

SALE

Plaza West

5505 - 5511 CENTRAL AVENUE NORTHWEST

Albuquerque, NM 87105

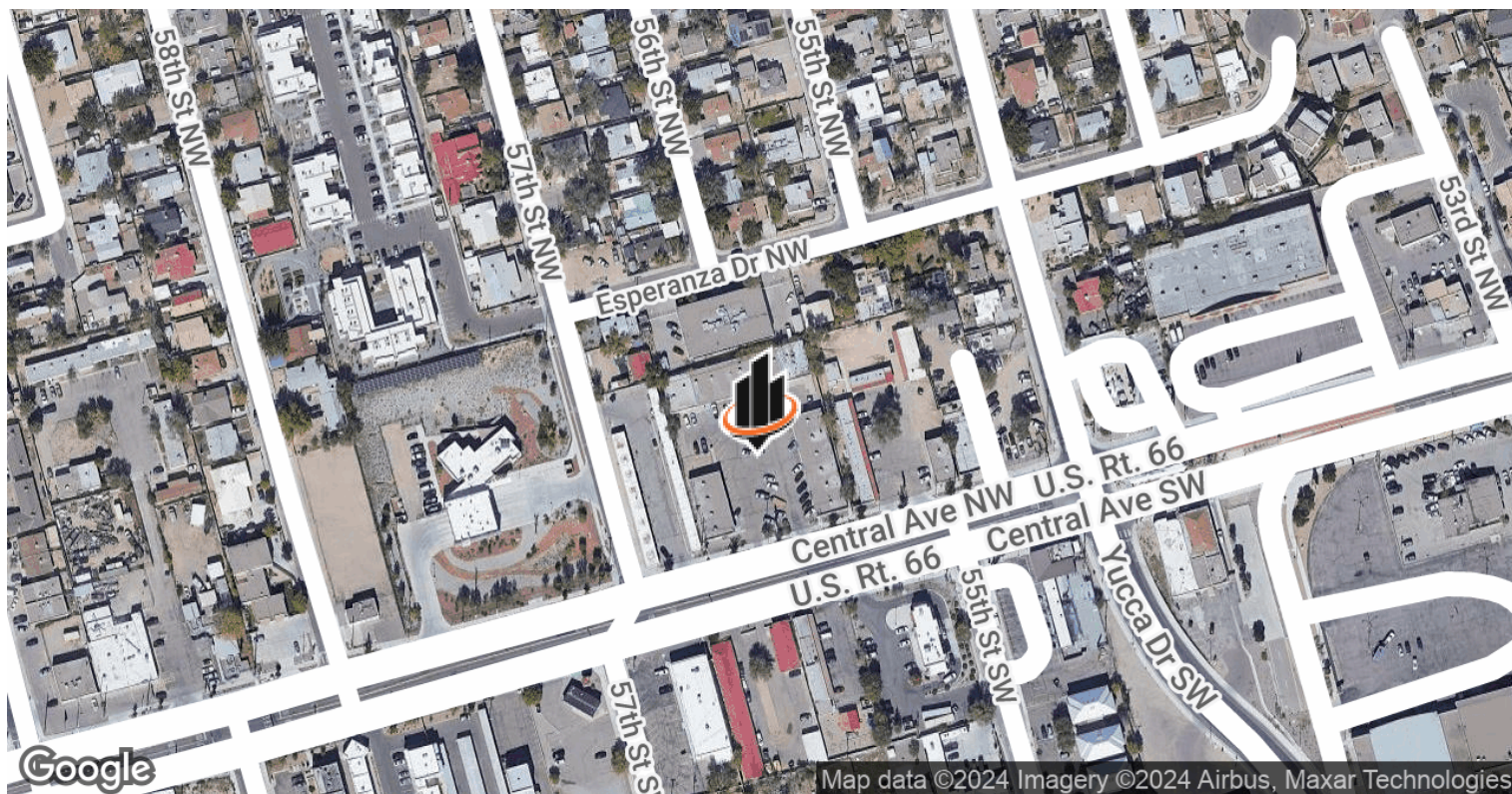
PRESENTED BY:

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Central Avenue SW

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
PRICE/SF	\$89.48
BUILDING SIZE:	16,764 SF
LOT SIZE:	1.11 Acres
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	West Mesa
TRAFFIC COUNT:	18,837
NOI:	\$77,401.86
CAP RATE:	5.16%

PROPERTY DESCRIPTION

Discover a good investment opportunity in Albuquerque with these three buildings totaling 16,764 SF, strategically zoned MX-M for retail and strip center investors. Built in 1960, this property offers a promising location with strong potential for a thriving commercial real estate market.

PROPERTY HIGHLIGHTS

- Zoned MX-M for retail/strip center development
- Ample space for retail storefronts
- Good location for establishing a retail presence in Albuquerque
- Versatile layouts catering to a range of retail uses
- Conveniently located near many amenities

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,500,000
PRICE PER SF	\$89
GRM	13.99
CAP RATE	5.16%
CASH-ON-CASH RETURN (YR 1)	5.16%
TOTAL RETURN (YR 1)	\$77,402

OPERATING DATA

GROSS SCHEDULED INCOME	\$107,195
TOTAL SCHEDULED INCOME	\$107,195
GROSS INCOME	\$107,195
OPERATING EXPENSES	\$29,793
NET OPERATING INCOME	\$77,402
PRE-TAX CASH FLOW	\$77,402

FINANCING DATA

DOWN PAYMENT	\$1,500,000
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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$107,195
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EXPENSES SUMMARY

TAXES	\$7,789
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INSURANCE	\$10,776
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UTILITIES	\$9,304
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MAINTENANCE	\$1,924
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OPERATING EXPENSES	\$29,793
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NET OPERATING INCOME	\$77,402
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A	Paris Salon	1,330 SF	\$7.89	\$10,500.00	Month-to-Month
B	Pet Groomer	800 SF	\$9.75	\$7,800.00	Month-to-Month
D	Herballife	1,444 SF	\$6.01	\$8,675.00	Month-to-Month
E	Farmers Insurance	875 SF	\$9.94	\$8,700.00	Month-to-Month
F	A/A	875 SF	\$5.28	\$4,620.00	Month-to-Month
G	Wood Shop	1,680 SF	\$2.14	\$3,600.00	Month-to-Month
H, J, K	Church	2,140 SF	\$12.34	\$26,400.00	Month-to-Month
L	His Place (Church)	4,200 SF	\$5.00	\$21,000.00	Month-to-Month
5511	Spanish Church	3,420 SF	\$4.65	\$15,900.00	Month-to-Month
TOTALS		16,764 SF	\$63.00	\$107,195.00	

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ADDITIONAL PHOTOS



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LOCATION MAP



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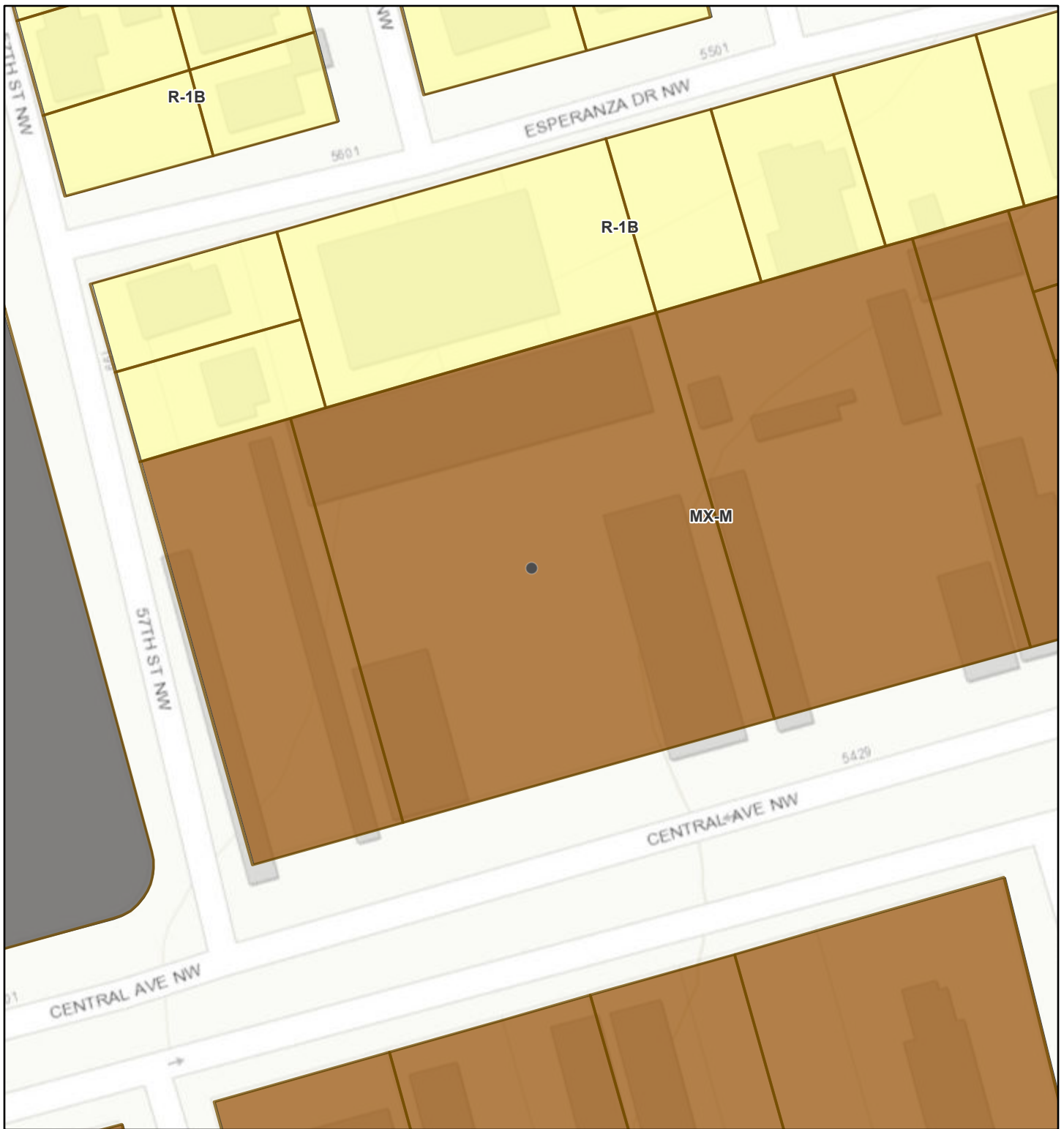
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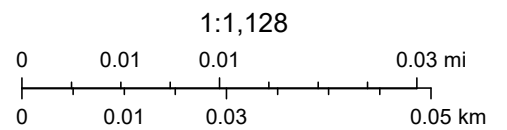
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5505-5511 Central Ave. NW Zoning Map



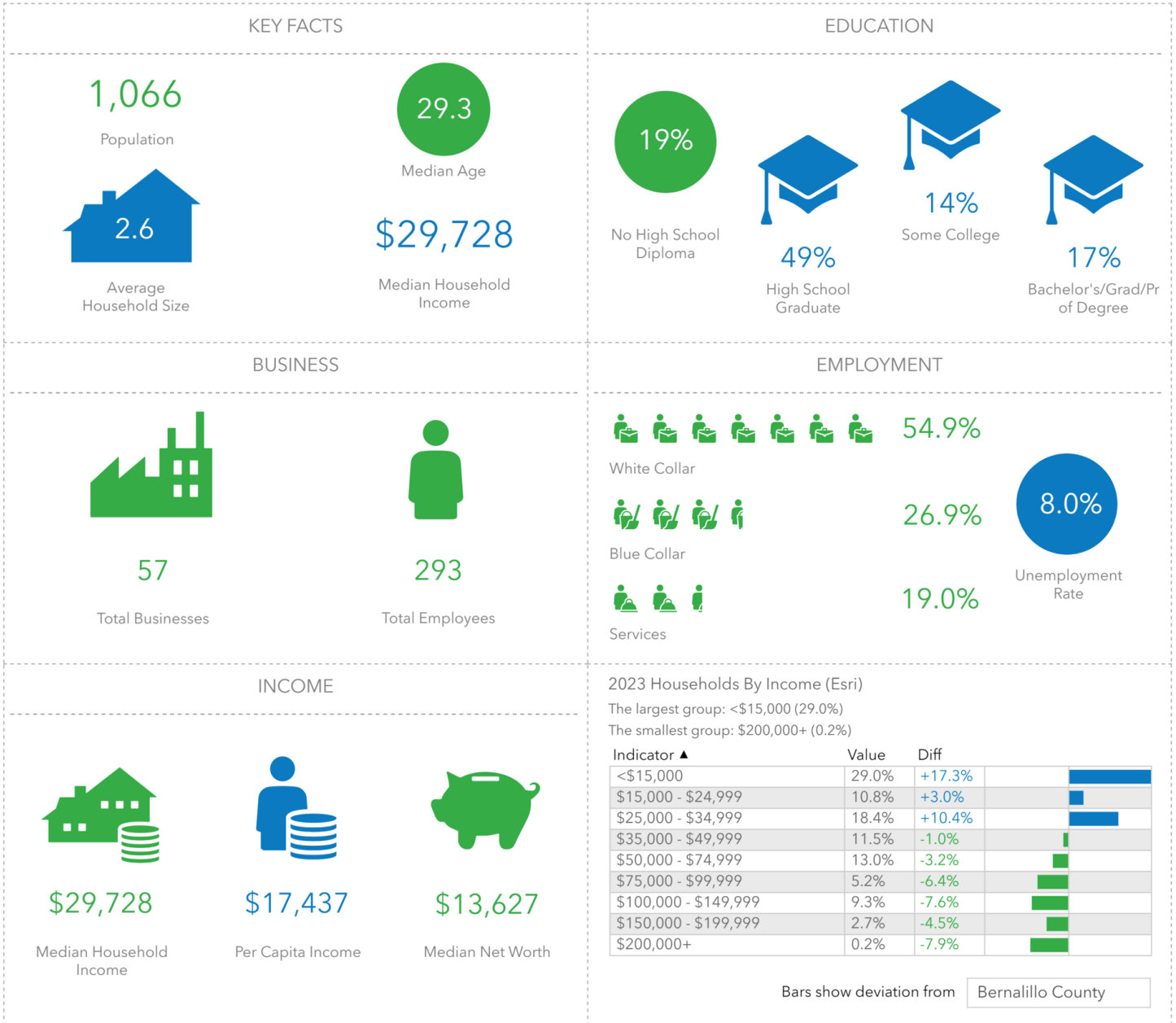
April 29, 2024



1 MINUTE DRIVE TIME DEMOGRAPHICS

Key Facts

5509 Central Ave NW, Albuquerque, New Mexico, 87105
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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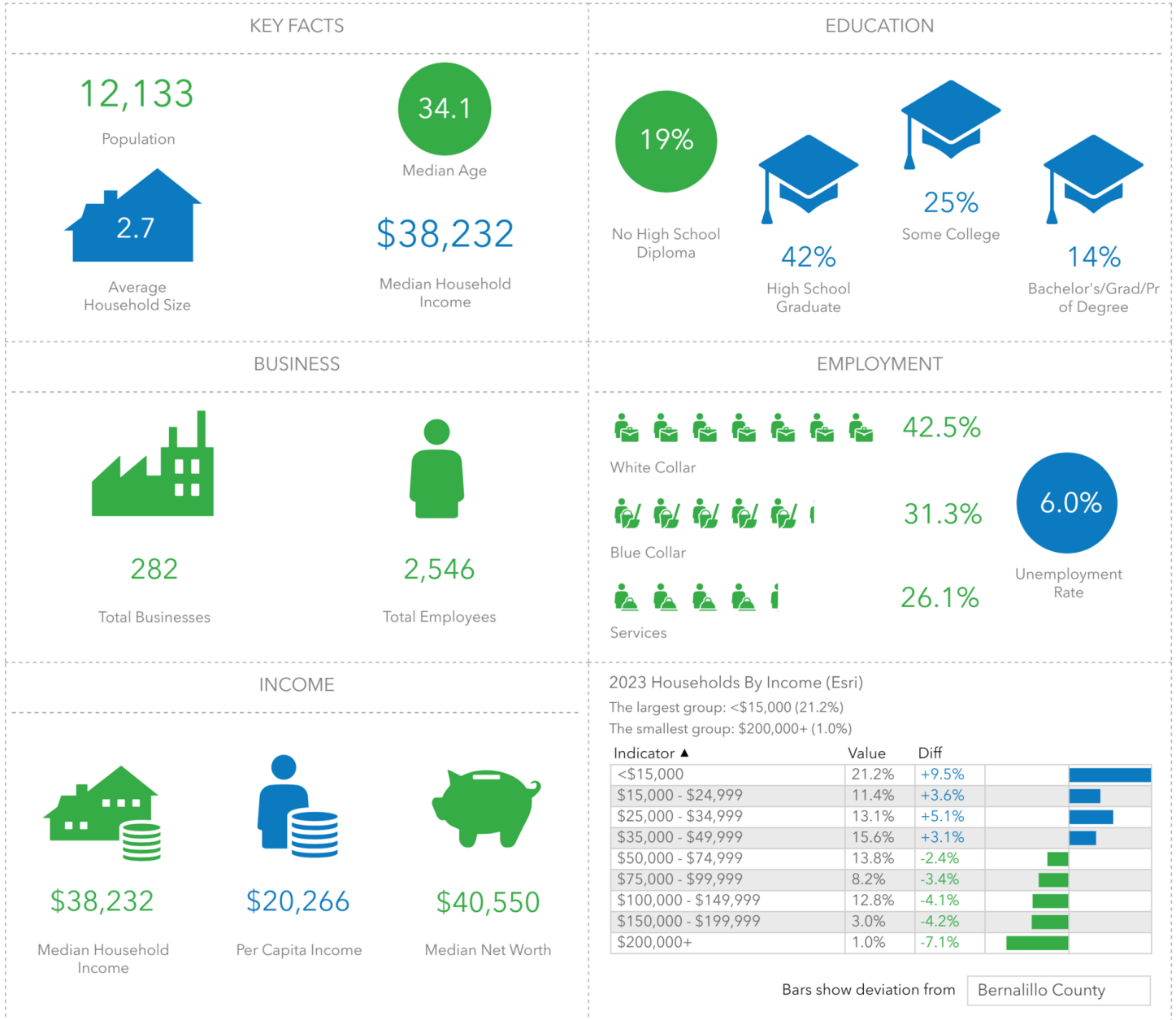
PLAZA WEST | 5505 - 5511 Central Avenue Northwest Albuquerque, NM 87105



3 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

5509 Central Ave NW, Albuquerque, New Mexico, 87105
Drive time of 3 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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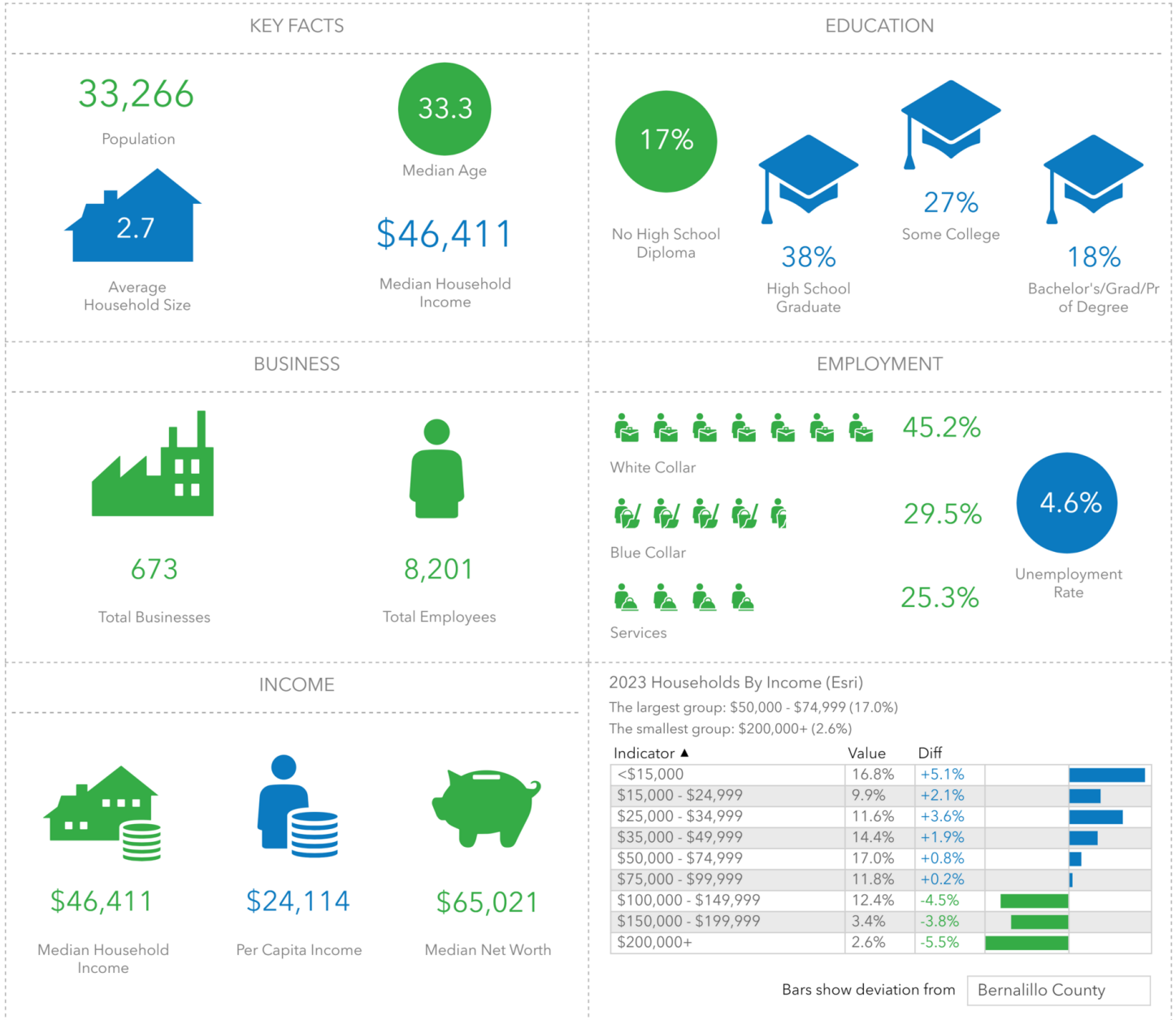
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5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

5509 Central Ave NW, Albuquerque, New Mexico, 87105
Drive time of 5 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2023, 2028.

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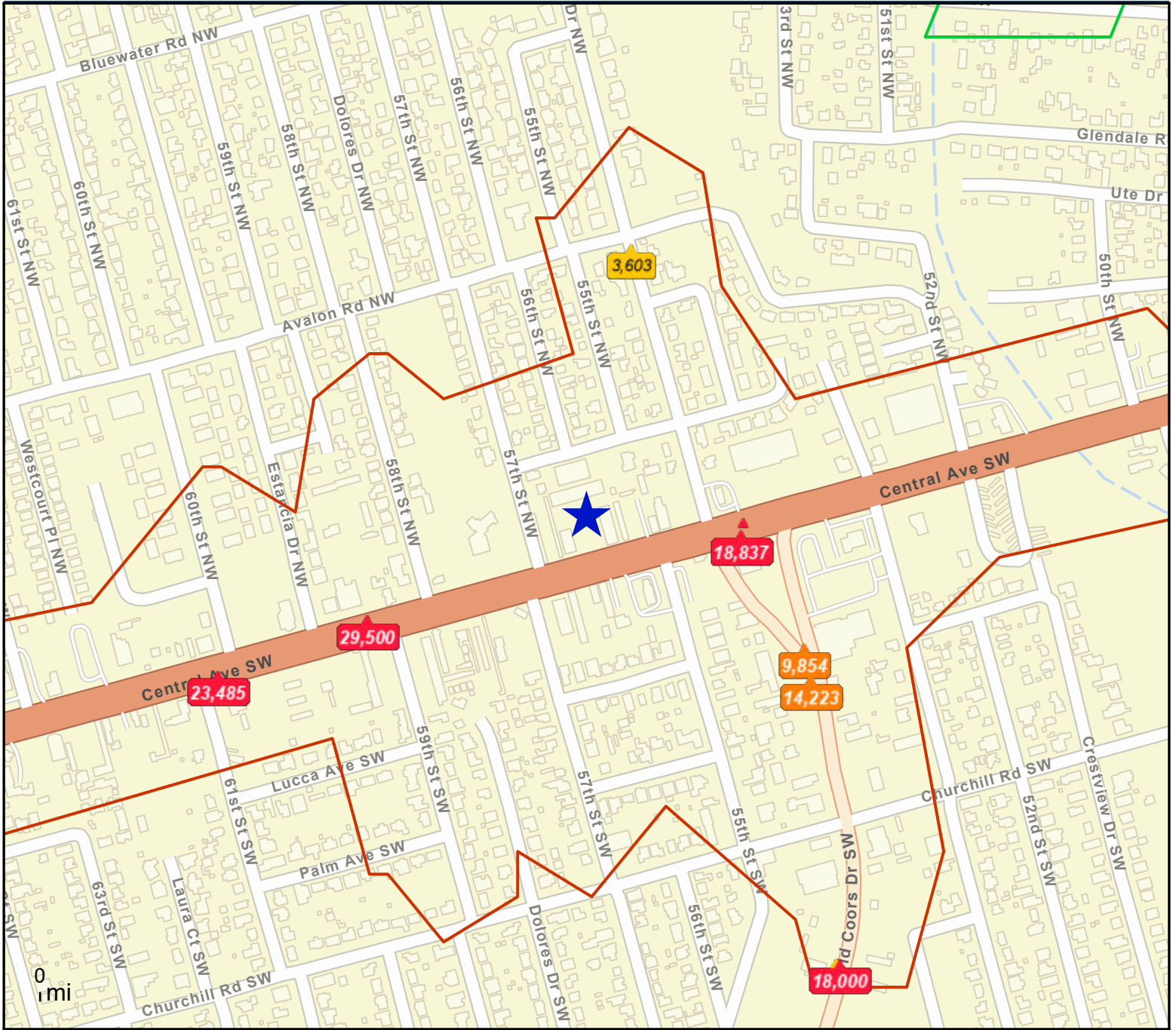
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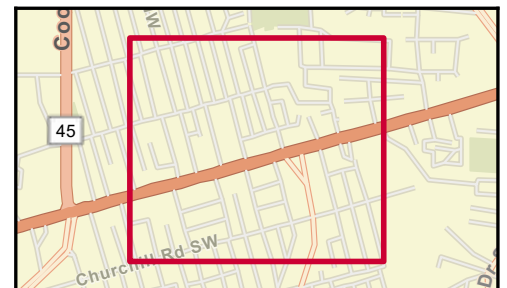
Traffic Count Map - Close Up

5509 Central Ave NW, Albuquerque, New Mexico, 87105
 Drive time: 1, 3, 5 minute radii

Prepared by Esri
 Latitude: 35.08280
 Longitude: -106.70012



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).