

**FOR SALE**

# 2117 Menaul Boulevard Northeast

ALBUQUERQUE, NM 87107



**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$699,995</b>
<b>BUILDING SIZE:</b>	3,820 SF
<b>LOT SIZE:</b>	0.33 Acres
<b>PRICE / SF:</b>	<b>\$183.24</b>
<b>CAP RATE:</b>	<b>7.84%</b>
<b>NOI:</b>	<b>\$54,864</b>
<b>YEAR BUILT:</b>	1965
<b>RENOVATED:</b>	2022
<b>ZONING:</b>	NR-LM
<b>MARKET:</b>	Albuquerque
<b>SUBMARKET:</b>	North I-25
<b>TRAFFIC COUNT:</b>	23,500

### PROPERTY OVERVIEW

Explore a promising retail investment opportunity with this 3,820 SF property in Albuquerque. Constructed in 1965 and zoned NR-LM, this well-maintained building offers flexibility for various retail uses. With its strategic location and versatile zoning, this property is an ideal choice for retail investors looking to capitalize on the vibrant retail market in the area.

### PROPERTY HIGHLIGHTS

- New TPO roof as of May 2025
- Brand new matching 3.5 ton HVAC combo units as of March 2026
- Functional building layout
- Good tenant mix
- Ample parking
- 100% occupancy

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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Green Central Station	2,042 SF	53.46%	\$20.57	\$42,000.00	2/1/2025	3/31/2028
B	Massage Spa	1,778 SF	46.54%	\$15.52	\$27,600.00	2/1/2024	1/31/2027
<b>TOTALS</b>		<b>3,820 SF</b>	<b>100%</b>	<b>\$36.09</b>	<b>\$69,600.00</b>		

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## INCOME & EXPENSES

### INCOME SUMMARY

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SUITE A	\$42,000
SUITE B	\$27,600
<b>GROSS INCOME</b>	<b>\$69,600</b>

### EXPENSES SUMMARY

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PROPERTY TAX	\$5,544
INSURANCE	\$3,492
ELECTRICITY	\$2,100
GAS	\$1,200
WATER	\$2,400
<b>OPERATING EXPENSES</b>	<b>\$14,736</b>

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<b>NET OPERATING INCOME</b>	<b>\$54,864</b>
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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

PRICE	\$699,995
PRICE PER SF	\$183
GRM	10.06
CAP RATE	7.84%
CASH-ON-CASH RETURN (YR 1)	7.84%
TOTAL RETURN (YR 1)	\$54,864

## OPERATING DATA

GROSS SCHEDULED INCOME	\$69,600
TOTAL SCHEDULED INCOME	\$69,600
GROSS INCOME	\$69,600
OPERATING EXPENSES	\$14,736
NET OPERATING INCOME	\$54,864
PRE-TAX CASH FLOW	\$54,864

## FINANCING DATA

DOWN PAYMENT	\$699,995
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COMBINED TOTAL: 3,820 SQUARE FEET



# RETAIL MAP



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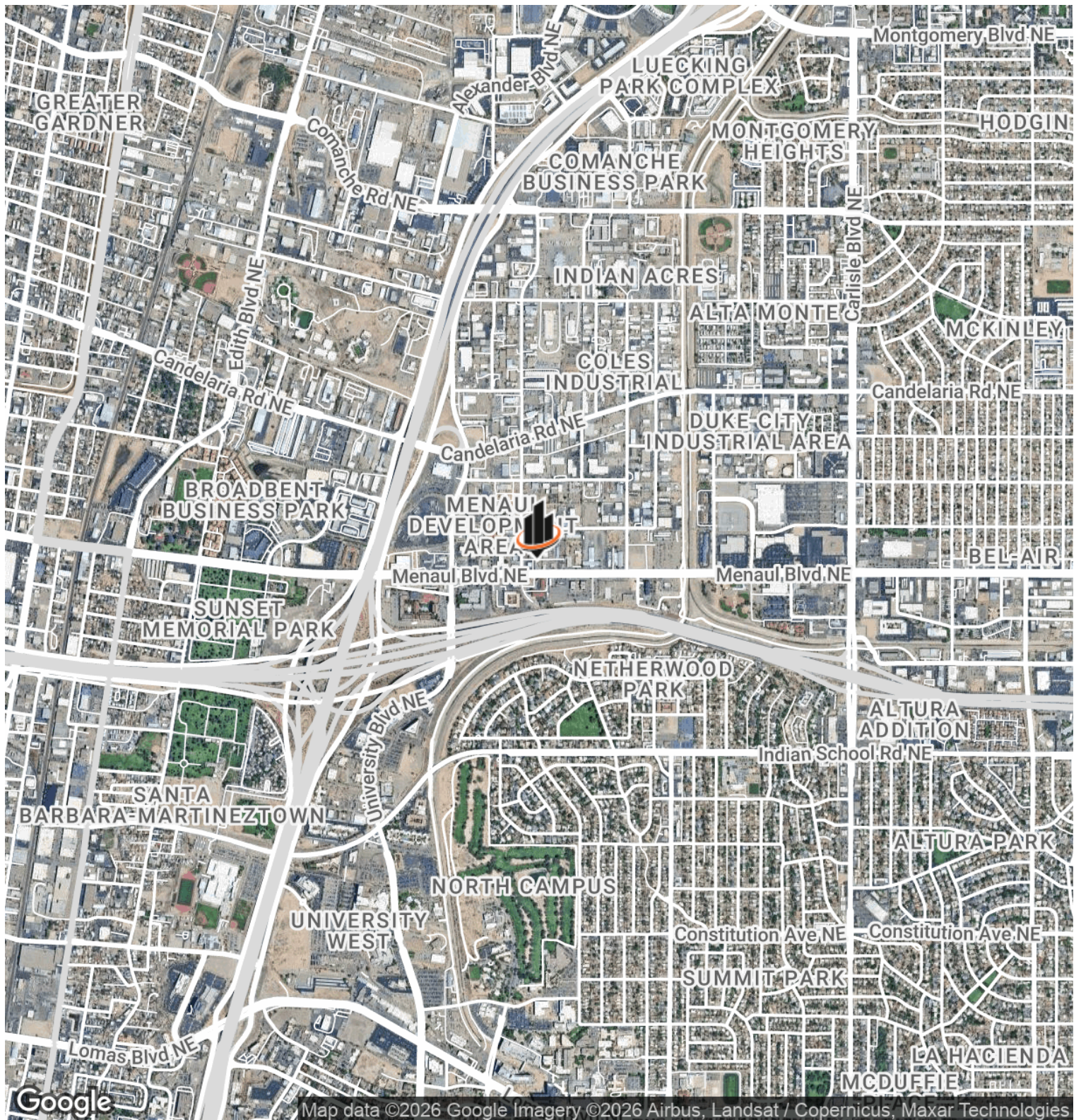
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# LOCATION MAP



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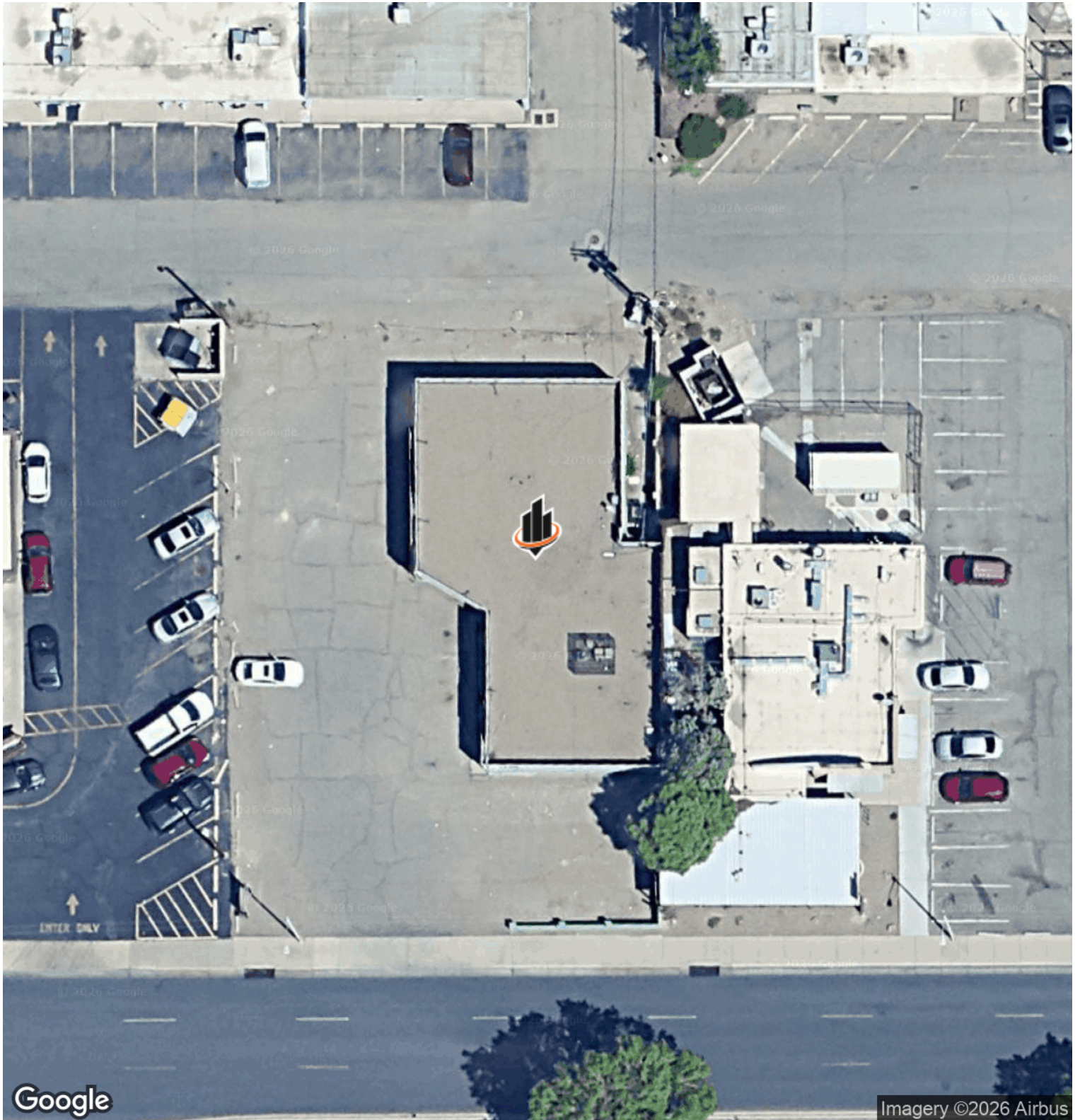
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# AERIAL MAP



**WALT ARNOLD, CCIM, SIOR**

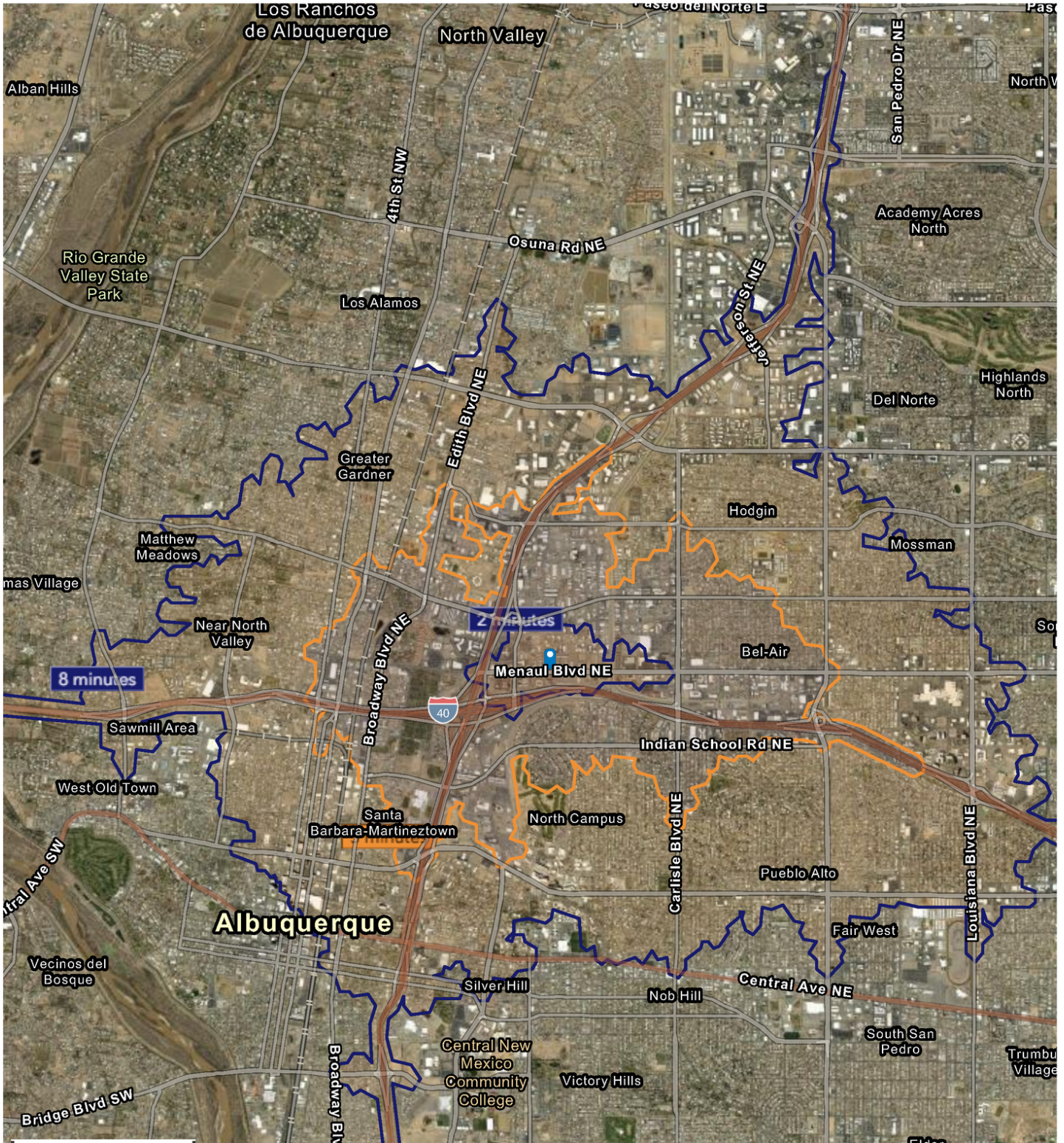
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# DRIVE TIME MAP



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2117 Menaul Blvd NE, Albuquerque, New Mexico, 87107  
 Drive time of 2 minutes

# Key Facts

## KEY FACTS

235

Population



3.2

Average Household Size

33.4

Median Age

\$45,769

Median Household Income

## BUSINESS



256

Total Businesses



2,656

Total Employees

## INCOME



\$45,769

Median Household Income



\$17,119

Per Capita Income



\$31,533

Median Net Worth

## EDUCATION

38%

No High School Diploma



26%

High School Graduate



31%

Some College



4%

Bachelor's/Grad/Pr of Degree

## EMPLOYMENT



37.5%

White Collar



15.6%

Blue Collar



43.8%

Services

4.5%

Unemployment Rate

## 2025 Households by income (Esri)

The largest group: \$15,000 - \$24,999 (21.1%)

The smallest group: \$150,000 - \$199,999 (0.0%)

Indicator ▲	Value	Diff	
<\$15,000	11.3%	+2.4%	
\$15,000 - \$24,999	21.1%	+13.3%	
\$25,000 - \$34,999	5.6%	-1.7%	
\$35,000 - \$49,999	16.9%	+6.9%	
\$50,000 - \$74,999	21.1%	+1.7%	
\$75,000 - \$99,999	12.7%	0	
\$100,000 - \$149,999	12.7%	-2.6%	
\$150,000 - \$199,999	0.0%	-9.2%	
\$200,000+	0.0%	-9.4%	

Bars show deviation from Bernalillo County

This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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# Key Facts

## KEY FACTS

12,527

Population



2.1

Average Household Size



37.6

Median Age

\$58,647

Median Household Income

## EDUCATION



11%

No High School Diploma



22%

High School Graduate



25%

Some College



42%

Bachelor's/Grad/Pr of Degree

## BUSINESS



1,766

Total Businesses



19,586

Total Employees

## EMPLOYMENT



66.6%

White Collar



18.7%

Blue Collar



14.7%

Services



3.5%

Unemployment Rate

## INCOME



\$58,647

Median Household Income



\$34,940

Per Capita Income



\$59,902

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (25.3%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator ▲	Value	Diff	
<\$15,000	10.4%	+1.5%	<div style="width: 10.4%;"></div>
\$15,000 - \$24,999	9.8%	+2.0%	<div style="width: 9.8%;"></div>
\$25,000 - \$34,999	10.0%	+2.7%	<div style="width: 10.0%;"></div>
\$35,000 - \$49,999	12.5%	+2.5%	<div style="width: 12.5%;"></div>
\$50,000 - \$74,999	25.3%	+5.9%	<div style="width: 25.3%;"></div>
\$75,000 - \$99,999	12.8%	+0.1%	<div style="width: 12.8%;"></div>
\$100,000 - \$149,999	9.3%	-6.0%	<div style="width: 9.3%;"></div>
\$150,000 - \$199,999	4.3%	-4.9%	<div style="width: 4.3%;"></div>
\$200,000+	5.5%	-3.9%	<div style="width: 5.5%;"></div>

Bars show deviation from Bernalillo County

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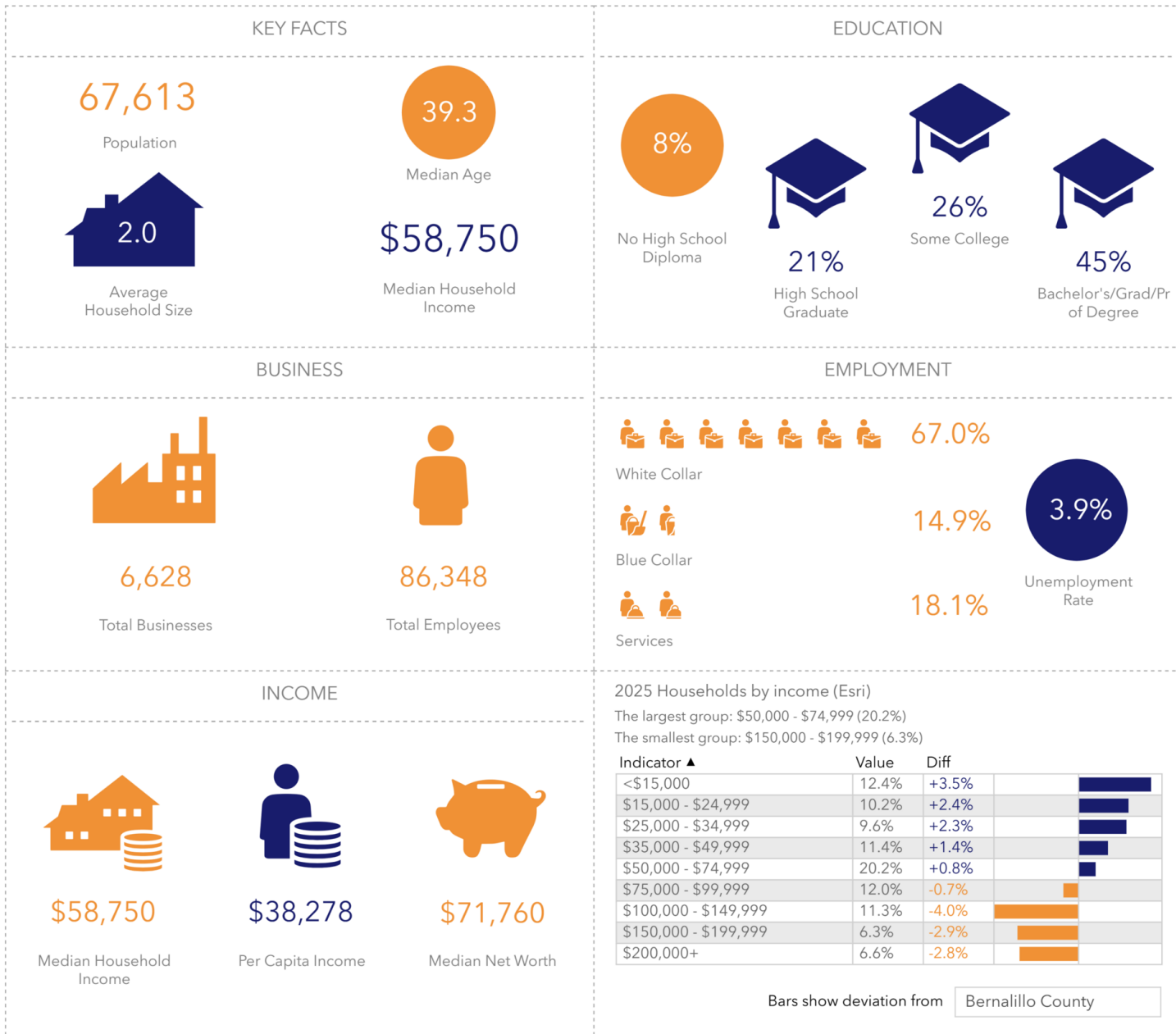
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