

**FORMER WALGREENS AVAILABLE**



## **FORMER WALGREENS FOR SALE OR LEASE OR BUILD TO SUIT**

10300 Central Ave SE, Albuquerque, NM 87123

**JEFFREY HIRSCHFELD, ED.D.**

CO #ER001314346

303.454.5425

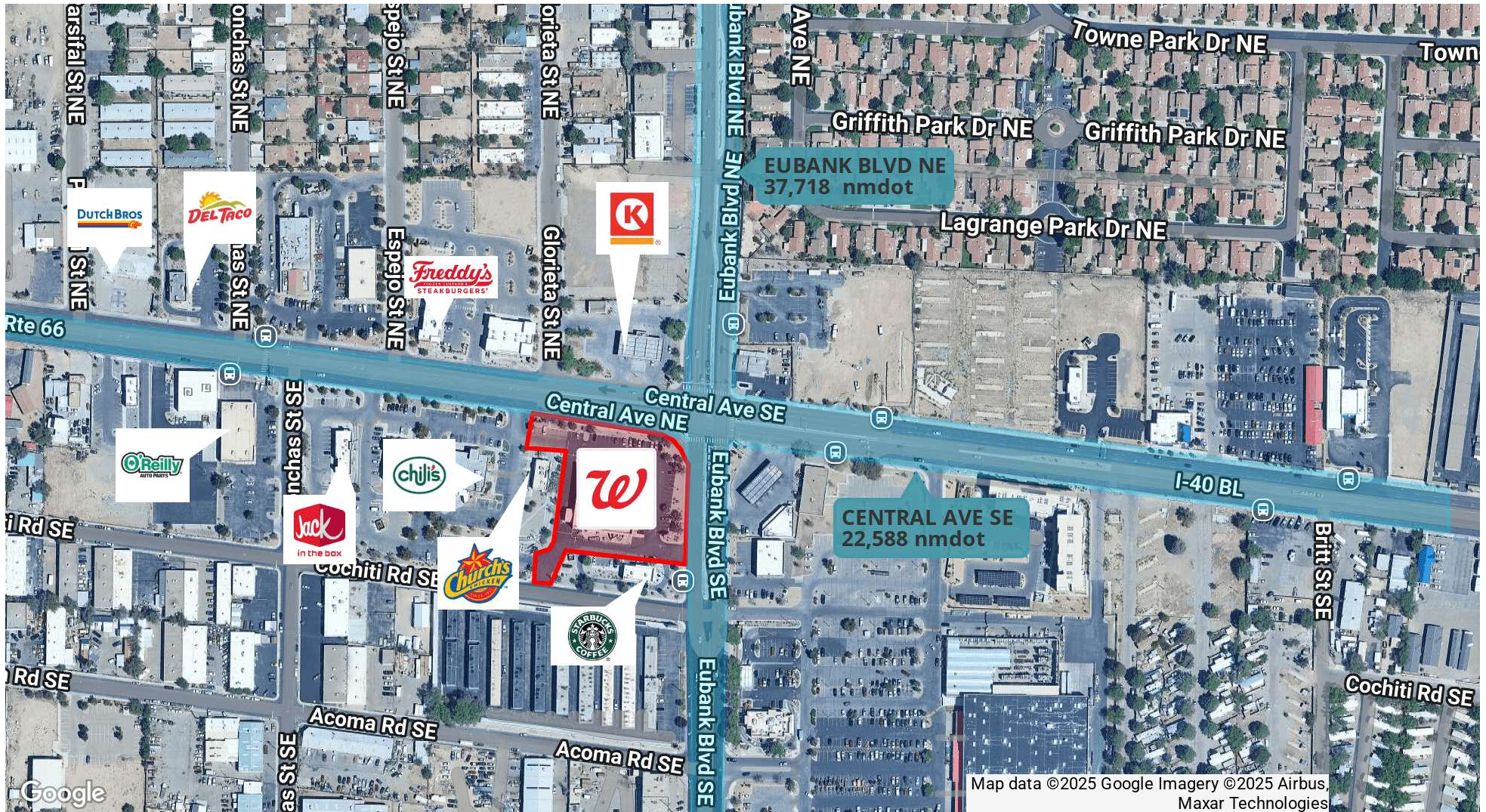
[jhirschfeld@antonoff.com](mailto:jhirschfeld@antonoff.com)

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*&* **CO. BROKERAGE INC.**



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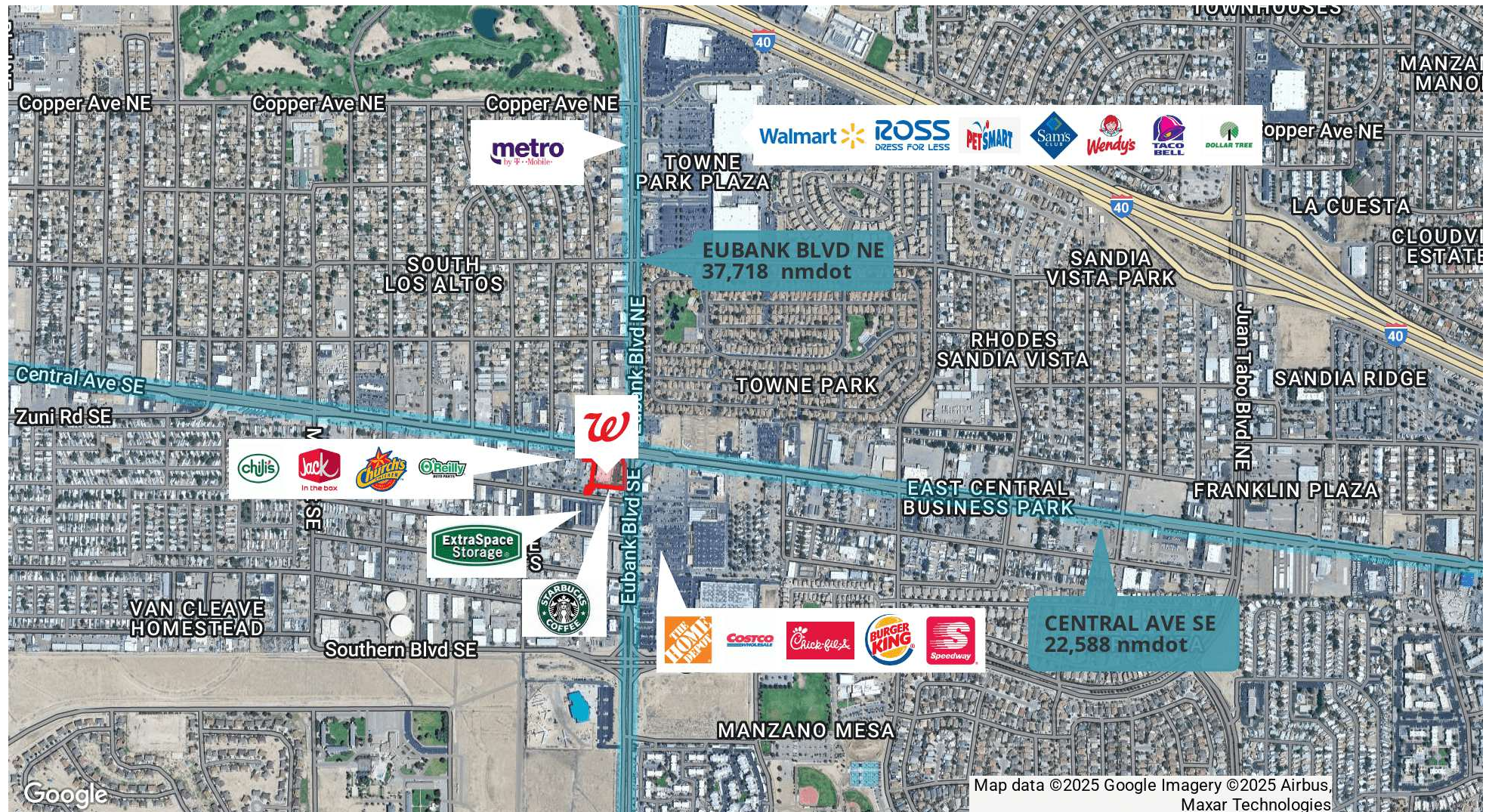
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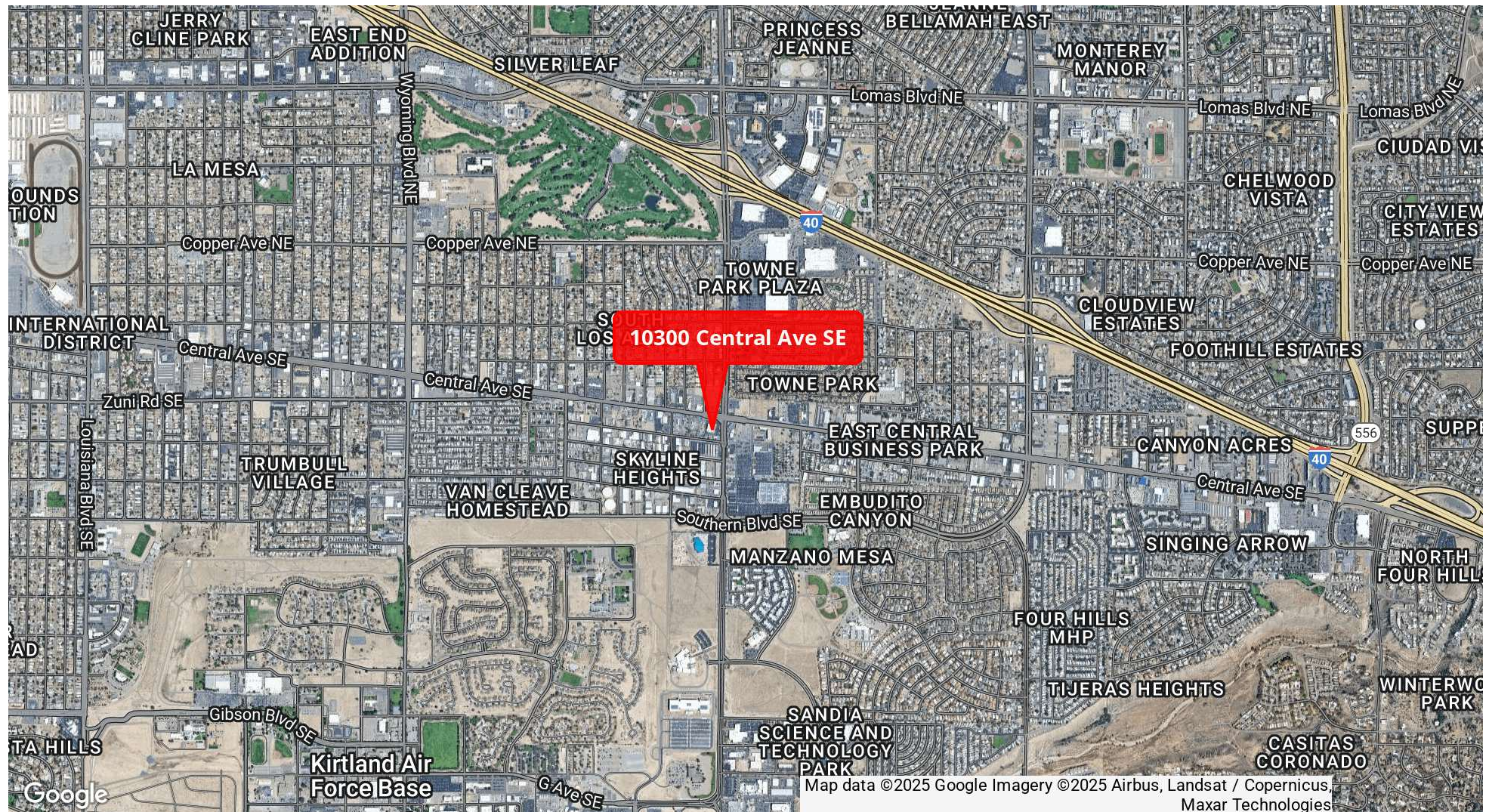
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Antonoff & Co. Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

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# 1

## PROPERTY INFORMATION

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## IMPORTANT FACTS

- Owner will consider a build to suit, subdivide building for multiple new tenants. Lease building "as-is" with negotiated tenant finish allowance, sell the property or redevelopment of the parcel.
- Absolute Triple- Net (NNN) income from Walgreens Corporation until March 31, 2031
- Infill Albuquerque - 226,000 residents in growing 5 mile trade area
- Central Avenue is a major east-west street in Albuquerque known as the city's "Main Street" and was once a significant part of Route 66
- Less than 1 mile off the I-40 freeway (60,306 cars per day)
- Adjacent to Starbucks, Church's, Chili's, Taco Cabana, Jack-in-the-Box, Burger King, O'Reilly Auto Parts, Dutch Bros. Coffee, Freddy's Frozen Custard
- Within one block of several well known big box retailers - Costco and Home Depot
- Within close proximity of other big box retailers such as Target, Sam's Club, Walmart Supercenter, Pet Smart, Sandia Toyota, Office Max, Petco, Best Buy
- Over 500 businesses in a 1-mile radius
- Over 60,843 daytime employees within a 3-mile surrounding area
- Walking distance from the National Museum of Nuclear Science & History
- In close proximity to Sandia Science & Technology Park and Kirtland Air Force Base.
- 15 minutes east of Downtown Albuquerque
- 10 minutes from the Albuquerque International Sunport - the largest commercial airport in the vicinity with over 5.3 million passengers each year

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## LOCATION OVERVIEW

The Albuquerque metropolitan area spans Bernalillo, Sandoval, Torrance and Valencia counties. The metro has grown by 25.5 percent since 2000, to nearly 915,927 citizens. Albuquerque is the largest city in New Mexico with roughly 967,000 residents as of 2024 followed by Rio Rancho. Over the next five years, the population of this metro will increase by 1.5 percent annually.

Albuquerque's economic activity relies partially on the government and defense sectors, which are increasing payrolls in the metro. The largest employer of the region is Kirtland Air Force Base, with more than 23,000 civilians and thousands of additional military workers. Additionally, Sandia National Laboratories, Honeywell, Aerospace, Caria, General Mills, Intel, Jabil SolAero, Manna Capital Partners and the new Northrop Grumman office as of April 2023 provides a substantial amount of the vocational opportunities in the region.

The major drivers of the Albuquerque economy are the oil, gas and energy sector, defense manufacturing including space technologies, construction, technology and science, retail trade, and media and film. As of November, 2024 the unemployment rate is 4.4%, one of the lowest numbers since 2017. The U.S. Military plays a vital role in the local economy, attracting private and government high-tech institutions, a well trained labor force and capital investment in the region. The local government shows strong support for the expansions and relocations of business. Both government and business officials in the region have aggressively sought to provide tax incentives and create economic zones to encourage such growth.

The Albuquerque metro offers a wide array of recreational opportunities. Skiing, golfing, mountain biking, camping and hiking are a few of the activities available in the Sandia and Manzano mountains to the east of Albuquerque. The Sandia Peak Tramway provides access to ski resorts and an outstanding view of the beautiful mountains. Furthermore, the region is home to more than 400 miles of trails for biking and hiking.





# 2

## FINANCIAL ANALYSIS

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\$6,495,000 or best offer

## FINANCIAL SUMMARY

Price	\$6,495,000 or best offer
Down Payment	100%
Cap Rate	5.95%
Building SF	16,576 SF
Net Cash Flow	\$386,163
Year Built	2006
Lot Size	1.77 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof & Structure	Tenant Responsible
Rent Commencement Date	March 2, 2006
Lease Expiration Date with option	March 31, 2081
Lease Expiration Date for initial 25 year term	March 31, 2031
Original Lease Term	75 years
Rental Increases	None
Right of First Refusal	45 days
Lease Rate PSF	\$23.30

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## WALGREENS BASE RENT

Base Rent	\$386,163
Net Operating Income	\$386,163
Total Return	5.95 % \$386,163

## POST WALGREENS TERMS & CONDITIONS

Base Rent for Leasing Entire Building:	Negotiable NNN
Base Rent for Leasing Portion of Building:	Negotiable NNN



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# 3

## SITE INFORMATION

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## IMPROVEMENT DESCRIPTION

Property Type:	Freestanding Retail/Commercial Building
Number of Stories:	1
Site Coverage Ratio:	21.5%
Net Rentable Area:	16,576 SF
Parking Spaces:	76 (surface) 4.6/1,000 SF NRA
Year Built:	2006
Basic Construction:	Masonry
Foundation:	Poured concrete slab
Framing/Exterior Walls:	Structural steel with masonry and concrete encasement/Stucco
Roof:	Barrel Tile Roof
Heating/Air Conditioning:	Forced/HVAC
Lighting:	Fluorescent and Incandescent
Interior Walls/Ceilings:	Drywall/Acoustical Tile
Electrical:	The building has a master meter
Windows/Doors/Floors:	Glass in aluminum frames/Automatic double door system, glass in metal frame/vinyl tile
Fire Protection:	Fire sprinkler system
Security:	Camera Surveillance
Landscaping:	Asphalt paving, concrete sidewalks, concrete curbing, pole mounted lights, and low maintenance sprinkled landscaping
Parking Lot:	The subject property has an asphalt paved parking lot that is good/fair condition. The subjects parking lot provides a ratio of 4.6 spaces per 1,000 SF which is in line with nearby properties with parking ratios that are predominately at 4 to 5 per 1,000 SF

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## SITE DESCRIPTION

General Description:	The subject site consists of 1 parcel. The subject site has 77,045 SF (1.77 AC) of land area.
Assessor Parcel:	1-020-056-527485-1-16-17
Shape:	Irregular
Topography:	Level at street grade
Utilities:	All available to the stie

## ZONING ZONING SUMMARY

Municipality Governing Zoning:	City of Albuquerque Planning & Zoning Department
Current Zoning:	Mixed-use - High Intensity (MX-H)
Permitted Uses:	Small or medium general retail, multi-family dwelling, community residential facility, medium home group, community center or library, elementary or middle school, high school, hospital, museum or art gallery, religious institution, sports field, veterinary hospital, auditorium or theatre, bar, health club or gym, nightclub, restaurant, car wash, and light vehicle fueling station
Prohibited Uses:	Any other use not listed above
Current Use:	Free Standing Retail/Commercial Building
Zoning Change:	Possible as city officials are motivated to see parcel "occupied" and corner active

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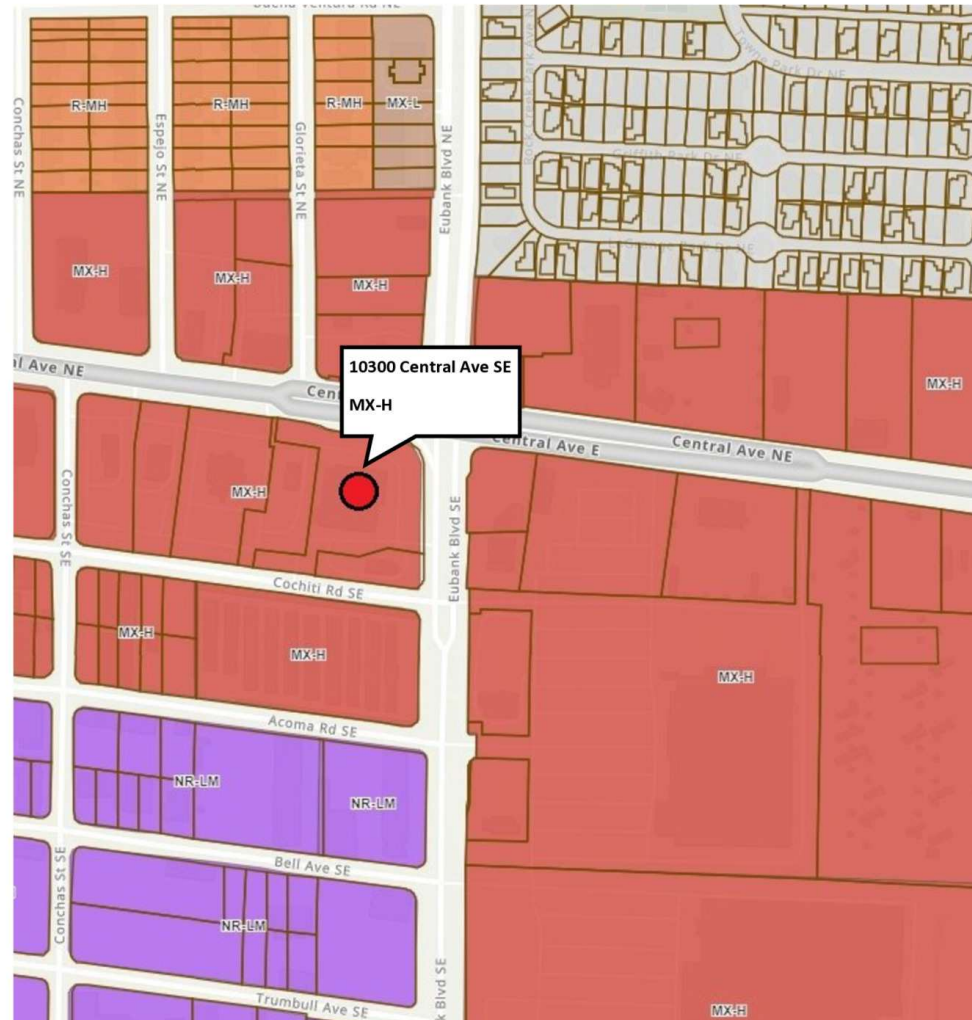
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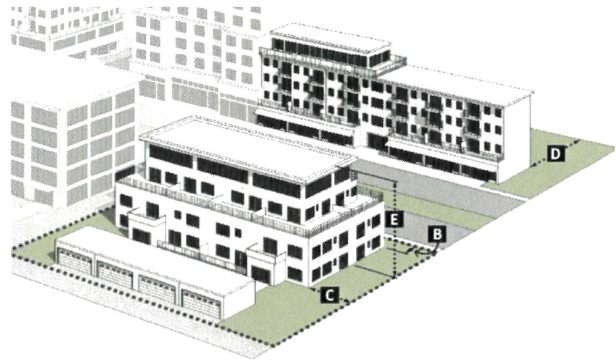
## Development Standards Summary

**Table 2-4-7: MX-H Zone District Dimensional Standards**

UC-MS-PT = Urban Centers, Main Street areas, and Premium Transit areas BR = bedroom DU = dwelling units

**Note:** Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall prevail over the standards in this table.

Development Location	General	UC-MS-PT	
<b>Site Standards*</b>			
Usable open space, minimum	<b>A</b>	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
<b>Setback Standards</b>			
Front, minimum / maximum	<b>B</b>	5 ft. / N/A	0 ft. / 15 ft.
Side, minimum / maximum	<b>C</b>	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
Rear, minimum	<b>D</b>	15 ft.	Street or alley: 0 ft.
<b>Building Height</b>			
Building height, maximum	<b>E</b>	68 ft. / 75 ft. >100 ft. from all lot lines: N/A	



[1] Residential development that qualifies for funding through Article 14-17 of ROA 1994 (Family Housing Developments) may be eligible for development incentives specified in that Article.

\*See IDO Subsection 14-16-5-1(C)(2) Contextual Residential Development in Areas of Consistency, if applicable, for additional standards that modify these general dimensional standards.

**Table 2-4-8: Other Applicable IDO Sections**

Overlay Zones	<a href="#">Part 14-16-3</a>	Landscaping, Buffering, and Screening	<a href="#">14-16-5-6</a>
Allowable Uses	<a href="#">14-16-4-2</a>	Walls and Fences	<a href="#">14-16-5-7</a>
Use-specific Standards	<a href="#">14-16-4-3</a>	Outdoor and Sight Lighting	<a href="#">14-16-5-8</a>
Dimensional Standards	<a href="#">14-16-5-1</a>	Neighborhood Edges	<a href="#">14-16-5-9</a>
Site Design and Sensitive Lands	<a href="#">14-16-5-2</a>	Solar Access	<a href="#">14-16-5-10</a>
Access and Connectivity	<a href="#">14-16-5-3</a>	Building Design	<a href="#">14-16-5-11</a>
Subdivision of Land	<a href="#">14-16-5-4</a>	Signs	<a href="#">14-16-5-12</a>
Parking and Loading	<a href="#">14-16-5-5</a>	Operations and Maintenance	<a href="#">14-16-5-13</a>



## Use Table Summary

The following excerpt from Table 4-2-1 shows the allowable uses for the **MX-H 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 Section 14-16-7-1, 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.

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   CT = Conditional Temporary																				
Blank Cell = Not Allowed																				
Zone District >>		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
Land Uses																				
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)(6)	
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)	
Dwelling, multi-family					P	P	P	P	P	P		CV							4-3(B)(8)	
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)(9)	
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)	
Dormitory						P	C	P	P	P										
Group home, medium					C	C	C	P	P	P									4-3(B)(10)	
Group home, large						C			C	C									4-3(B)(10)	
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)(2)	
Fire or police station									P	P	P	P	P	P						
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)	
Hospital									P	P	P	P							4-3(C)(4)	
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)	



**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 CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	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	
Land Uses																			
Overnight shelter										C	C	C	C	C					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)(7)
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)
Sports field								CV	C	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)
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	P	P					
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)
Catering service									P	P	P	P	P	P					
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)
Nightclub									P	P	P	P	P						4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)
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)(12)
Lodging																			
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)
Motor Vehicle-related																			
Car wash								P	P	P	P	P	P	P					4-3(D)(16)
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(19)
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(22)
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(22)
Offices and Services																			
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)
Blood services facility									C	C	C	P	P	P					
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)



**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 CT = Conditional Temporary

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Zone District >>	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	
Land Uses																			
Commercial services								P	P	P	P	P	P	P					
Construction contractor facility and yard										C	P	P	P	P					4-3(D)(25)
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)
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)(27)
Personal and business services, large									P	P	P	P	P	P					4-3(D)(27)
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)
Outdoor Recreation and Entertainment																			
Amphitheater										C	C	C	C	C	A	P	A	C	
Drive-in theater									C	C	C	C	C						4-3(D)(31)
Residential community amenity, outdoor	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)(32)
Retail Sales																			
Adult retail										P		P	P	P					4-3(D)(6)
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P					
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(34)
Cannabis retail								P	P	P	P	P	A	A					4-3(D)(35)
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)
General retail, medium									P	P	P	C	C						4-3(D)(37)
General retail, large									C	C	P	P							4-3(D)(37)
Grocery store								P	P	P	P		P	P					4-3(D)(38)
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)
Transportation																			
Helipad									CA	CA	A	P	P	P	A				4-3(D)(44)
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)



**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 CT = Conditional Temporary

Blank Cell = Not Allowed

Zone District >>	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		
Land Uses																				
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)	
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)	
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)	
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)	
Light manufacturing										A	P	P	P	P					4-3(E)(4)	
Telecommunications, Towers, and Utilities																				
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C		
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)	
Energy Storage System (EES)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(9)	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(10)	
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(11)	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(12)	
Wireless Telecommunications Facility (WTF)																				4-3(E)(13)
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Collocation	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					
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A					
Small cell	A	A	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)(14)	
Wholesaling and Storage																				
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(18)	
Warehousing									C	C	P	P	P	P					4-3(E)(19)	
Wholesaling and distribution center									C	C	P	P	P	P					4-3(E)(20)	
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)	



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Zone District >>	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	
Land Uses																			
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T		
Drive-through or drive-up facility								A	A	CA	A	A	A						<a href="#">4-3(F)(5)</a>
Family care facility	A	A	A	A	A	A	A	A	A	A									<a href="#">4-3(F)(7)</a>
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									<a href="#">4-3(F)(10)</a>
Independent living facility				A	A	A	A	A	A	A									<a href="#">4-3(F)(11)</a>
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			<a href="#">4-3(F)(12)</a>
Mobile vending cart							A	A	A	A	A	A	A	A		A		A	<a href="#">4-3(F)(13)</a>
Outdoor dining area							CA	A	A	A	A	A	A	A	A				<a href="#">4-3(F)(15)</a>
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A	<a href="#">4-3(F)(17)</a>
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A									<a href="#">4-3(F)(18)</a>
TEMPORARY USES																			
Temporary Uses That Require A Permit																			
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(2)</a>
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		<a href="#">4-3(G)(3)</a>
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T		<a href="#">4-3(G)(4)</a>
Film Production	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T			<a href="#">4-3(G)(5)</a>
Open air market							T	T	T	T	T						T		<a href="#">4-3(G)(6)</a>
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T			T		<a href="#">4-3(G)(7)</a>
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T				<a href="#">4-3(G)(8)</a>
Safe outdoor space							CT	CT	CT	CT	T	T	T	T					<a href="#">4-3(G)(9)</a>
Seasonal outdoor sales							T	T	T	T	T	T	T	T					<a href="#">4-3(G)(10)</a>
Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T		<a href="#">4-3(G)(11)</a>
Temporary Uses That Do Not Require A Permit																			
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	<a href="#">4-3(G)(13)</a>



# FORMER WALGREENS FOR SALE OR LEASE OR BUILD TO SUIT

10300 Central Ave SE, Albuquerque, NM 87123



## FRONTAGE

The property has approximately 150 feet of frontage on Cochiti Road SE, 255 feet on Eubank Boulevard Southeast and 325 feet on Central Avenue Southeast

## ACCESSIBILITY

The property is within two miles of Interstate 40 and within two miles of State Road 556. Accessibility to the property is offered through a full-access curb cut on Central Avenue Southeast, a full-access curb cut on Eubank Boulevard Southeast and a full-access curbcut on Cochiti Road Southeast

## STREET IMPROVEMENTS

Central Avenue Southeast

## STREET

Primary Street

## DIRECTION

Two-way

## NO. LANES

Six lane

## STREET TYPE

Major Arterial

Eubank Boulevard Southeast

Secondary Street

Two-way

Six lane

Minor Arterial

Cochiti Road Southeast

Secondary Street

Two-way

Two lane

Minor Arterial

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**ANTONOFF**  
& CO. BROKERAGE INC.



# FORMER WALGREENS FOR SALE OR LEASE OR BUILD TO SUIT

10300 Central Ave SE, Albuquerque, NM 87123

## WALGREENS

Walgreens Boots Alliance ("WBA") is a multinational conglomerate that sells health and wellness products, including prescription and over-the-counter drugs, beauty projects, and health services. There are 8,475 Walgreens pharmacies in the United States as of January 12, 2025, across 53 states and territories and 3,413 cities. The company's retail drugstore brands include Walgreens, Boots, Duane Reade, and Alliance Healthcare.

## WBA REPORTED THE FOLLOWING FINANCIAL RESULTS FOR FISCAL YEAR 2024:

- **Sales:** \$147.7 billion, a 6.2% increase from the previous year
- **Operating loss:** \$14.1 billion, a 104.5% increase from the previous year
- **Net loss:** \$8.6 billion, a 18.04% increase from the previous year
- **Adjusted net earnings:** \$2.5 billion, a 27.9% decrease on a constant currency basis

## OTHER HIGHLIGHTS

- WBA has a presence in eight countries, including the U.S. and Europe
- WBA has a portfolio of healthcare-focused investments in the U.S. and China
- WBA has been recognized for its commitment to diversity, equity and inclusion
- WBA plans to close roughly 1,200 stores over the next three years
- **WWW. WALGREENS.COM**

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**5 MILES**

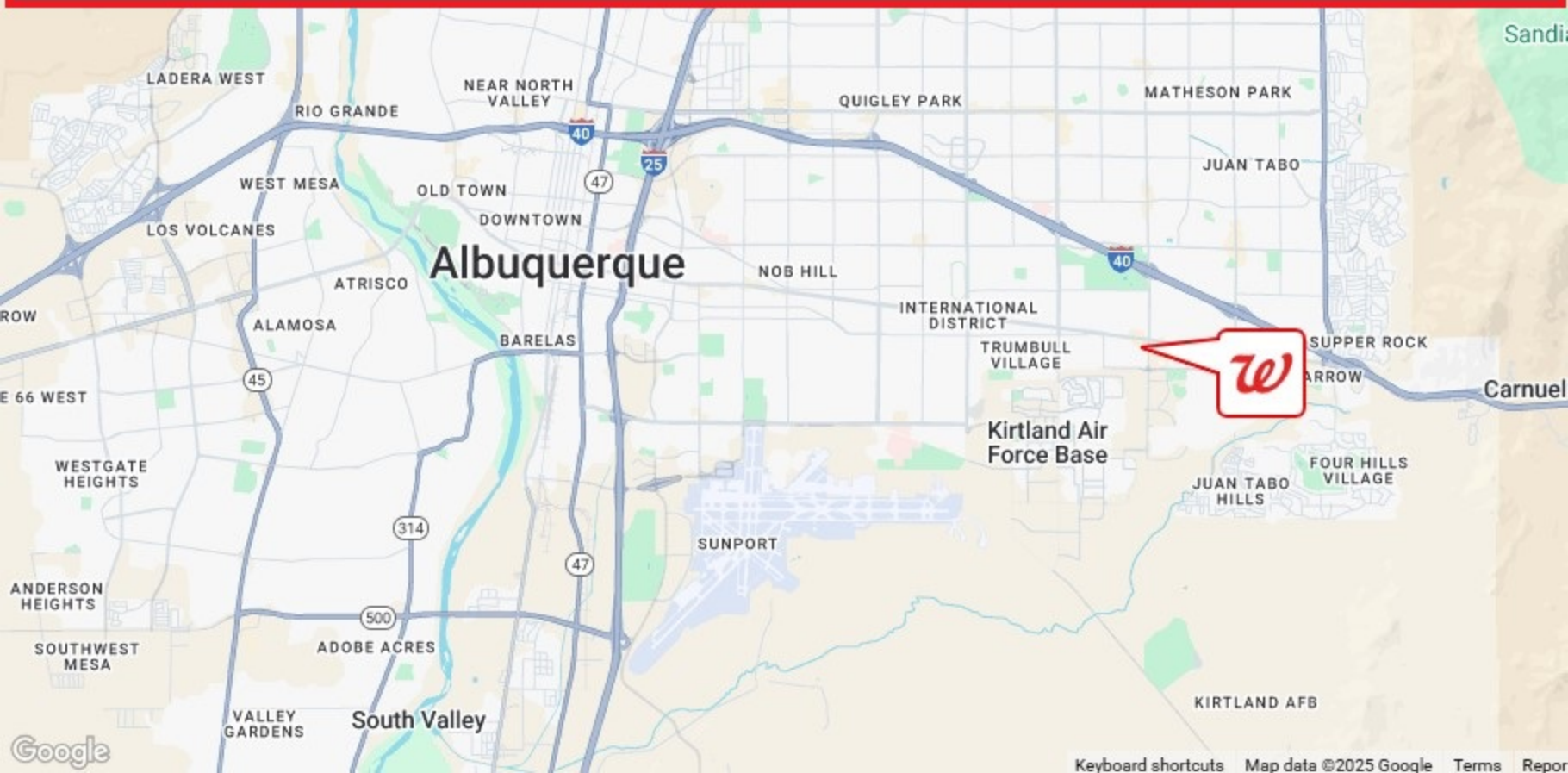
The University of New Mexico

**7 MILES**

Albuquerque International Sunport

**9 MILES**

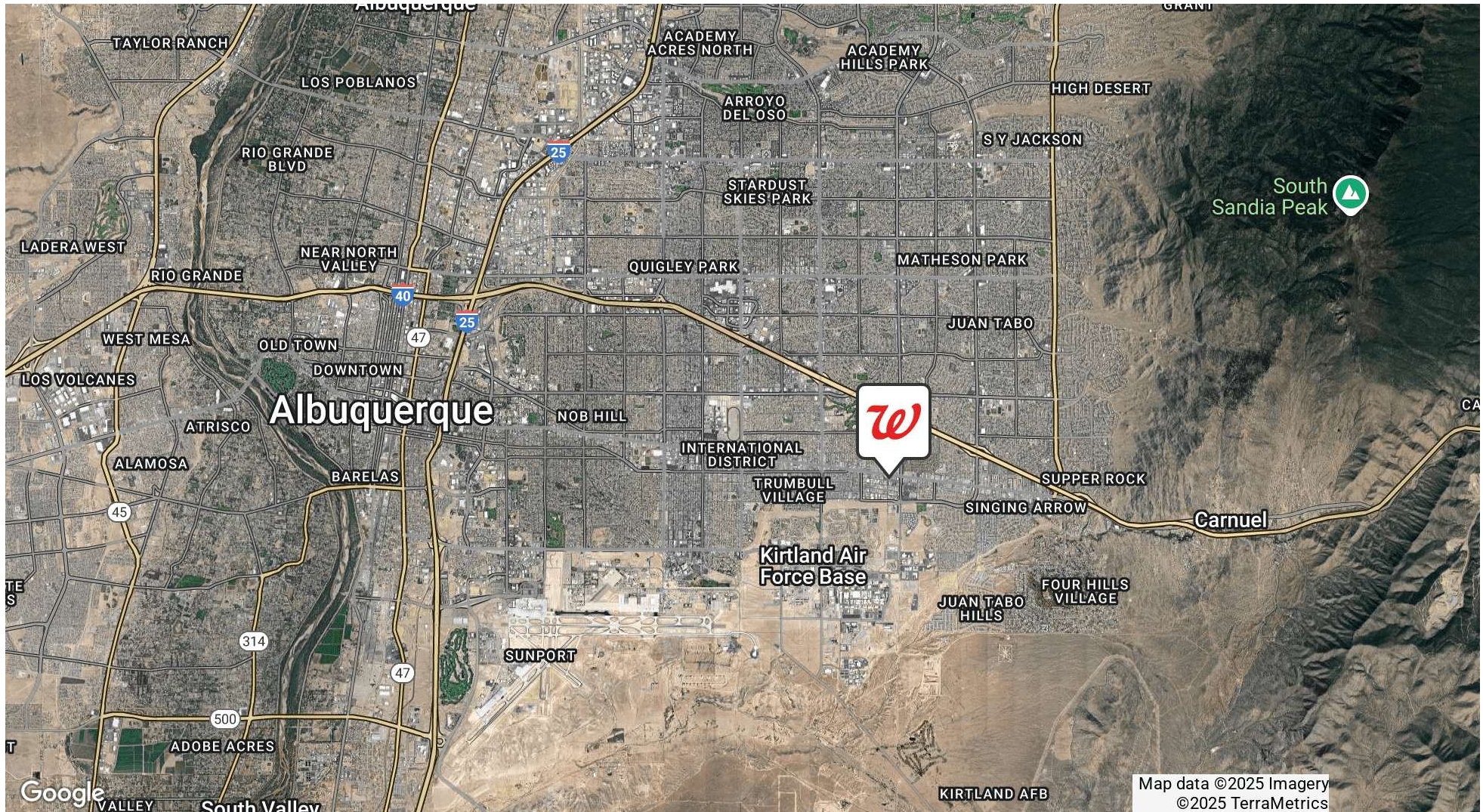
Downtown Albuquerque





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# 4

## DEMOGRAPHICS

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# FORMER WALGREENS FOR SALE OR LEASE OR BUILD TO SUIT

10300 Central Ave SE, Albuquerque, NM 87123

## DEMOGRAPHICS

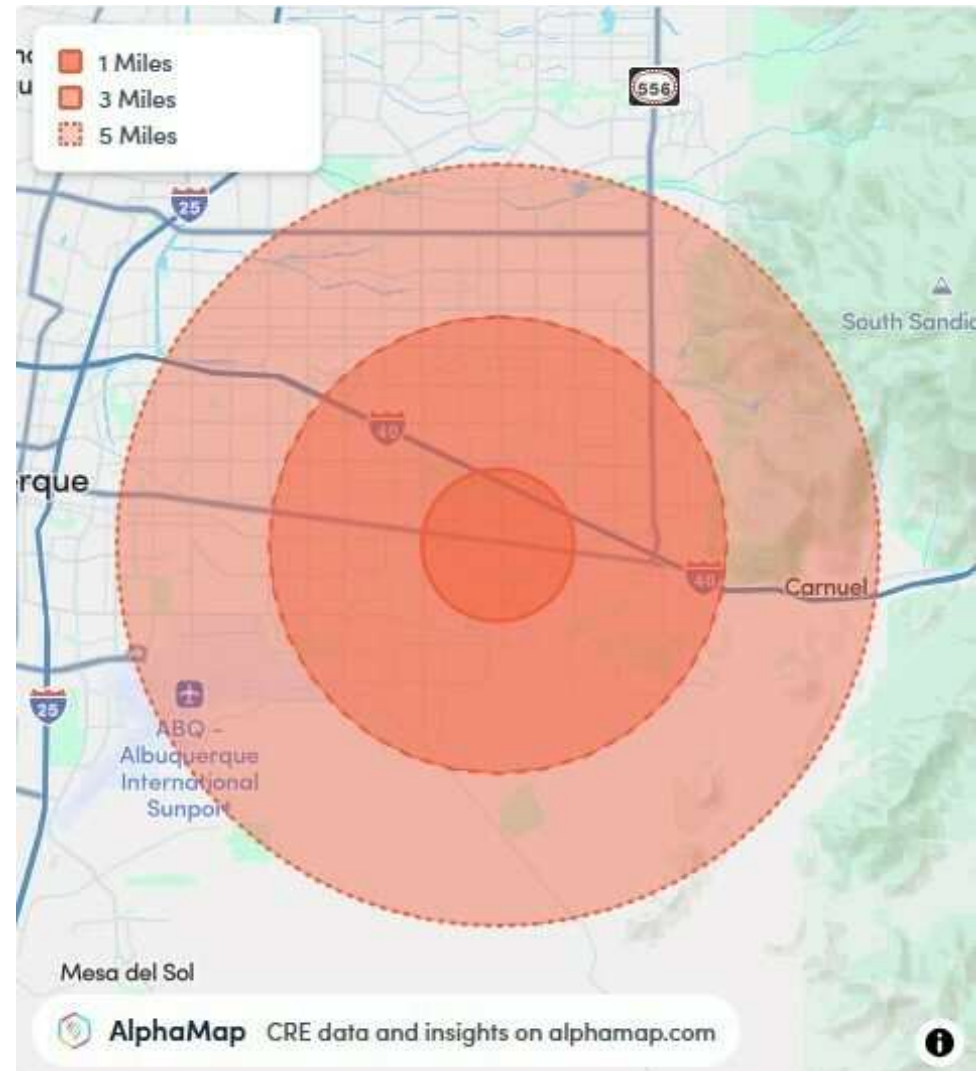
	1 MILE	3 MILE	5 MILE
2024 Total Population	15,095	121,822	229,819
2029 Population Projection	15,136	122,287	230,537
Pop. Growth 2024 - 2029	0.1%	0.1%	0.1%
2024 Total Households	6,117	52,810	103,338
2029 Household Projection	6,131	25,969	103,648
HH Growth 2024 - 2029	0.1%	0.1%	0.1%
Average Household Income	\$71,687	\$68,023	\$79,456
Median Household Income	\$47,487	\$48,116	\$55,288
Businesses	520	5,909	14,706
Employees	18,857	60,843	113,698

\*Demographics provided by CoStar

## TRAFFIC COUNTS

Central Ave. SE N of Eubank Blvd. NE	34,718/vpd
Central Ave. SE W of Moon St. SE	29,922/vpd
Central Ave. SE E of Eubank Blvd. NE	26,207/vpd

\*Traffic counts provided by NMDOT



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# 5

## ADVISOR BIOS

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# FORMER WALGREENS FOR SALE OR LEASE OR BUILD TO SUIT

10300 Central Ave SE, Albuquerque, NM 87123



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