

High-Performing Self Service Car Wash

FOR SALE / 1221 San Pedro Dr SE, Albuquerque, NM 87108



ALFREDO BARRENECHEA
(505) 401-0135

BARBARA KLINE
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SALE PRICE: \$450,000

Cap Rate: 9.33%

BUILDING SIZE +/- 2,500 SF

LAND SIZE +/- .6 Acres

ZONING MX-L

FEATURES

- 6-bay Car Wash, Mark VII with Cat pumps
- 6 JE Adams Turbo Vacuums, installed 2022
- Perimeter fencing
- Seller Discretionary Earnings: \$42,000



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

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DESCRIPTION



Tiny Bubbles has been serving the local community for more than two decades. This recently refurbished self-service car wash, built in 2002, is conveniently located near Gibson Blvd, just minutes from Kirtland Air Force Base and the Veterans Hospital.. Upgrades in 2022 include new JE Adams Turbo Vacuums, including one upholstery and fragrance combo, new Laurel Vending Machines, new American Changer bill changers, and new Hydro minders for all chemicals.

The property grossed \$79,300 in sales in 2023 and returned Seller Discretionary Earnings of \$42,000, for an asking cap rate of +/-8.5%. The current owner employs part-time help. There is potential for increased owner return if the owner chooses to operate the property full time.

The property has six self-service bays and 6 vacuum stations, coin changer, and dispensers for car wash accessories..



[WEBSITE](#)

[VIDEO](#)

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PROPERTY SUMMARY

PROPERTY ADDRESS	1221 San Pedro SE Albuquerque, NM 87108
PROPERTY DESCRIPTION	Self Service Car Wash
PROPERTY SIZE	+/- .6 Acres
TOTAL BUILDING SIZE	+/- 2500 SF
ZONING	MX-L
ACCESS	Direct access from San Pedro Dr.SE
VISIBILITY	High Visibility
SIGNAGE	Monument

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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BUSINESS AND ASSET OVERVIEW



ASSET INFORMATION

- 6 Wash Bays
- 4 Vacuum Stations, 6 Total Vacuums
- Coin Operated Accessory Dispensers

RECENT UPGRADES

- 2022 new JE Adams Turbo Vacuums installed
- 1 Upholstery and fragrance combination Vacuum. Great extra revenue stream
- New Laurel Vending Machines installed for reliable revenue. No jamming
- New American Changer retrofit bill changers installed in 2022. Reliable high capacity, high change rate and accepts bill 1-20 even 2-dollar bills
- New Hydro minders for all chemicals
- 2022 perimeter fencing added

FINANCIAL INFORMATION 2023

Gross Sales	\$79,300
Discretionary Earnings	\$42,000

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SITE SURVEY

ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

Lot Interest "C" in Block numbered Thirty-two (32) of VIRGINIA PLACE, in addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1972 in Plat Book 85, page 133.

SURVEYOR'S CERTIFICATION:

To:
 (OWNER), Alberto S. Garcia
 (OWNER), TRD
 (TITLE COMPANY), Fidelity National Title Company
 (UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Professional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Professional Tolerances.

Thomas D. Johnson
 Thomas D. Johnson, NPS 14288
 May 21, 2021



WAYJOHN SURVEYING, INC.

NOTES CORRESPONDING TO SCHEDULE B:

FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SP000105281 EFFECTIVE DATE March 31, 2021 AT 8:00 A.M.

- ① Reservations contained in Patent from United States of America, filed in Book 35, page 694, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is Market in nature.
- ② Restrictions filed in Book 109, page 494, records of Bernalillo County, New Mexico, but certifying any restriction based on name, color, religion or national origin to the extent such coverage, condition or restriction violate 42 USC 3604. Item affects subject property. Item is not plotted hereon. Item is Market in nature.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY SAN PEDRO BOULEVARD, SEE A DEDICATED AND ACCEPTED RIGHT-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY MAINTAINED PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

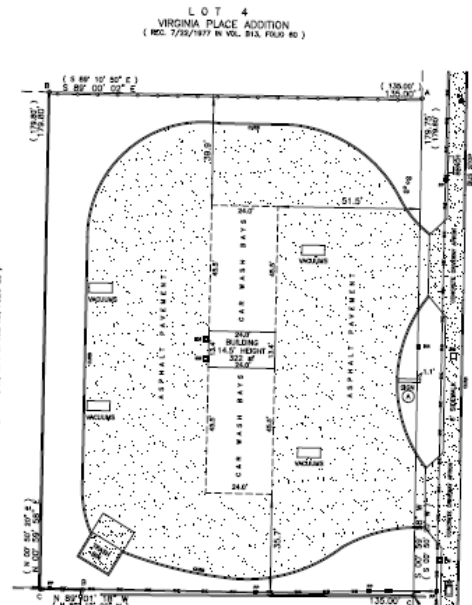
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

FLOOD INFORMATION:

THIS PROPERTY DOES NOT LIE IN AN AREA COVERED BY A FORMAL FEMA FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0362 H, EFFECTIVE DATE: AUGUST 18, 2012.

STATEMENT OF ENCROACHMENTS:

- ① SIGN ENCROACHES INTO SAN PEDRO DRIVE, I.E., RIGHT-OF-WAY TO A MAXIMUM EXTENT OF 1.1 FEET AS SHOWN.



LEGEND:

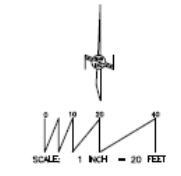
□ TRD	TRIMMED SIGNAL BOX	○ CONCRETE
■ BP	PERMITS CONTROL VALVE/BOX	○ OVERHEAD ELECTRIC LINES
● M	POWER POLE	○ CHAIN LINK FENCE
■ E	ELECTRIC METER	○ BLOCK WALL
○ G	GAS METER	○ WROUGHT IRON FENCE
○ W	WATER METER	
○ S	SEWER CLEANOUT	
◆ H	REBAR HORIZONTAL	



SITE RESTRICTIONS:
 SETBACKS (MINIMUM/MAXIMUM):
 FRONT: 5/24 FEET
 SIDE: 0 FEET/5 FEET ADJACENT TO SIDE STREET
 REAR: 15 FEET
 HEIGHT: 35 FEET
 LOT COVER: NONE
 ZONE: M-1-L LOW INTENSITY ZONE DISTRICT
 SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE, CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-2860.

AREA:
 24,288.62 sq. ft.
 0.552 ACRES

PARKING:
 0 STANDARD SPACES
 0 TOTAL SPACES



ACS MONUMENT "1_M18"
 X=1,543,374.499 UTM SURVEY FEET
 Y=1,475,270.203 UTM SURVEY FEET
 Ground=25+014: 0.9999529251
 MGRS Azimuth = -0211°10.47"
 NAD83 CENTRAL ZONE 14D 83

- ① FOUND/SET MONUMENT LEGEND:
 A: FOUND #4 REBAR AND CAP "LS 6088"
 B: SET #4 REBAR AND CAP "WAYJOHN, PS 14288"
 C: SET IN WALL AND CAP "WAYJOHN PS 14288"

WAYJOHN SURVEYING, INC.

1609 2nd Street, N.W., Albuquerque, NM 87102
 Phone: (505) 255-2652 Fax: (505) 255-0987

Date of Survey: 5/17/2021	Draftsman: J.T.K.
Date of Last Revision: N/A	Job No.: ALTA-4-04-2021

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PROPERTY PHOTOS



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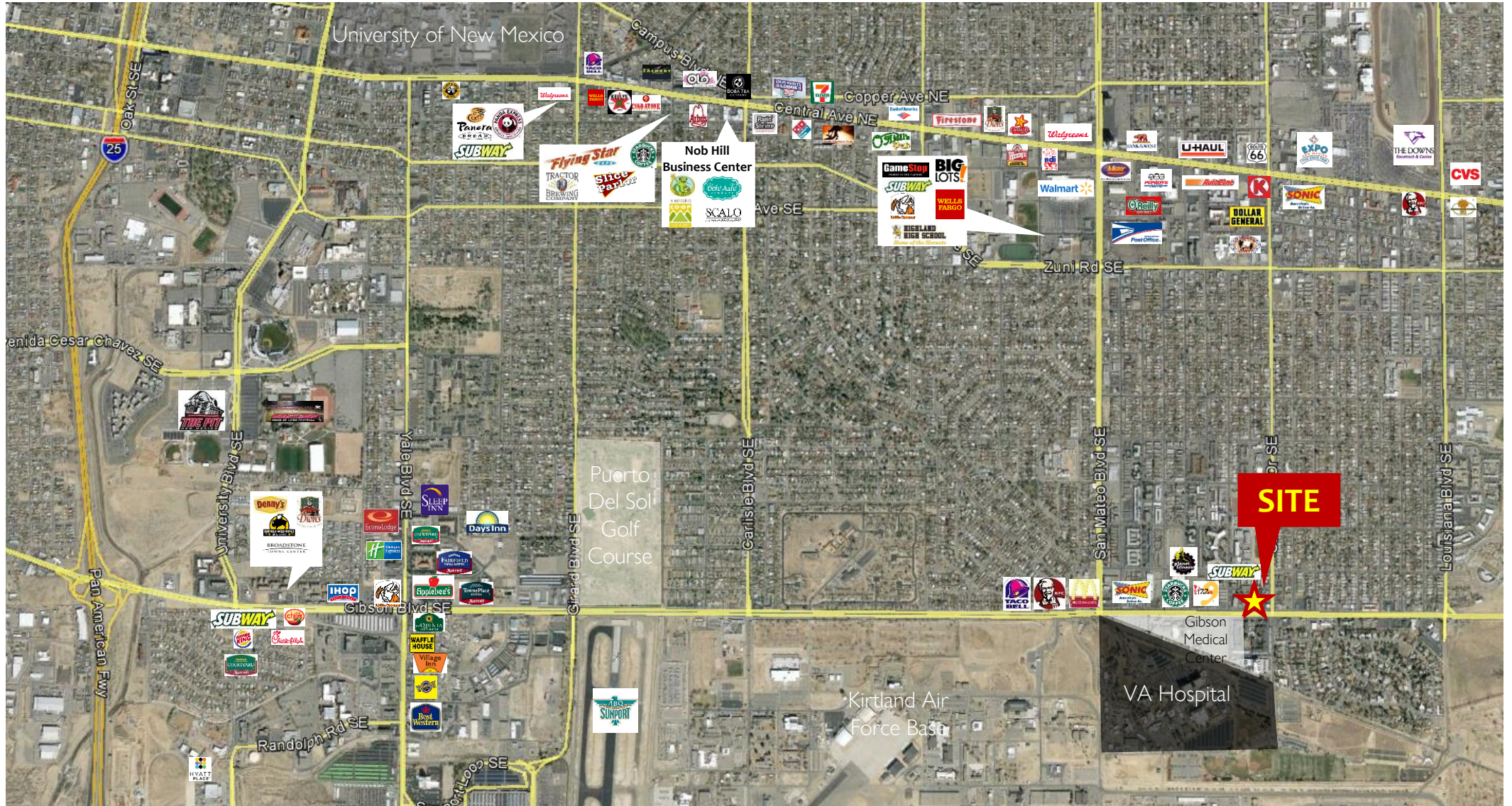
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TRADE AREA



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IMMEDIATE TRADE AREA



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SITE CLOSE UP



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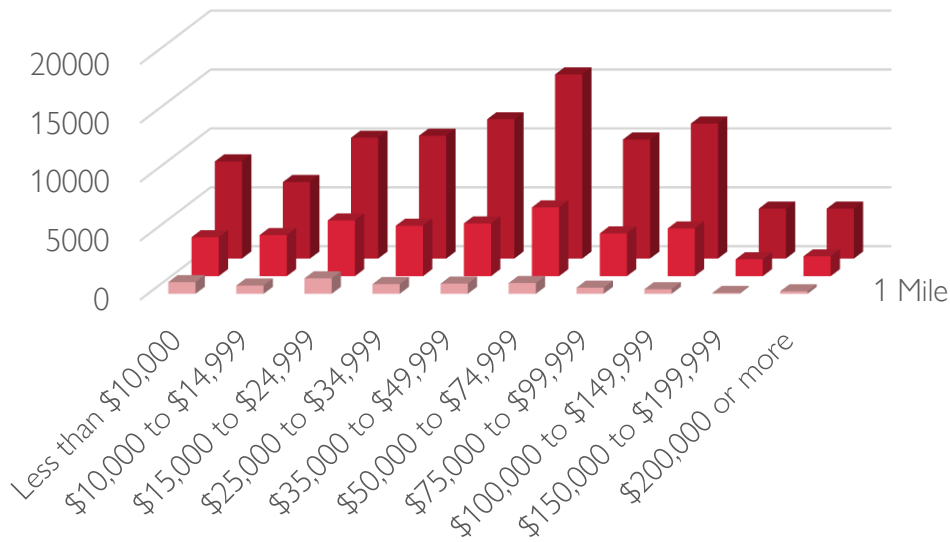


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	14,057	\$37,427	38.5
3 Mi	81,372	\$51,597	36.5
5 Mi	204,714	\$55,293	38.0

TRAFFIC COUNTS

Gibson Blvd. SE 21,538 VPD

San Pedro Dr. SE 6,783 VPD

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ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



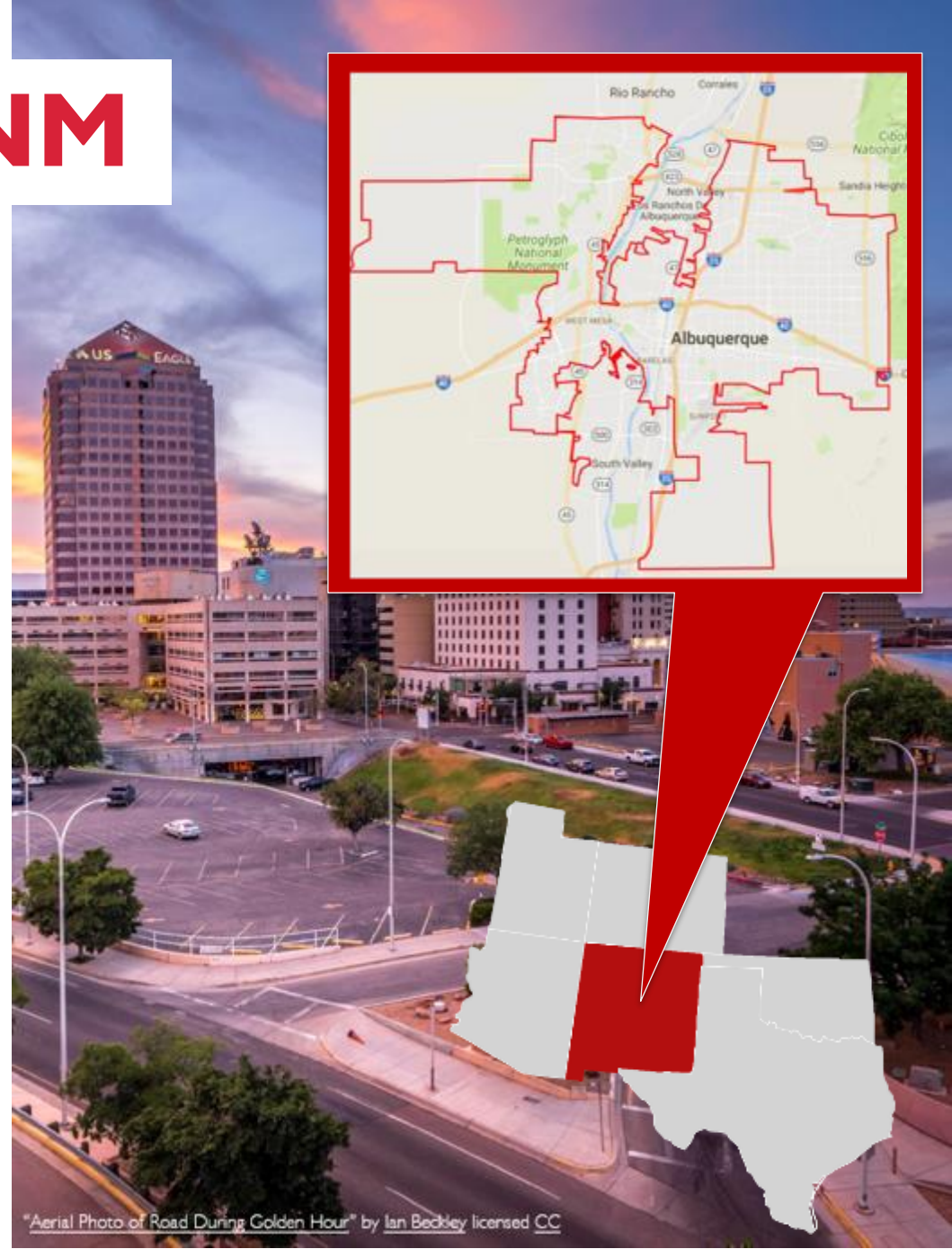
Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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BROKERS



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ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds 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.



BARBARA KLINE Vice President/Business Broker

(505)720-6593 / barbara@go-absolute.net

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. She has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties. She was recognized as one of the top 25 business mentors in the United States in Alignable's Mainstreet Mentor search.



WHO WE ARE

We are 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

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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