

Albuquerque **Midway Park Warehouse, Suite D** **1**



5821 Midway Park		Lease	
North I-25		Min SF	7,234
\$ / SF Lease	\$7.50	Max SF	7,234
\$ / SF Sale			

\$ / Acre
D'Nette Wood
John Henderson

MinAcres
MaxAcres

totalPrice

2,008 sf office / 5,226 sf warehouse. Brand new façade! T-1 shared line available. 19' Clear ceiling height. One 10' x 12' drive-in door. Three 8' x 10' dock high doors. Evap. coolers and gas space heaters in warehouse. Refrigerated A/C in office. Fully sprinklered! 3-Phase, 120/208 volt. **\$7.50/sf +NNN**

Albuquerque **4111 Prospect NE** **2**



4111 Prospect NE		Sale	
North I-25		Min SF	16,532
\$ / SF Lease		Max SF	16,532
\$ / SF Sale	\$66.54		

\$ / Acre
John Henderson

MinAcres
MaxAcres **.608**

totalPrice **\$1,100,000.00**

Owner will lease back 5 years!
 Fully sprinklered throughtout.
 18 parking spaces.
 Power: 400 AMP, 3-Phase, 208/120 Voltage

10% CAP + Annual Bumps
NOI: \$109,740 year 1, NNN

Albuquerque **120 Vassar Dr SE** **3**



120 Vassar Dr SE		Lease	
University		Min SF	12,380
\$ / SF Lease	\$9.70	Max SF	12,380
\$ / SF Sale	\$96.93		

\$ / Acre
John Henderson
Trudy Jones

MinAcres **.652**
MaxAcres **.652**

totalPrice **\$1,200,000.00**

Office building on .65 acres. 1 Block from UNM! Ideal for architects, engineers, charter schools, etc. Proximity to Nob Hill. Priced well below replacement! **\$9.70+ NNN. CAP Rate 8.40% at List Price**

Albuquerque 2305 Renard SE 4



2305 Renard Place SE **Lease**

Airport
\$ / SF Lease \$13.50
\$ / SF Sale \$85.91

Min SF 1,047
Max SF 24,445

\$ / Acre
John Henderson
Trudy Jones

MinAcres 1.67
MaxAcres 1.68

totalPrice \$2,100,000.00

95.7% Occupied. Only 6 suites. 133 Parking spaces on-site (5.3:1,000 parking ratio). Great Location, Good Condition!

Sale Price: \$2,100,000
(\$85.91/SF) 8.44% CAP
Rate
Lease Price: \$13.50/SF
Full Service

Albuquerque Falcon Ridge Office Complex 5



5111 Juan Tabo NE **Sale**

Far NE Heights
\$ / SF Lease
\$ / SF Sale \$81.00

Min SF 11,112
Max SF 11,112

\$ / Acre
John Henderson

MinAcres
MaxAcres .75

totalPrice \$900,000.00

Two-story office building in the far Northeast Heights. Built circa 1995 with thirty-two parking spaces (2.9:1,000). Building has spacious balcony and generous office space on garden level. Convenient to bus stop: 5 feet from property line! Motivated Bank Owner

Albuquerque 6921 Pan American 6



6921 Pan American Fwy **Sale**

North I-25
\$ / SF Lease
\$ / SF Sale

Min SF 5,100
Max SF 5,100

\$ / Acre
D'Nette Wood
John Henderson

MinAcres 2.0
MaxAcres 2.0

totalPrice \$1,500,000.00

Reduced Price! Retail or hotel Location for sale. Excellent freeway exposure. Great access on frontage road. Well and septic. Motivated seller!

Albuquerque

Copeland's Restaurant Building

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10051 Coors Blvd. NW		Sale	
Cottonwood		Min SF	7,775
\$ / SF Lease		Max SF	7,775
\$ / SF Sale			
		MinAcres	2.66
		MaxAcres	2.66
\$ / Acre			
Trudy Jones			
John Henderson			
		totalPrice	\$2,800,000.00

Full-service restaurant in a great location on the Albuquerque's West Side adjacent Cottonwood Mall. Built in 2001, on 2.66 acres, Copeland's is in excellent condition and has abundant parking with 98 parking spaces. FF&E: Not Included.

Cash to Seller

Bernalillo

560 S. Camino del Pueblo

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560 S. Camino del Pueblo		Sale	
		Min SF	15,472
\$ / SF Lease		Max SF	15,472
\$ / SF Sale	\$89.84		
		MinAcres	1
		MaxAcres	1.5
\$ / Acre			
John Henderson			
Trudy Jones			
		totalPrice	\$1,390,000.00

Office Building and Adjacent 1-AC Lot For Sale. 3-Phase (600 Amps/240V). Situated on 1.5 acres (pending replat). Only 12 years new! 68 parks (4.4:1,000). Excellent condition. Proximity to Railrunner Depot. 1/2 Mile south of Hwy 550.

Moriarty

#3 Cheyenne Trail

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3 Cheyenne Trail		Sale	
		Min SF	10,000
\$ / SF Lease		Max SF	10,000
\$ / SF Sale	\$35.00		
		MinAcres	2.3
		MaxAcres	2.3
\$ / Acre			
D'Nette Wood			
John Henderson			
		totalPrice	\$350,000.00

10,000 sf warehouse with roll-up door and approximately 1,600 sf of office space for Sale in Moriarty. Situated on 2.3 acres property includes: well with large holding tank, septic tank, propane, electric, 110 V and 220 V

Cash to Seller

Rio Rancho 2301 Lariat Rd SE 10



2301 Lariat Rd SE		Sale	
\$ / SF Lease		Min SF	
\$ / SF Sale	\$11.20	Max SF	
\$ / Acre		MinAcres	.5
D'Nette Wood		MaxAcres	.5
John Henderson		totalPrice	\$249,500.00

Improved land for office or retail. Fronts on three streets: Lariat Road, Western Hills Drive, and Chuckwagon Road. Great office opportunity. Near retail and restaurants. Just Northwest of Lariat Square.

Rio Rancho 975 Western Hills Drive 11



975 Western Hills Dr SE		Sale	
\$ / SF Lease		Min SF	2,100
\$ / SF Sale		Max SF	2,100
\$ / Acre		MinAcres	.9
D'Nette Wood		MaxAcres	1.7399
John Henderson		totalPrice	\$449,900.00

Retail garden center on .9 acre for sale. Adjacent 1-acre lot may be purchased separately. Flexible use for possible redevelopment. Great access off Southern Blvd. Motivated seller!

Rio Rancho Hilltop Plaza 12



1680 Rio Rancho Blvd		Sale	
\$ / SF Lease		Min SF	13,500
\$ / SF Sale	\$1,200,000.00	Max SF	13,500
\$ / Acre		MinAcres	1.3286
John Henderson		MaxAcres	1.3286
Martha Carpenter		totalPrice	\$1,200,000.00

Sublease/Lease term: Expires 4/30/2012. Location: Across from Intel on Hwy 528. Parking: 53 deeded but reciprocal. Traffic Count: 36,900 ± CPD on Hwy 528
 BENEFITS: Center is 100% leased and guaranteed by Walgreens. Nearby retailers: Kmart, Hastings, Big Lots, Goodyear, Weck's, Indy Cleaners, and Water to Go. Monument signage available. Separately platted

10.68% CAP! 2008 NOI:
\$128,250 (NNN --
\$9.50/sf) Sale Terms:
Cash