

For Sale



WESTERN STATES
COMMERCIAL REAL ESTATE

12,000 SF **Retail Showroom** on
3.2 Paved Acres

12020 Central Ave SE | Albuquerque, NM 87123

505-585-5700 | 315 Alameda Blvd NE, Suite F | Albuquerque, NM | ws-cre.com

12,000 SF Retail Showroom on 3.2 Paved Acres

Aerial



12,000 SF Retail Showroom on 3.2 Paved Acres

Aerial



12,000 SF Retail Showroom on 3.2 Paved Acres

Executive Summary

OPPORTUNITY OVERVIEW:

The subject property is a single-tenant retail building totaling approximately +/- 12,910 square feet, situated on 3.21 AC. The property is located off and visible from Central Ave (Historic Route 66). Tenants in the immediate trade area include Myers RV, Extra Space Storage, Air Stream NM, USA RV Storage, Rocky Mountain RV and Marine, Icon Cinemas, Sprouts, Smiths Food & Drug, and a wide variety of local vendors.

Former RV Dealership directly adjacent to synergistic RV and Marine Dealerships.

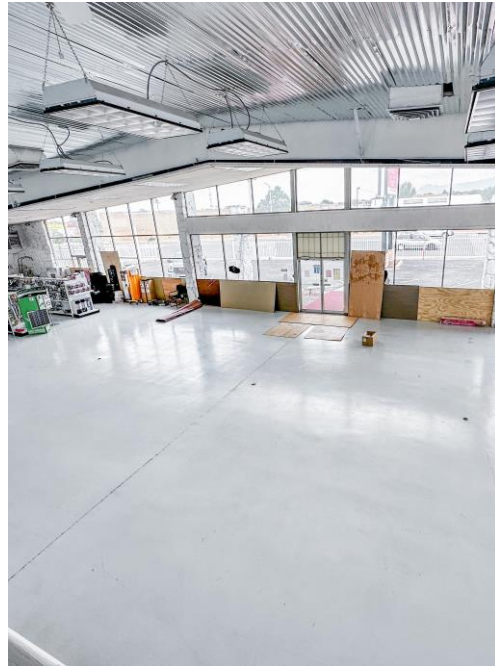
The subject property is extremely versatile:

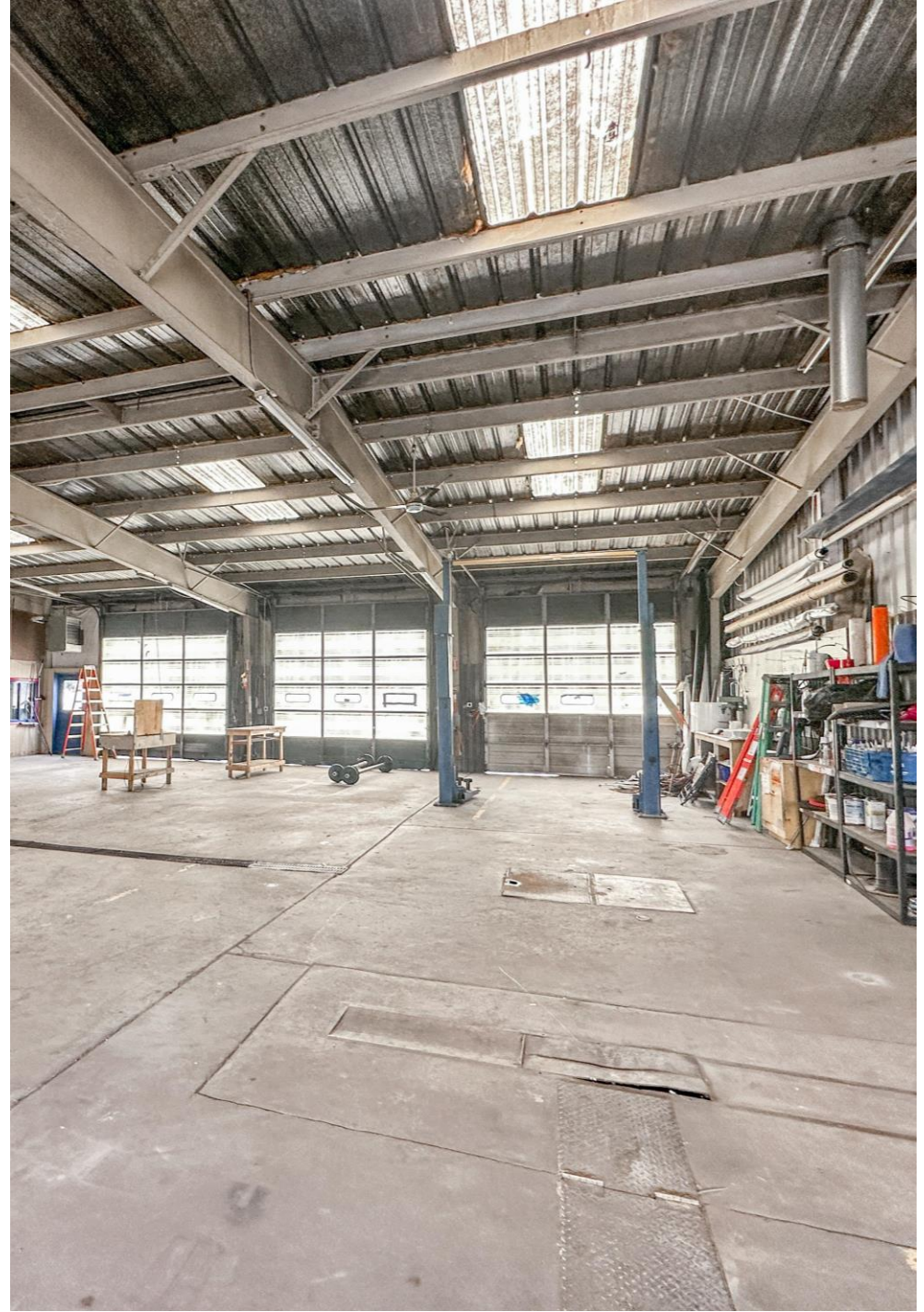
- Two stories
- Two Large Pylon Signs
- A large retail showroom facing the front of the building with large garage access
- A large apartment on the second floor
 - Two bedroom, two bathroom, with living area and dining area
- 5 built in offices
- 3 storage areas
- Large repair shop/warehouse with 6 garage doors
- Expansive, paved grounds directly behind improvements

| | |
|-------------|--------------|
| Price | \$2,125,000 |
| Rentable SF | +/-12,910 SF |
| Land Size | 3.21 AC |









12,000 SF Retail Showroom on 3.2 Paved Acres

Demographics

CITY, STATE
Albuquerque, NM

POPULATION
118,458

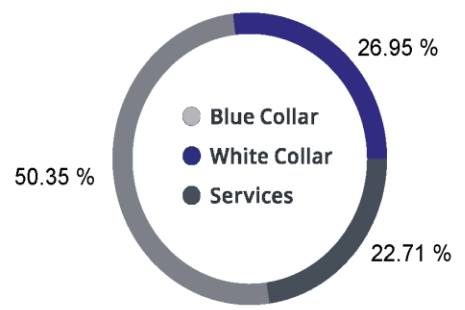
AVG. HH SIZE
2.34

MEDIAN HH INCOME
\$46,517

HOME OWNERSHIP

| | |
|----------|---------------|
| Renters: | 20,683 |
| Owners: | 29,147 |

EMPLOYMENT

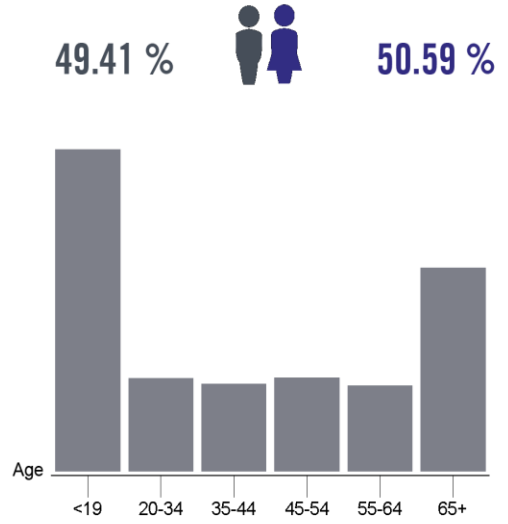


43.83 % Employed
2.17 % Unemployed

EDUCATION

High School Grad: **26.16 %**
Some College: **24.85 %**
Associates: **7.27 %**
Bachelors: **31.59 %**

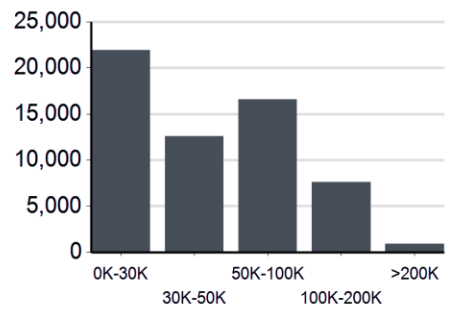
GENDER & AGE



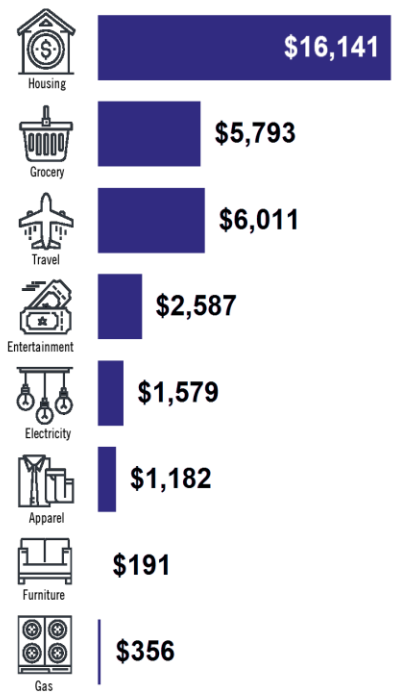
RACE & ETHNICITY

White: **44.28 %**
Asian: **2.45 %**
Native American: **3.77 %**
Pacific Islanders: **0.05 %**
African-American: **2.96 %**
Hispanic: **32.09 %**
Two or More Races: **14.40 %**

INCOME BY HOUSEHOLD



HH SPENDING



Enjoy the mild, sunny climate enjoyed year-round in the state's metropolitan center, boasting entertainment options, shopping, nightlife and more. From Route 66 history and ancient pueblo traditions to cowboy culture and Southwestern heritage, this friendly city has something for everyone. Explore the fine art galleries in Old Town and the fun and funky stores in trendy Nob Hill. From its Native American and Hispanic roots to its red and green chiles, Albuquerque is an authentic destination that also happens to be affordable. The University of New Mexico is widely recognized for its departments of Medicine, Law and Electrical Engineering. Kirtland Air Force Base and Sandia National Laboratories are located on the SE side of town. Kirtland is the 6th largest Air Force Base in the US and Sandia Laboratories is famous for extensive research and development projects.

WHY Albuquerque?



POPULATION OF
100,572



IN THE **FASTEST**
GROWING NEW
MEXICO COUNTY
SINCE 2010



\$93,036 AVERAGE
HOUSEHOLD
INCOME
(within 1 mile of subject property)



3rd LARGEST CITY IN
NEW MEXICO

WESTERN STATES

COMMERCIAL REAL ESTATE

Pricing subject to change without notice. The information contained is believed 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. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.