

FOR SALE

3880 Menaul Blvd. NE | Albuquerque, NM 87110

SEQ Menaul Blvd. & Solano Dr. NE

Retail/Warehouse Investment

GREAT SINGLE-OWNER
NNN INVESTMENT



SALE PRICE

- \$1,468,125

AVAILABLE

- Building: ±15,000 SF
- Land: ±1.26 Acres

IDO ZONING

- [MX-M, Moderate Intensity](#) 

PROPERTY HIGHLIGHTS

- ±15,000 SF with three tenants:
 - R. Stafford Beauty Supply
 - Indoor Party Tyme
 - Bates Taekwondo
- NOI: \$117,450
- CAP Rate: 8.0%
- HVAC & roof have been well maintained
- Single ownership since building was built in 1989

got space

NAI SunVista

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunnvista.com    



FOR MORE INFORMATION:

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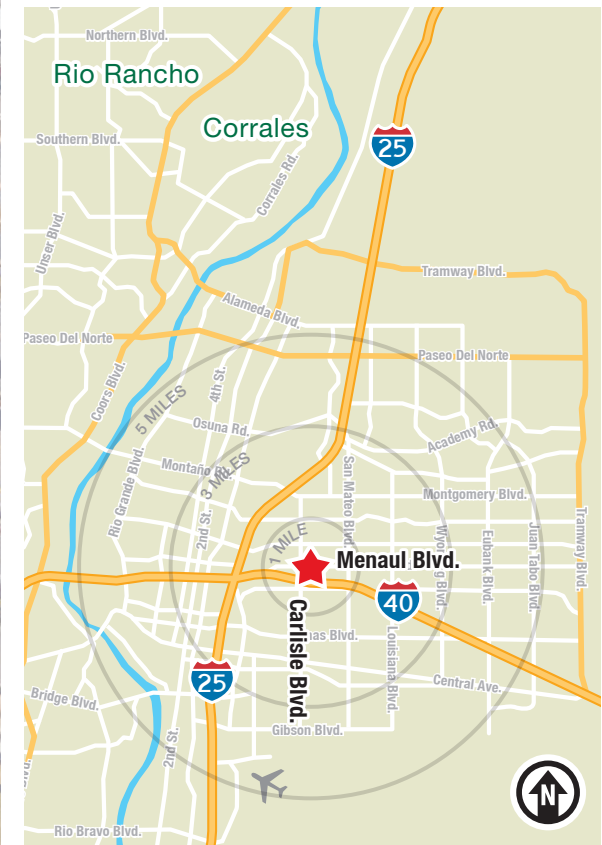


SITE

- Building: ±15,000 SF
- Land: ±1.26 Acres

2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,103	109,245	284,640
Average HH Income	\$67,678	\$60,654	\$63,555
Daytime Employment	11,846	124,458	245,055

2020 Forecasted by Esri



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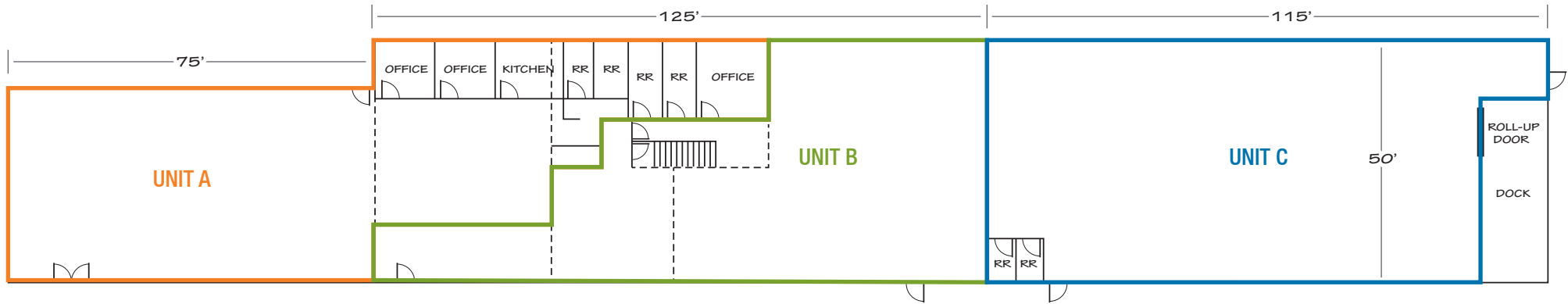
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Unit A: ±4,600 SF

Unit B: ±4,650 SF

Unit C: ±5,750 SF

Total: ±15,000 SF



MINI POD

Price	\$1,649,000
Property Size	± 1.26 Acres
Actual Income	\$132,000
Less Vacancy (0%)	0
TOTAL OPERATING EXPENSES	\$14,550
NET OPERATING INCOME	\$117,450
CAP Rate	8.0%

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UNIT A

Size: ±4,600 SF
Tenant: R. Stafford Beauty Supply
Lease: Expires 6/2022
Options: One 5-year option



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UNIT B

Size: ±4,650 SF
Tenant: Indoor Party Tyme
Lease: Expires 10/2022
Options: One 5-year option



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UNIT C

Size: ±5,750 SF
Tenant: Bates Taekwondo
Lease: Expires 10/2021
Options: One 3-year option



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