apartment building (also available at \$64,000) adding fuel pumps and selling dyed diesel fuel for farm equipment. Don't miss this opportunity to acquire this busy gas station and c-store.

Property Information Summary

Property Address:	115 South 5th St. Estancia, NM 87106
Property Description:	Fuel/Convenience Store
Total Building Area:	+/-2,442 SF
Convenience Store Size:	+/- 968 SF (22' x 44')
Warehouse Size:	+/- 1,474 SF (33-1/2' x 44')
Land Size:	+/- 0.54 Acres (Expandable to 0.82 Acres)
Number of Fuel Dispensers:	4 Units, 8 Dispensers
Warehouse Ceiling Height:	16'
Access:	Excellent – Multiple full-turn access points
Visibility:	Excellent – Prominent location
Signage:	Excellent - Pole and Canopy Signage
Highest and Best Use:	Fuel Station

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Trade Area Map



Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2019 Estimate)	993	1,810	1,963
Avg HH Income (2019)	\$38,357	\$39,651	\$42,375

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Site Close Up & Location Description



Estancia, NM is located in Torrance County, a short 1 hour drive just south east of Albuquerque. Located on NM Hwy 41, which connects numerous rural communities along the eastern-central side of the state with I-40. The property is an established fuel station located on NM 41 in the heart of Estancia, which is primary hub for goods and services for a large rural population in Torrance County. The property is located directly across from a busy Speedway (Marathon) gas station and near the Estancia Municipal Airport.



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Interior Photos

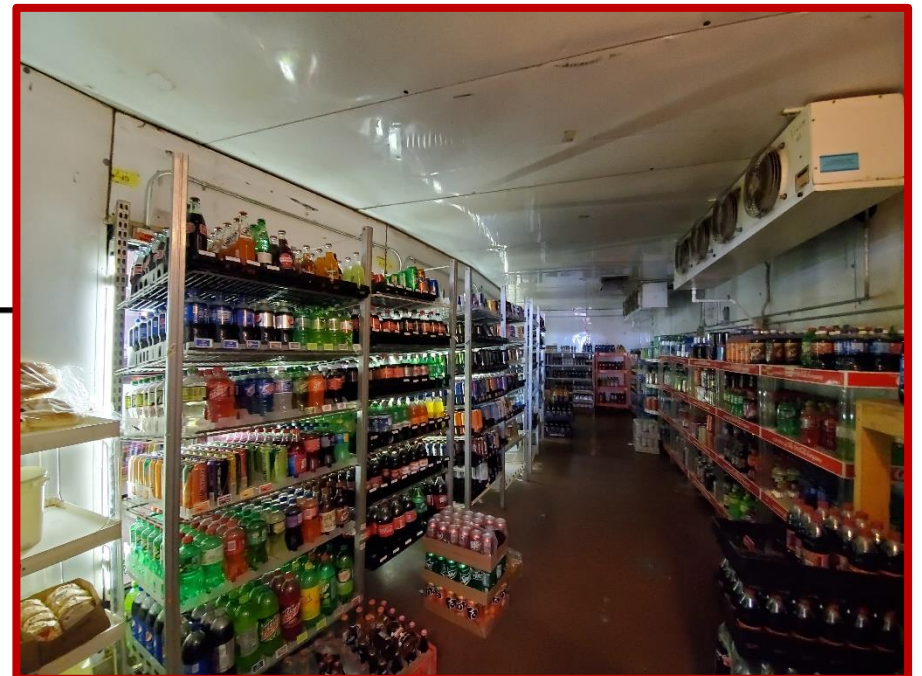
Convenience Store



Huge 10-Door Walk-in Cooler



Large Warehouse Area with 16' Ceilings



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Exterior Photos

4 Double Sided Dispensers with Large Canopy



Large Corner lot.

Apartments adjacent to station are also available



Excellent Signage



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Additional Property Information

Equipment Included:

The sale includes an operating profitable fuel station and convenience store business (inventory is not included in the sale price and changes daily, please inquire with broker for more information), which includes the following equipment:

- Fryer
- Ice cream machine
- 3 freezers
- Convection oven
- Microwave in the warehouse
- Camera system
- 10 door walk in cooler unit
- Ruby 2 register system
- Hot dog machine
- Chile warmer
- Fuel dispensers

Recent Capital Improvements:

- Slab over tanks and new spill buckets
- New freezer in the front C-store area
- New roof
- New HVAC system
- SSL compliant
- Fuel dispensers



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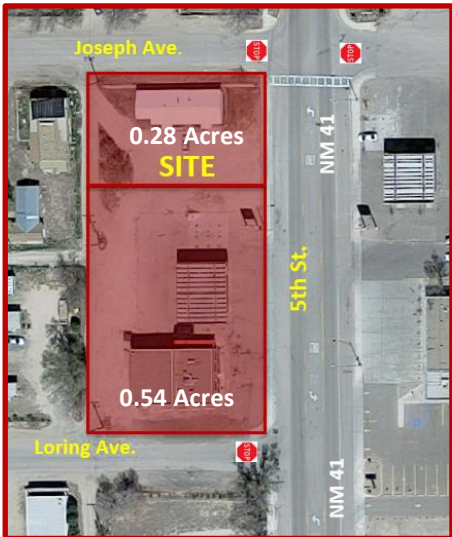
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Adjacent Apartment Property



The adjacent 2-unit apartment property is also available which can be combined with the Valley Express property. The building consists of a 1 bedroom apartment and a 2 bedroom apartment, which are almost always fully leased.

Combining this 0.28 acre property with the 0.54 Acre Valley Express property will create a 0.82 Acre parcel on the corner of Joseph Rd and 5th Street with 3 street access points.

Property Information Summary

Sale Price:	\$64,000
Property Address:	101 South 5th St., Estancia, NM 87106
Cap Rate:	9.00%
Property Description:	Apartment
Parcel Size:	+/- 0.28 Acres
Number of Units:	2
Building Size:	+/- 1,675 SF +/- (25' x 67')
Unit Breakdown:	1x 1-bedrooms, 1x 2-bedrooms
Occupancy:	100%
Gross Rent:	\$800 per month, \$9,600 annually
Expenses:	+/- \$320 per month, \$3,840 annually
Net Operating Income:	+/- \$480 per month, \$5,736 annually
Occupancy:	100%
Length of Leases:	Month – to – Month

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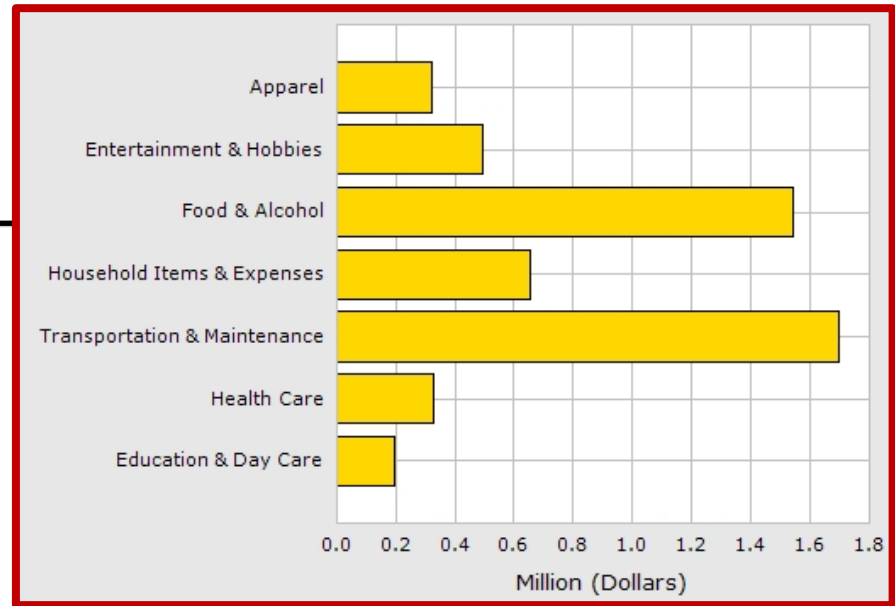
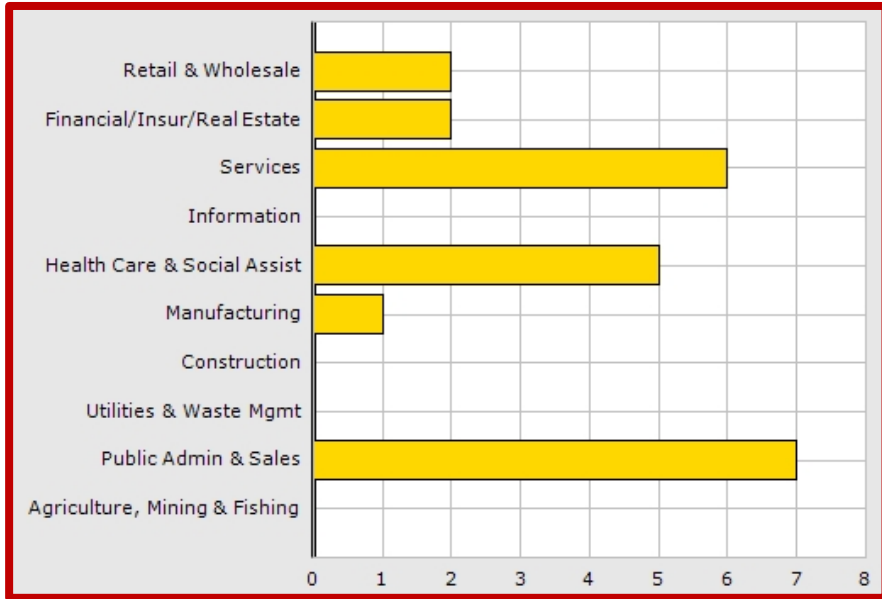
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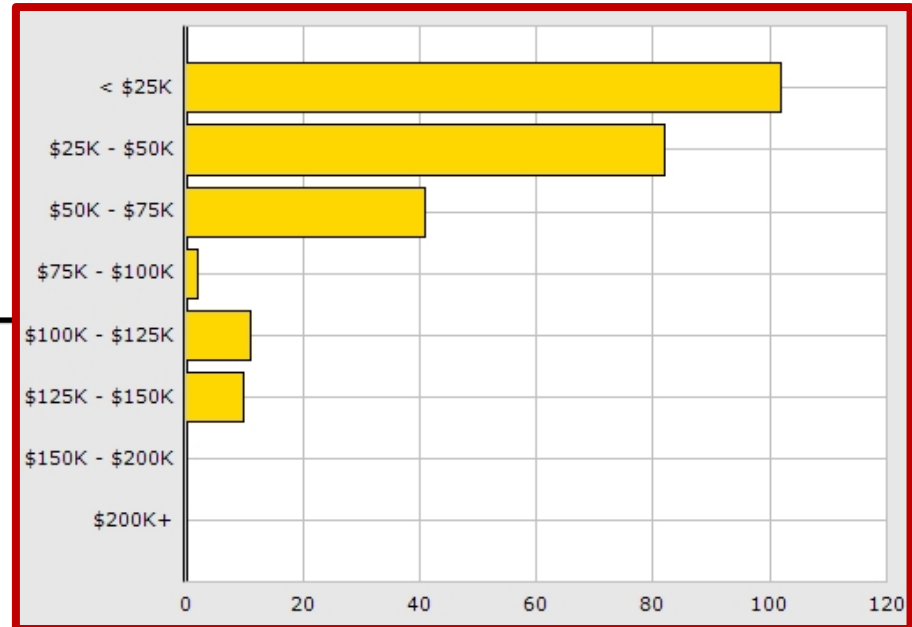
Demographics

Consumer Spending Totals – 1 Mile



Businesses – 1 Mile

Households by Income – 1 Mile



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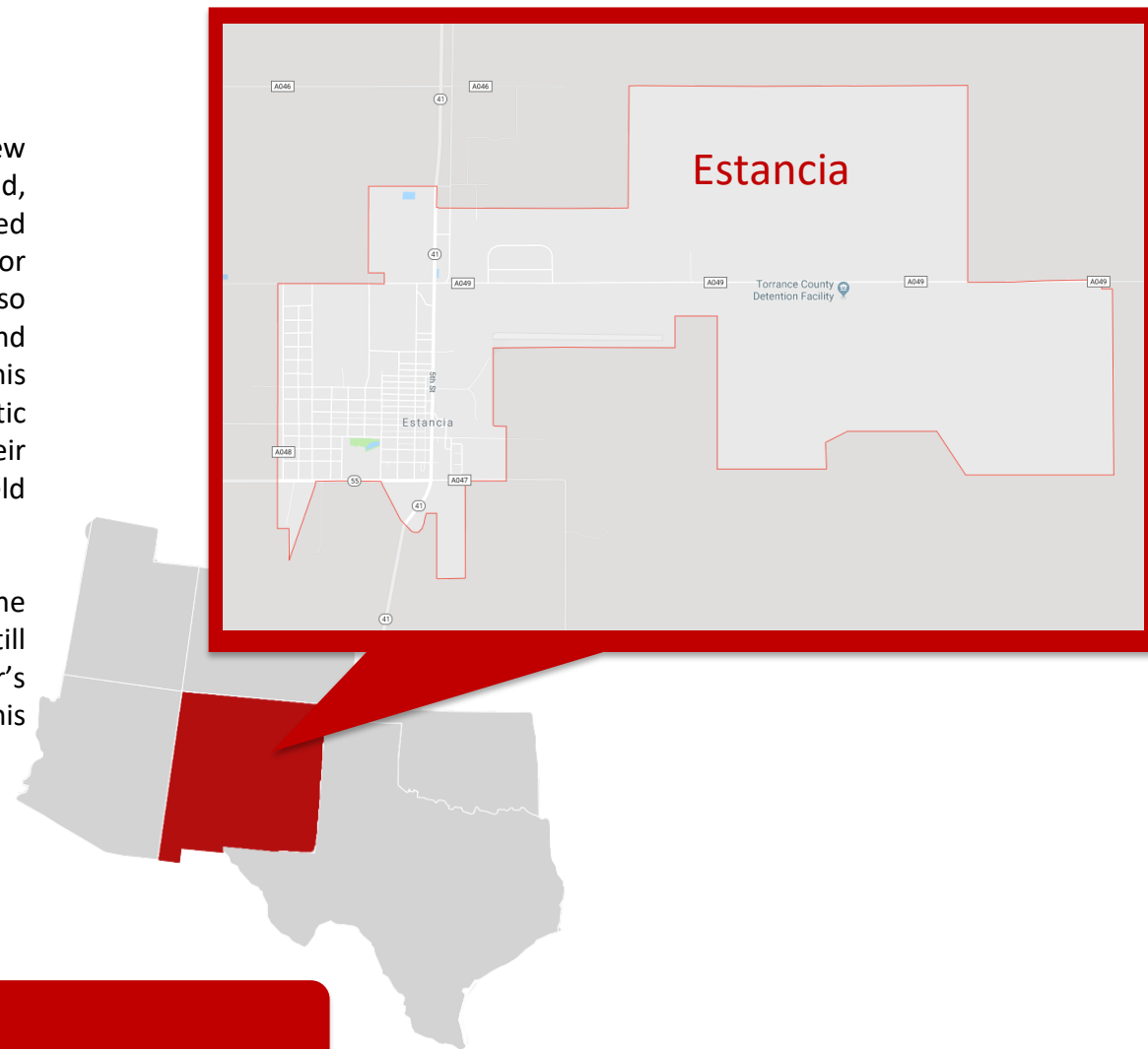
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Estancia, NM MSA

Estancia is a rural town with a population of about 1,600. One of New Mexico's hidden treasures is Estancia's Arthur Park with its beautiful pond, playgrounds and picnic areas. The small pond was once a spring-fed watering hole for both livestock and people, now the pond is used for fishing for children under the age of 12 and senior citizens. The park also has a sand volley ball pit, basketball court, multiple barbeque pits, and horse shoe pits, making this location the ideal place for family outings. This park is central to the Torrance County Fairgrounds, the Estancia Aquatic center, and the Estancia Library. This lively little town is also known for their fishing derbies, annual "Punkin Chunkin", a pumpkin launching contest held in the fall, and for being the parade capital of New Mexico.

In the heart Torrance county, a strong agricultural community has been the foundation of the town for over 100 years. Farming and ranching still remain powerful influences to the way of life in Estancia Valley. An hour's drive from Albuquerque and an hour and a half drive from Santa Fe, this small town offers a rural atmosphere with easy access to big cities.



Estancia Demographics



Total Population
1,594



Total Households
555



Household Income
\$21,250

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Absolute Investment Realty



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Some of Alfredo's Recent Transactions



CoStar
POWER BROKER
2013 Top Broker Award



CoStar
POWER BROKER
2016 Top Broker Award



CoStar
POWER BROKER
2015 Top Broker Award

CoStar
POWER BROKER
2017 Top Broker Award



Barbara Kline
Senior Advisor
Cert. Business Broker

Barbara is a Certified Business Broker and commercial Realtor. Barbara has been founder or co-founder of seven businesses as well as business and marketing consultant to several hundred businesses on three continents ranging from startups to multi-million-dollar corporations. Barbara's experience allows her to provide business acquisition and disposition services second-to-none in the New Mexico market. Barbara has over 30 years of experience as a real estate investor and specializes in industrial and office real estate. Barbara has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is affiliated with CREW and Corrales Mainstreet.

Some of Barbara's Recent Transactions



Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

How We Help Our Clients Succeed

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.

CoStar
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2015 Top Firm Award

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2016 Top Firm Award

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