Sale Price: $360,000

Land Size: +/- 0.7117 Acres

Zoning: R-ML (Residential Multi-Family)

Features:

- Located in the heart of the highly desirable North Valley submarket
- Walking distance to amenities including parks, tourist destinations, shopping, and dining.
- R-ML Zoning allows for flexible multi-family development without density restrictions*
- Easy access to I40
- Adjacent to the Indian Pueblo Cultural Center

* Density may be limited by other factors. The Broker recommends contacting the City of Albuquerque for details.

Multi-Family Development Parcel in Desirable North Valley

1303 Menaul Blvd. NW, Albuquerque, NM 87107

Tosh Hoshino
505-803-0387
tosh@go-absolute.net

Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Absolute Investment Realty | 131 Madison St NE Ste. 200 Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Copyright 2018 Absolute Investment Realty LLC

Property Overview

Existing Single Family Home on Site can be Leased for Additional Income

Absolute Investment Realty is the exclusive representative of this fantastic investment/development opportunity located at 1303 Menaul Blvd. NE, in Albuquerque, NM. Because of its central city location, proximity to Interstate 40 and shopping and dining options this property is perfect for a multifamily apartment or town home development.

The Zoning allows the new buyer to develop the property into single family residences, town homes or apartments with **no direct density** limitations.

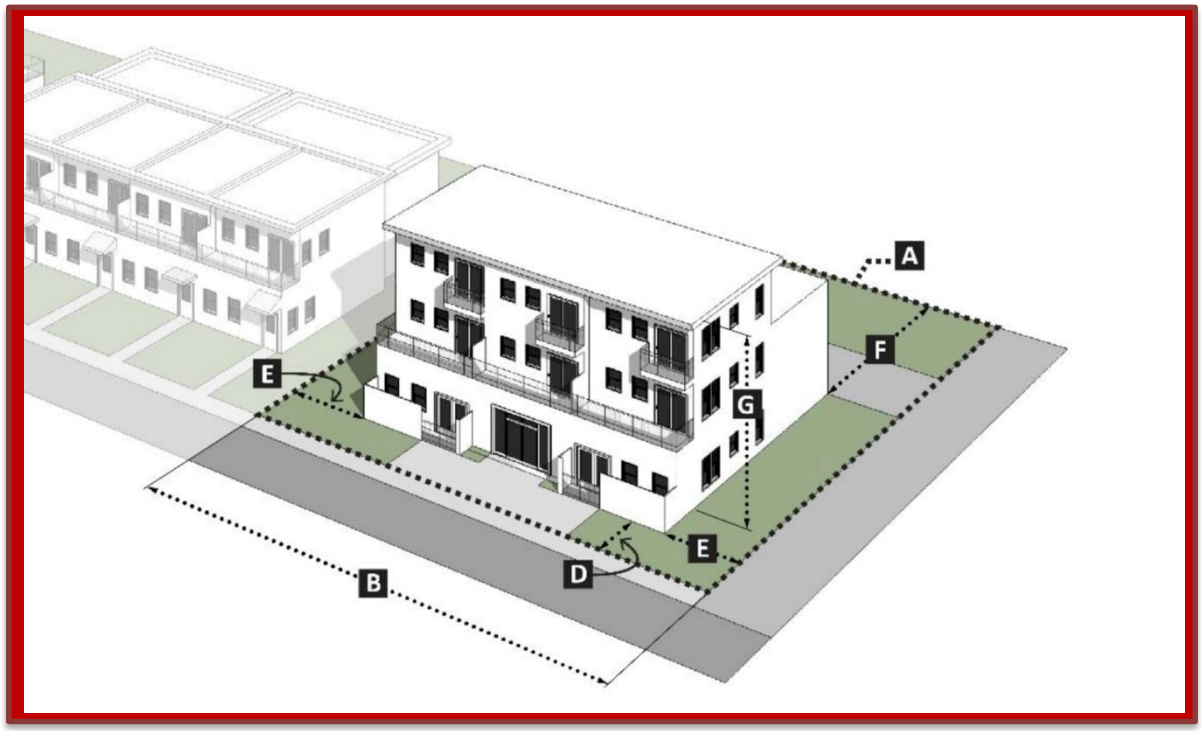
The property is adjacent to 5, newly remodeled 4-plex buildings that may be acquired along with this property and combined to create a large-scale development – Please see broker for more information.

Property Summary

Property Address:	1303 Menaul Blvd. NW Albuquerque, NM 87107
Property Description:	Vacant Land
Acres:	(+/-) 0.7117 Acres
Highest and Best Use:	Multi Family Re-Development
Zoning:	R-ML (Residential Multi-Family, Low Density)
Access:	Excellent
Location:	Excellent – Central City Location
Existing Building:	+/- 1,050 SF Single Family Home + Storage Shed

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

Zoning Overview



R-ML zoning is designed to provide a variety of single family or multi-family development options. The primary allowable uses are SFR, town homes and apartment buildings. The zone code does **not restrict density**. Instead density is determined by the creativity of the developer based on site design. More information about the zoning can be found at the City of Albuqueqrue Zoning Department: https://www.cabq.gov/planning/

R-ML Zoning Dimensional Standard Summary

	Development Type	Single- or Two-Family Detached	Townhouse or other allowable use	Multi-family
Site Standards				
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.	5,000 sq. ft.
B	Lot width, minimum	35 ft.	22 ft.	50 ft.
C	Usable open space, minimum	≤1 BR: 200 sq. ft./unit 2 BR: 250 sq. ft./unit ≥3 BR: 300 sq. ft./unit		
Setback Standards				
D	Front, minimum	15 ft.		
E	Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.		
F	Rear, minimum	15 ft.		
Building Height				
G	Building height, maximum	35 ft.		

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

Trade Area Map

Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2018 Estimate)	10,873	80,144	249,541
Avg HH Income (2018)	$63,336	$64,413	$64,792

Multi-Family Development Parcel in Desirable North Valley

1303 Menaul Blvd. NW, Albuquerque, NM 87107

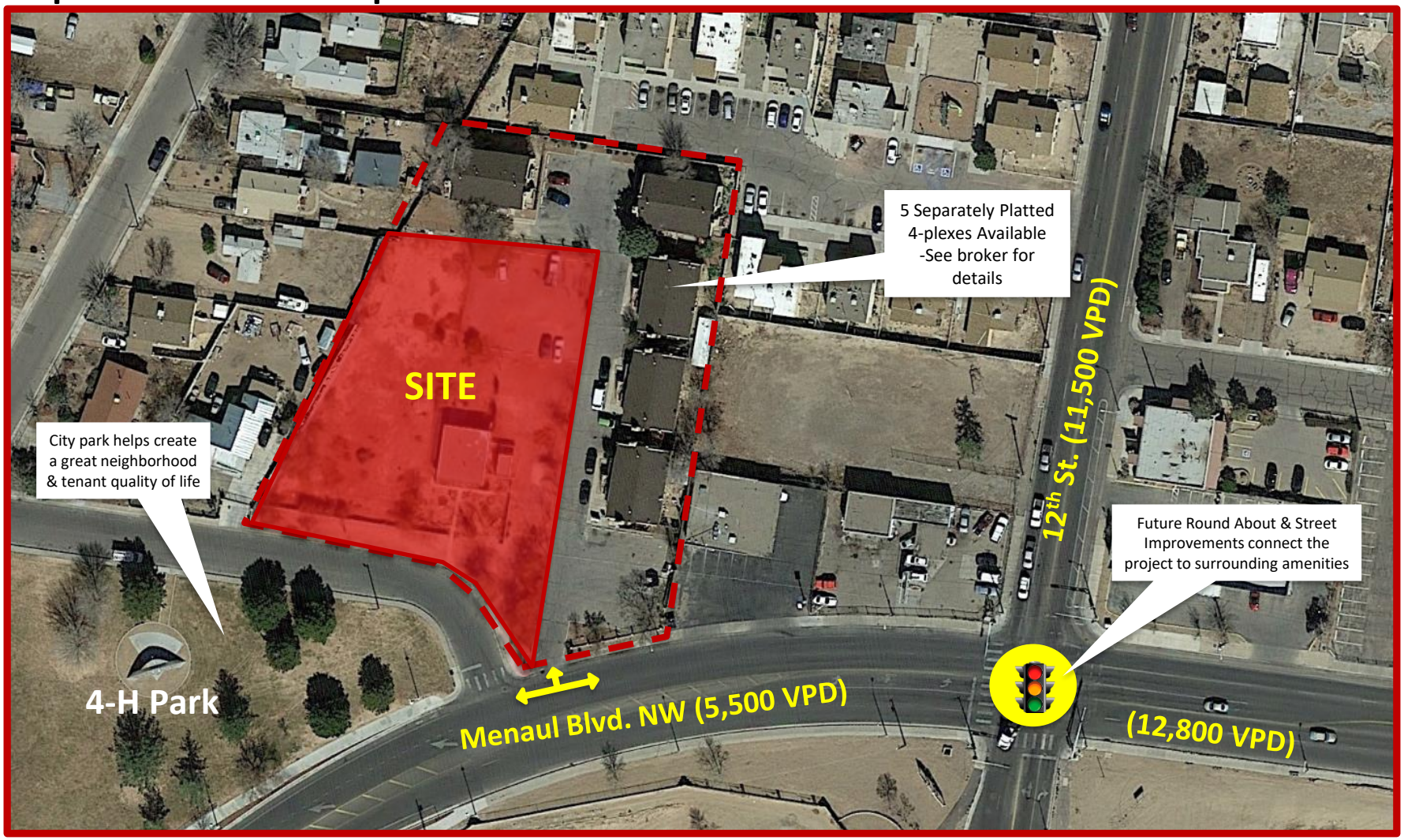
Tosh Hoshino
505-803-0387
tosh@go-absolute.net

Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Absolute Investment Realty | 131 Madison St NE Ste. 200 Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Copyright 2018 Absolute Investment Realty LLC

Site Close Up & Location Description



Property and Location Description

1303 Menaul Blvd. NW is the ideal infill residential development parcel because it is easily accessible to all parts of the metro area and is walking distance to multiple amenities including restaurants (including Starbucks, McDonald's, Laguna Burger, Domino's Pizza and many others), retails stores (including Lowes and Walgreens) and the world-famous Indian Pueblo cultural center. The property is directly across the street from a major retail development. the 4-H park with amenities for families and children.

Tosh Hoshino
505-803-0387
tosh@go-absolute.net
Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Property and Surrounding area Pictures

Adjacent to newly remodeled 4-plex apartment complex

Potentially also available – Contact Broker for More Information

Starbucks Across the Street

Walking Distance to Restaurants and Retail

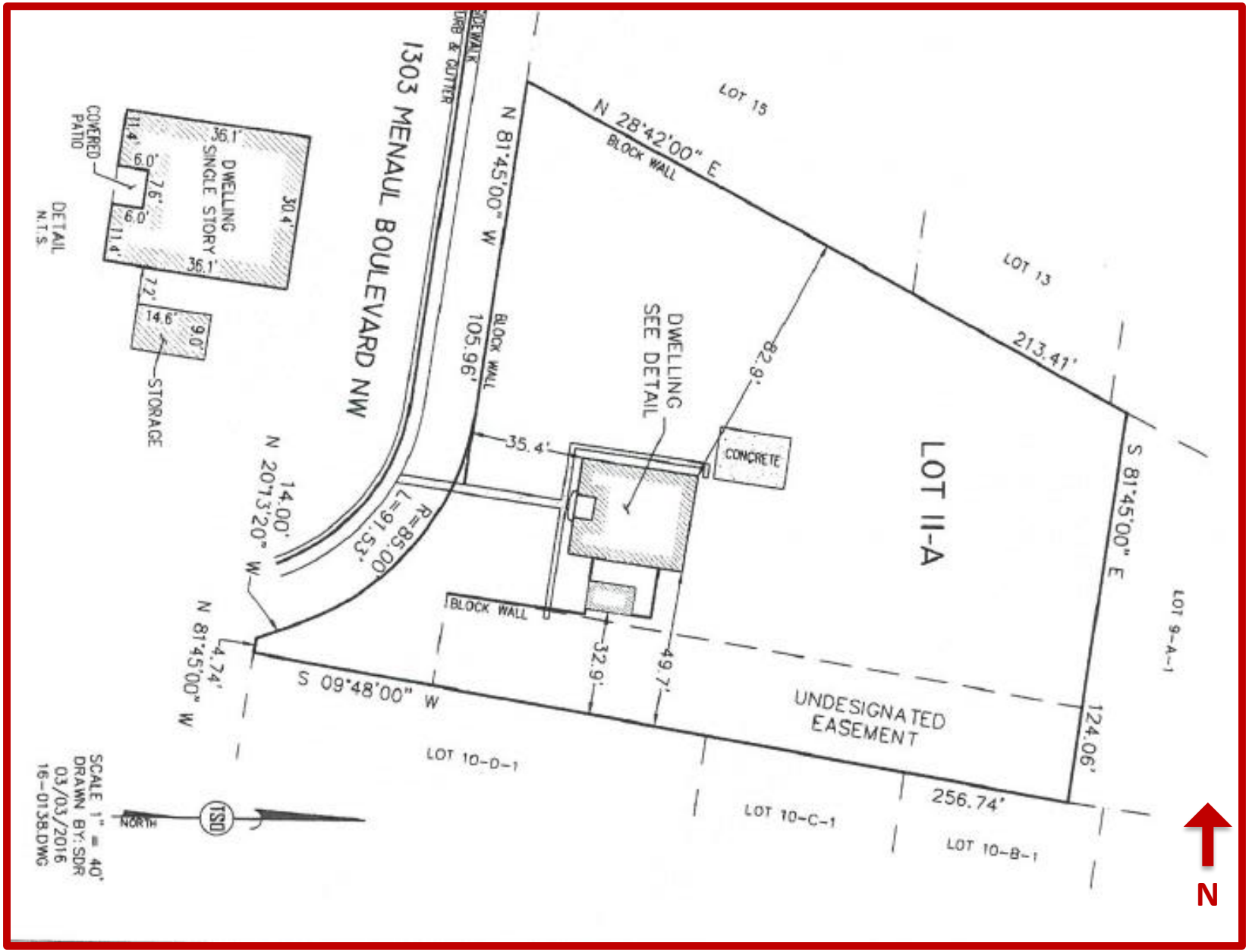
The Avanyu Plaza Retail Development is 57,000 SF of Shopping and Dining all Within Walking Distance

Tosh Hoshino
505-803-0387
tosh@go-absolute.net

Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Copyright 2018 Absolute Investment Realty LLC

Site Plan



North Valley Lot for Sale

1303 Menaul Blvd. NW, Albuquerque, NM 87107

Absolute Investment Realty | 131 Madison St NE Ste. 200 Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

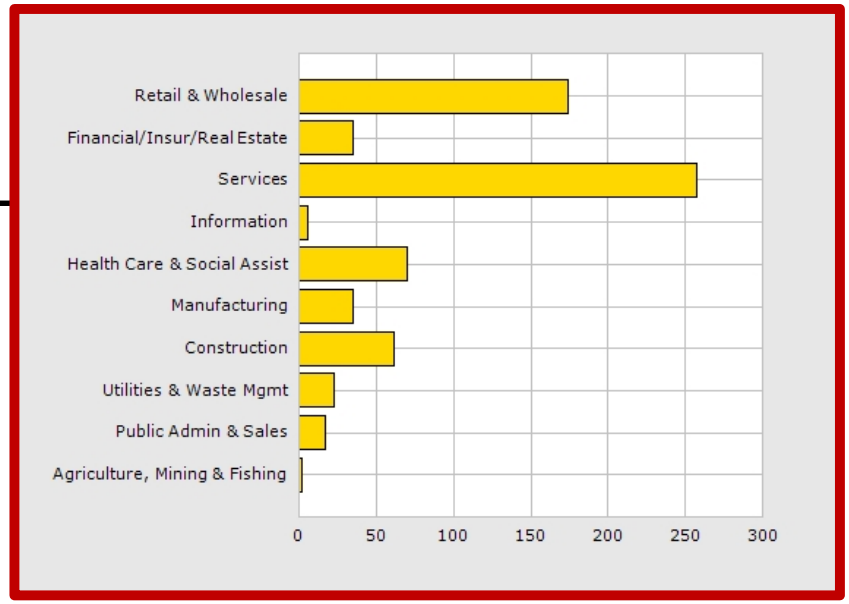
Tosh Hoshino 505-803-0387 tosh@go-absolute.net

Alfredo Barrenechea 505-401-0135 alfredo@go-absolute.net

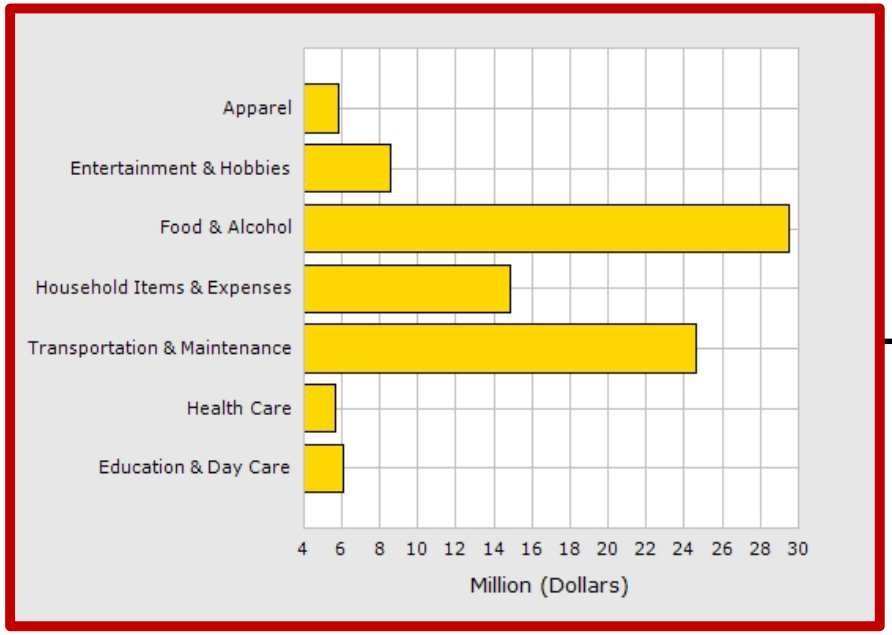
Copyright 2018 Absolute Investment Realty LLC

Demographics

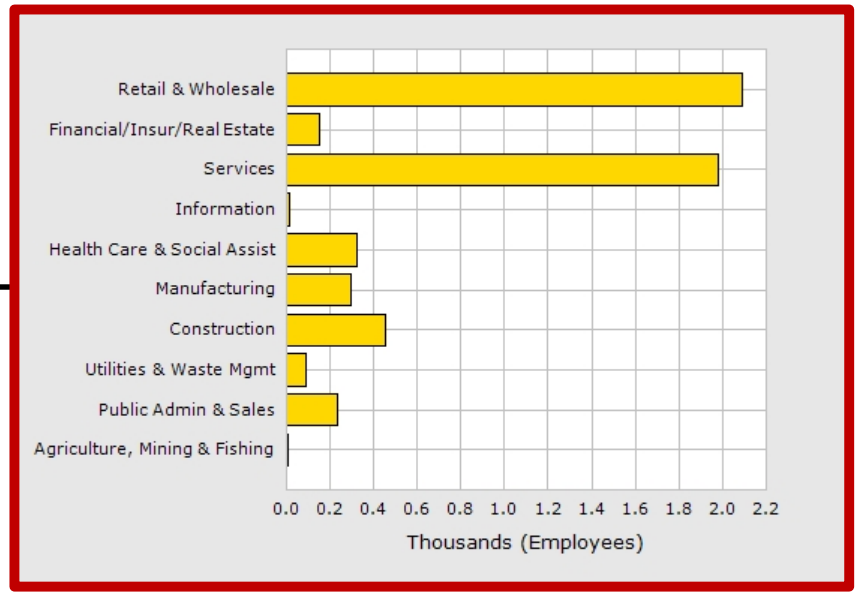
Businesses – 1 Mile



Consumer Spending – 1 Mile



Daytime Employees – 1 Mile



Tosh Hoshino
505-803-0387
tosh@go-absolute.net

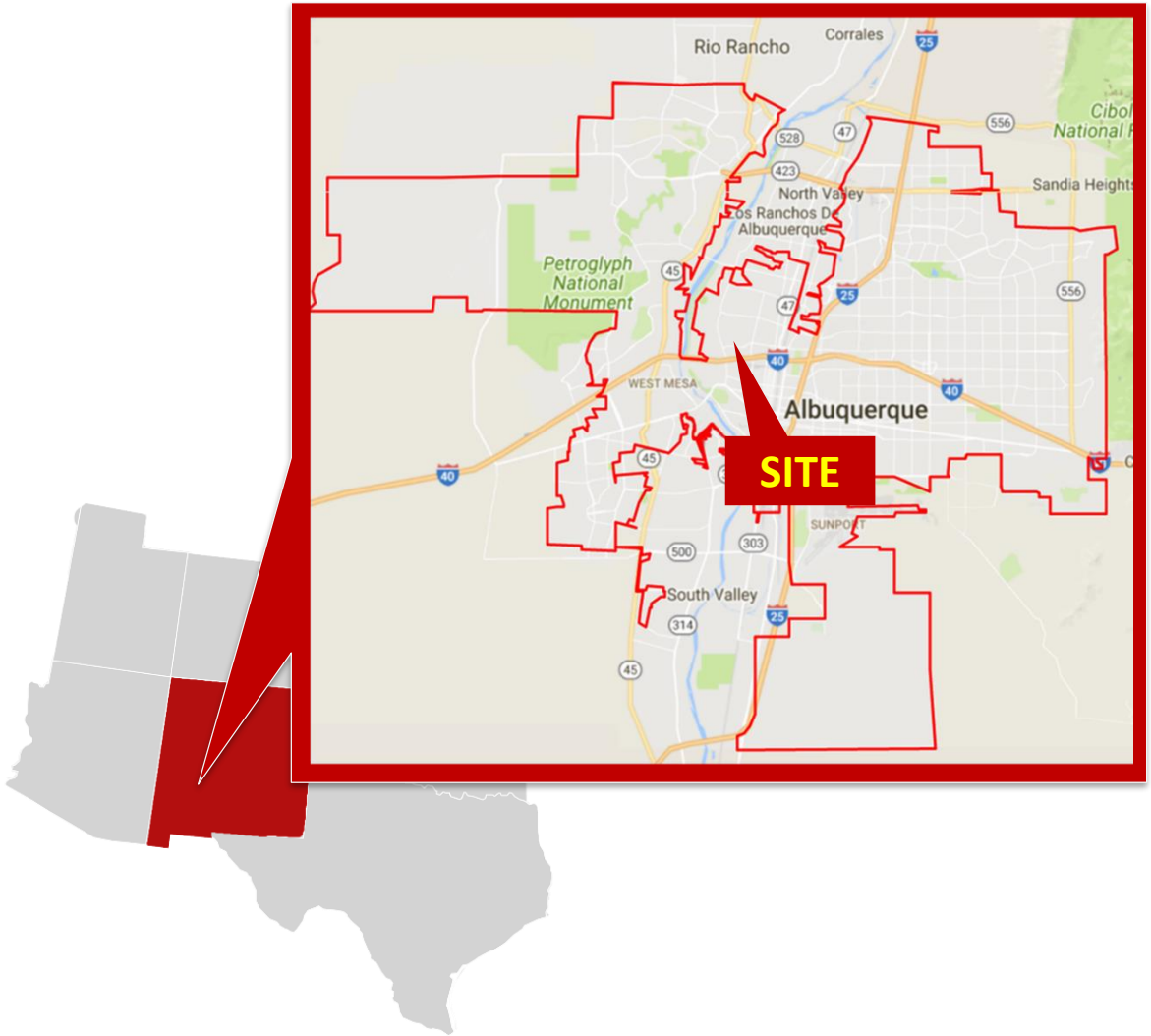
Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

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 and Northrup Grumman. 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

Multi-Family Development Parcel in Desirable North Valley

1303 Menaul Blvd. NW, Albuquerque, NM 87107

Tosh Hoshino
505-803-0387
tosh@go-absolute.net

Alfredo Barrenechea
505-401-0135
alfredo@go-absolute.net

Absolute Investment Realty | 131 Madison St NE Ste. 200 Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Copyright 2018 Absolute Investment Realty LLC

Absolute Investment Realty

Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 12 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has a an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Some of Alfredo's Recent Transactions

CoStar POWER BROKER 2013 Top Broker Award | CoStar POWER BROKER 2015 Top Broker Award | CoStar POWER BROKER 2016 Top Broker Award | CoStar POWER BROKER 2017 Top Broker Award

Tosh Hoshino
Associate Broker

Tosh Hoshino joined Absolute Investment Realty in April of 2018 and is a multi-family and mobile home park specialist, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years, and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.

Some of Tosh'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 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 provide expert advise 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.

How We Help Our Clients Succeed

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 our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awards and Accolades

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.

CoStar POWER BROKER 2015 Top Firm Award | CoStar POWER BROKER 2016 Top Firm Award | CoStar POWER BROKER 2017 Top Firm Award