



Sale Price: \$2,100,000

Building Size: +/- 19,572 SF

Land Size: 2.5 Acres

Features:

OWNER FINANCING AVAILABLE

- Located on high traffic Tramway with 44,000 VPD
- Very Strong Demographics
- SU-1 Zoning
- Abundant Parking

- Low vacancy Corridor/ High Barrier to entry
- NWC of Tramway & Candelaria
- Existing Drive-Thru
- Busy and Well established trade area
- Newer Construction

Freestanding Northeast Heights Retail

12501 Candelaria Rd. NE, Albuquerque, NM 87112

Absolute Investment Realty | 105 Jefferson NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Jeremy Nelson

505-610-1655

jeremy@go-absolute.net



Property Overview



This Freestanding Northeast Heights property is ideal for various uses including retail, office, religious facility, self storage and can be easily subdivided for a multi-tenant redevelopment. The building has an excellent curb appeal, abundant parking and an entitled drive-thru.



Property & Investment Summary

Tenant:	Freestanding Northeast Heights Retail-Hard Corner
Property Address:	12501 Candelaria Rd. NE, Albuquerque, NM 87112
Property Description:	Retail
Property Size:	+/-19,572
Sale Price:	\$2,100,000
Parking:	98 stalls
Zoning:	SU-1 (MX-L New IDO)
Access:	Excellent/Drive – Thru Access
Visibility:	Excellent
Signage:	Excellent
Trade Area Description:	Middle to Higher Income

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Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2016 Estimate)	13,384	101,322	221,067
Avg HH Income (2016)	\$80,654	\$72,745	\$71,465
Annual Consumer Spending (2016)	\$171,915	\$1.2M	\$2.5M

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Site Close Up & Location Description



LOCATION DESCRIPTION

With limited nearby goods and services, the sites offers a broad variety of potential uses.

This property is conveniently located at the intersection of Tramway Blvd. and Candelaria Rd. Tramway carries around 27,000 VPD,. This busy signalized intersection provides great visibility and access. Located in one of Albuquerque's higher income area, the surrounding neighborhood's offer a dense consumer base for various uses.

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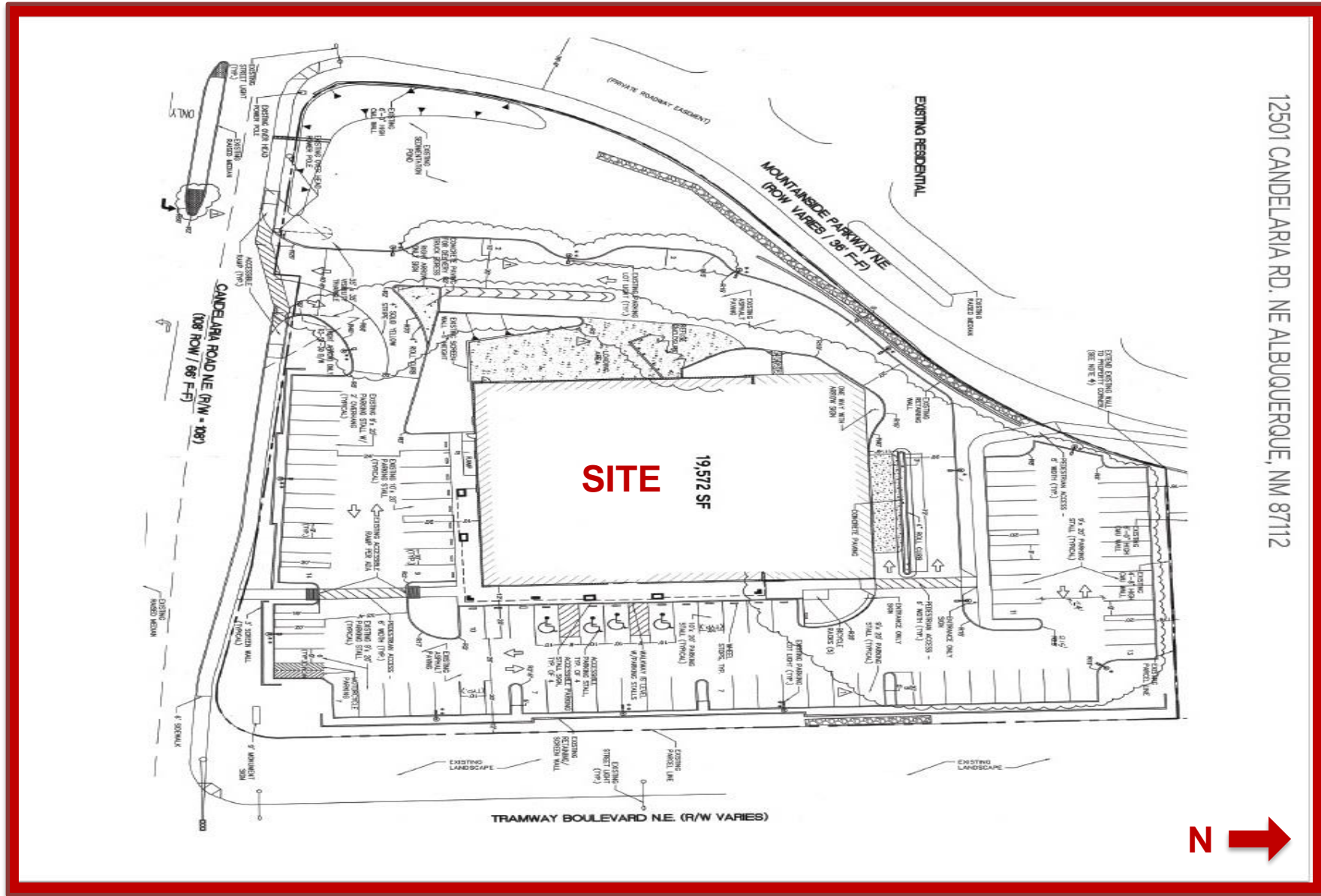
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Site Plan



12501 CANDELARIA RD. NE ALBUQUERQUE, NM 87112

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Excellent Visibility

Busy Streets Surround on all Sides



Drive Thru and Patio

Great use for a coffee shop or restaurant

Great Signage

Visible to both all sides of traffic



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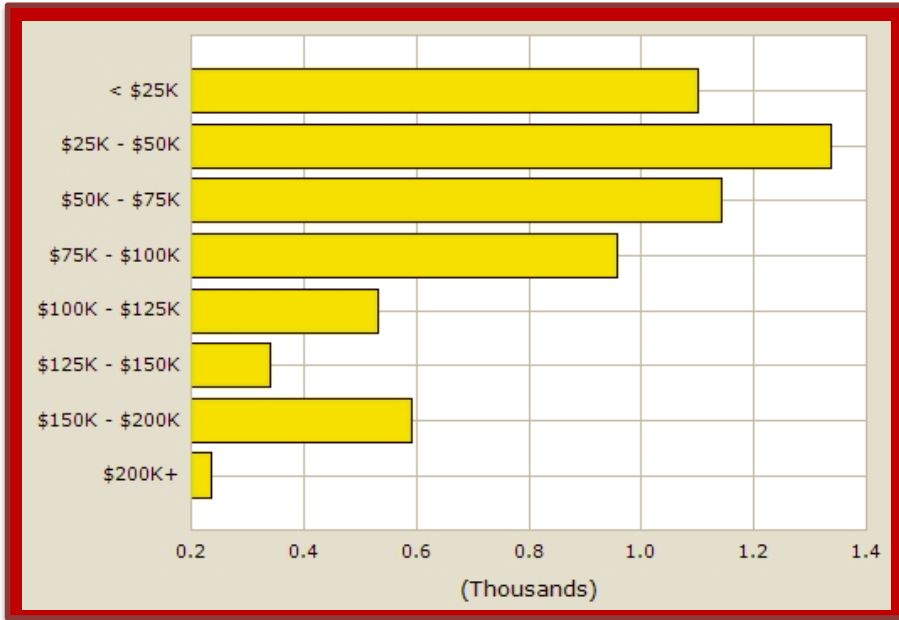
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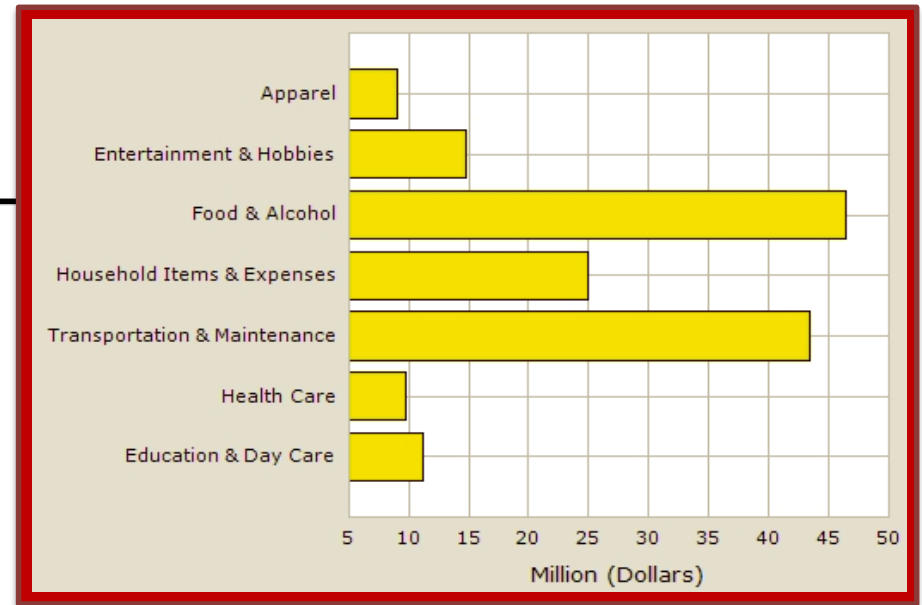


Demographics

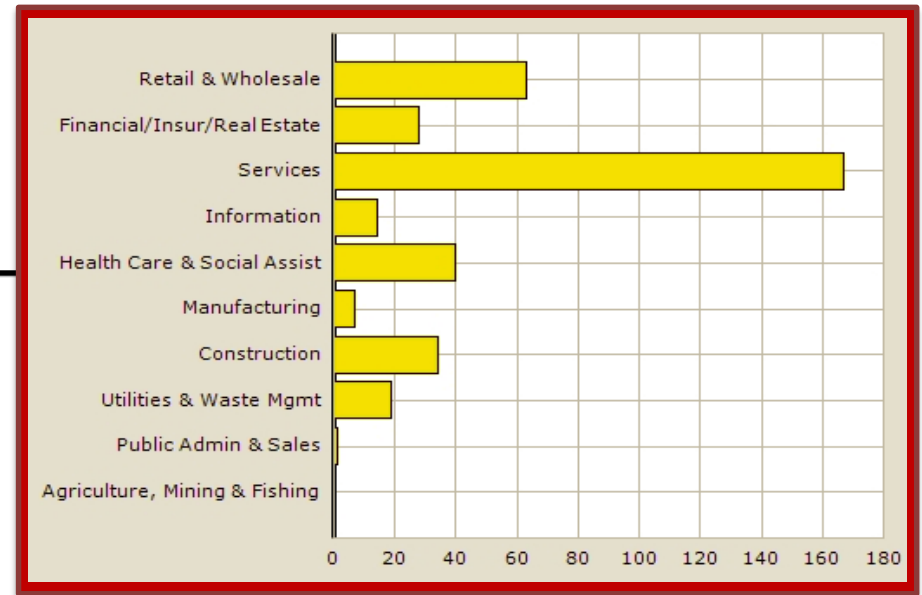
Consumer Spending Totals – 1 Mile



Businesses – 1 Mile



Households by Income



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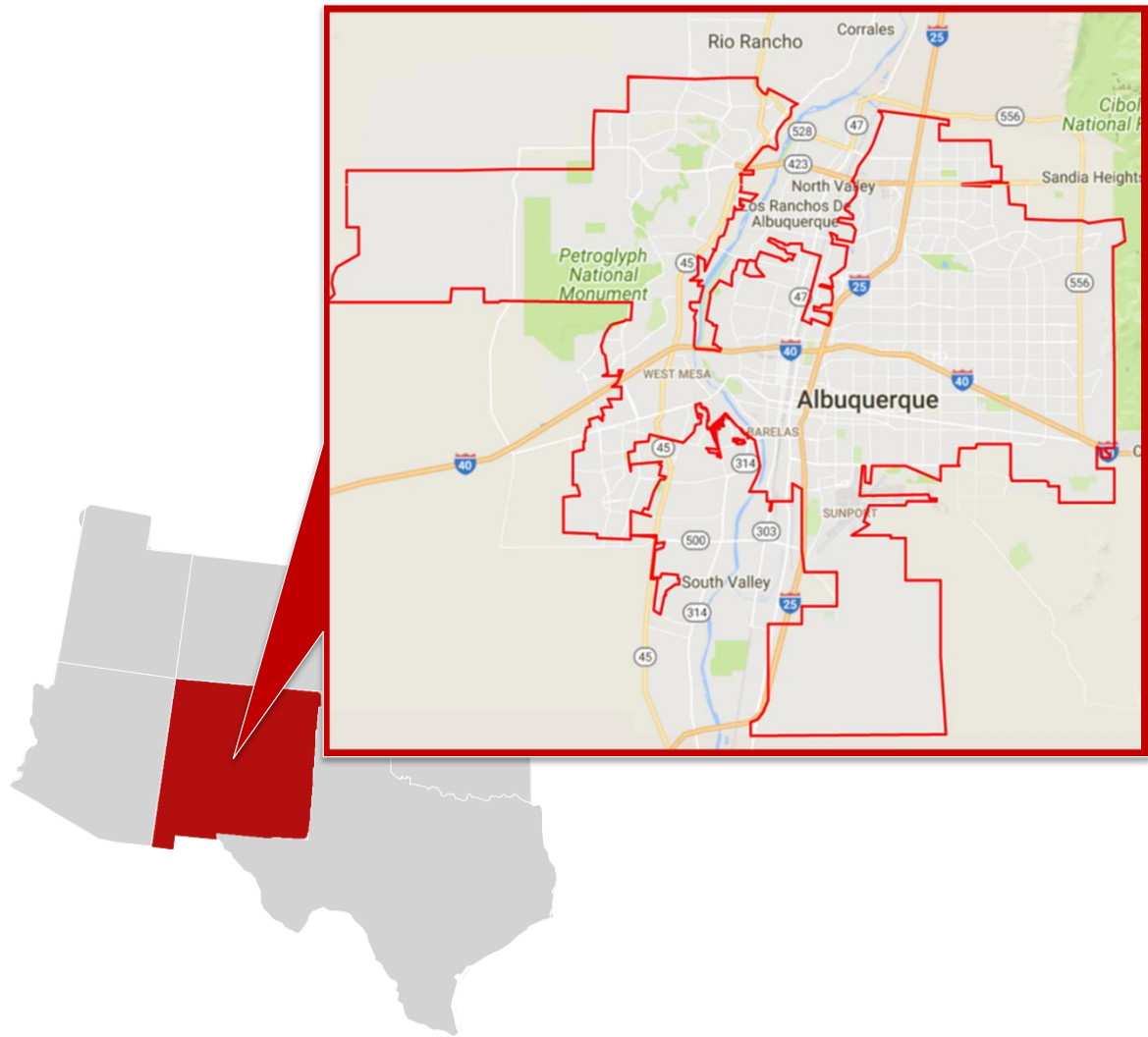


Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380

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Absolute Investment Realty



Jeremy Nelson
Executive Vice
President

Jeremy, who specializes in all aspects of the retail real estate market, has represented dozens of national clients including KIMCO, the nation's largest owner of Retail Strip centers, US Bank, Kroger, Family Dollar, CW Capital, BNP Paribas Group and has successfully managed multiple multi-million dollar acquisitions and dispositions in the New Mexico market. Jeremy's investment brokerage experience includes one of the largest investment sales in recent years in New Mexico and several other multi-million dollar deals in the past 12 months. In the past 36 months, Jeremy has completed over 80 million dollars of leasing and sale transactions.



Some of Jeremy's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is 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 have clients 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 can advise our clients 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.

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 your needs and work closely with you to develop a customized acquisition, disposition or development plan designed to help you reach your goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted CoStar Power Broker Award every year we've been in business.



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The reader will not contact or approach the tenant(s) or operator(s) of the property, if any, without the express written permission of the property owner.

The property owner has absolutely no obligation to sell or lease the property to any person or entity regardless of proposed pricing or terms. Additionally, the property owner reserves the right, in it sole and absolute discretion, to reject any or all offers or expressions of interest to purchase or lease the property..



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