

Valero For Sale or Lease

1620 Carlisle Blvd SE
Albuquerque, NM 87106



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PROPERTY SUMMARY

OVERVIEW

Acres: 0.7031
Building Size: 3,280 SF
Sale Price: \$1,880,000
Lease Price: \$10,000/mo
Zoning: MX-L



2023 MINI-POD

Gross Income: \$3,844,675
Actual Expenses: \$3,580,670
Actual NOI: \$264,005
Cap Rate: 14.04%

FEATURES

- Owner will consider Sale, Lease, Lease Purchase, and Lease Option to Buy.
- \$200,000 non-refundable down payment for lease, and must purchase current inventory at cost.
- C-store does \$70,000-\$75,000/mo.
- Tanks are pumping 75,000 gallons/mo.
- New roof, bathrooms, AC, & LED lighting - totalling \$70,000.
- New pumps, canopy, and face done within last 3 months.
- New pump motors installed in 2015.
- 10+ years on Valero contract, with profit margins of 29-50 cents/gallon.
- Former Car Wash building is a value add to the tenant or buyer to lease to emissions, smoke shop or other compatible sublease.
- 35,400 VPD on Gibson Blvd, 5,400 VPD on Carlisle Blvd.



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TRADE AREA



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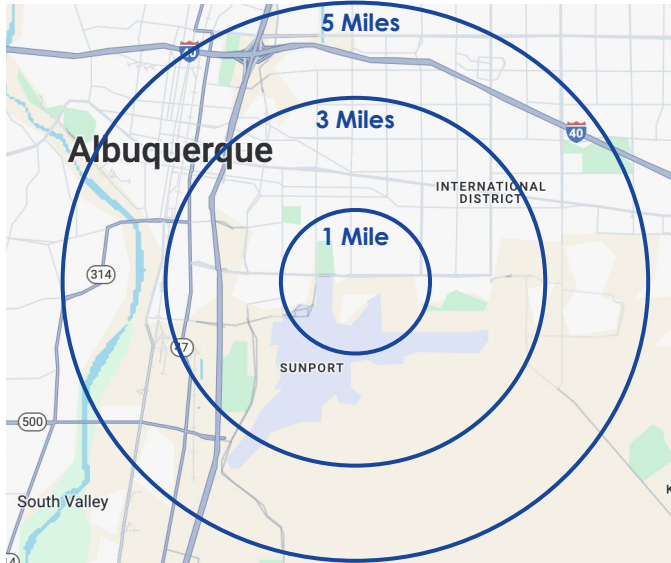
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DEMOGRAPHICS



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	16,900	104,00	262,000
Households	7,951	46,472	104,988
Average Household Income	\$87,076	\$71,115	\$71,992



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PHOTOS



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INTERIOR PHOTOS



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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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