

Sequoia Square Shopping Center

**FOR
SALE**

3296 Coors Blvd. | Albuquerque, NM 87120

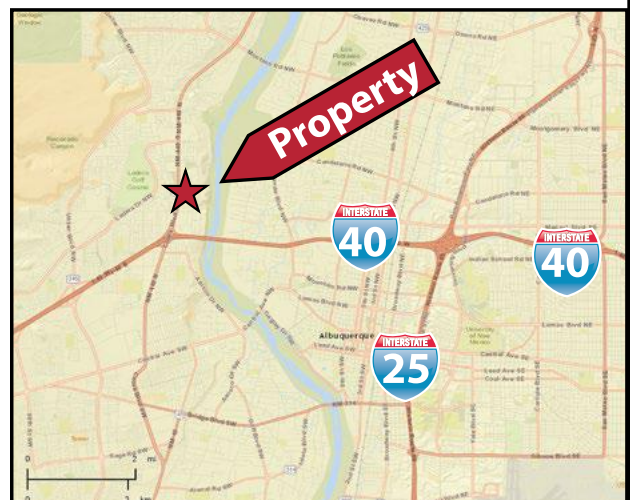


Property Details

- Sale Price \$1,525,000 (\$79.00/SF)
- Building Size 19,200
- Land Size 1.48 Acres
- Zoning MX-L (old C-1)
- Parking 88 Spaces 4.5 per 1,000 SF

Property Amenities

- Great Retail Location on the East-side of Coors Just South of Sequoia
- Excellent Signage and Visibility to Coors Blvd with 60,900 Cars Per Day
- Many Established, Long Term Tenants. \$136,000 Actual NOI Averaged for 2017 & 2018.



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REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

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Dave Vincioni

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AERIAL

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DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2019 Population	12,396	85,974	196,559
2019 Average HH Income	\$68,511	\$72,549	\$67,547
2019 Daytime Employment	5,220	23,057	109,941

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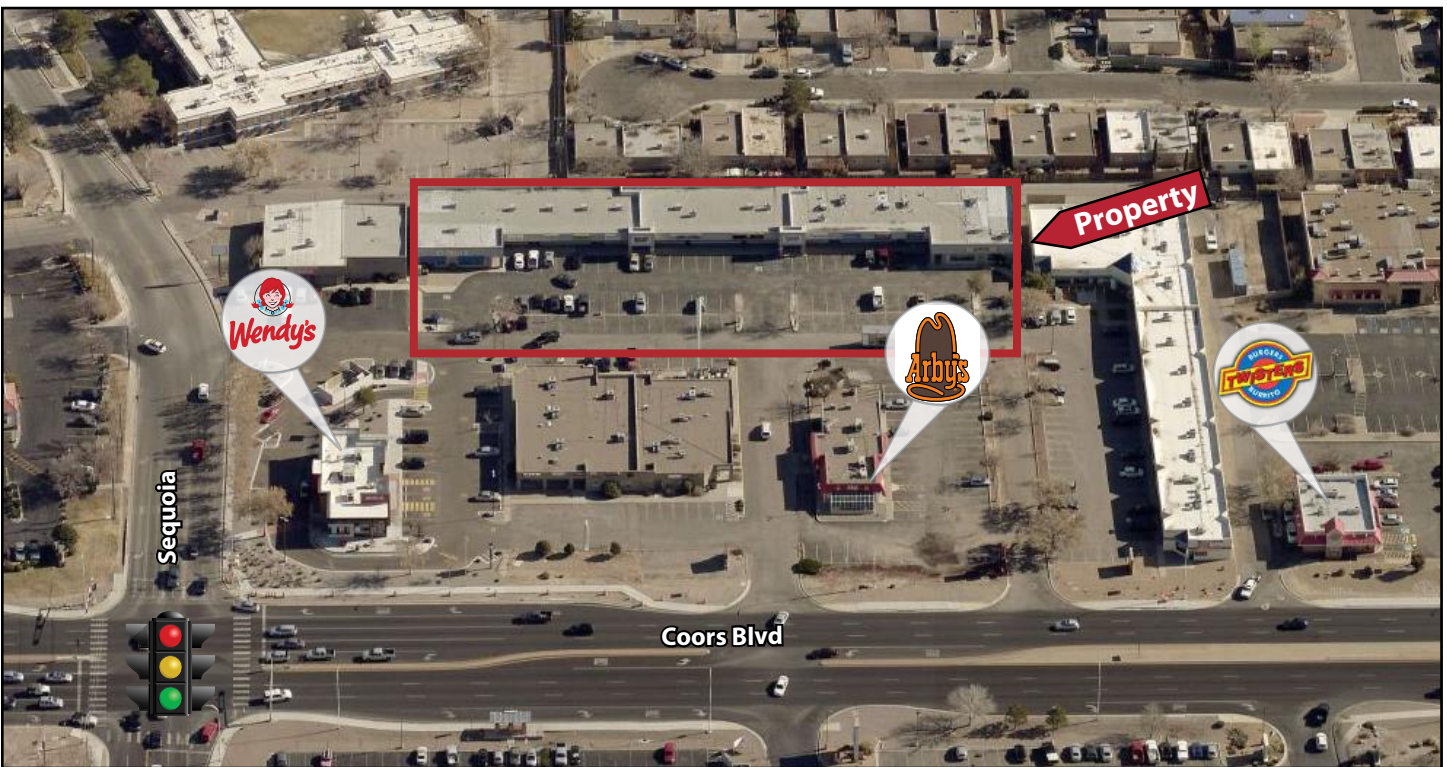
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THE SITE

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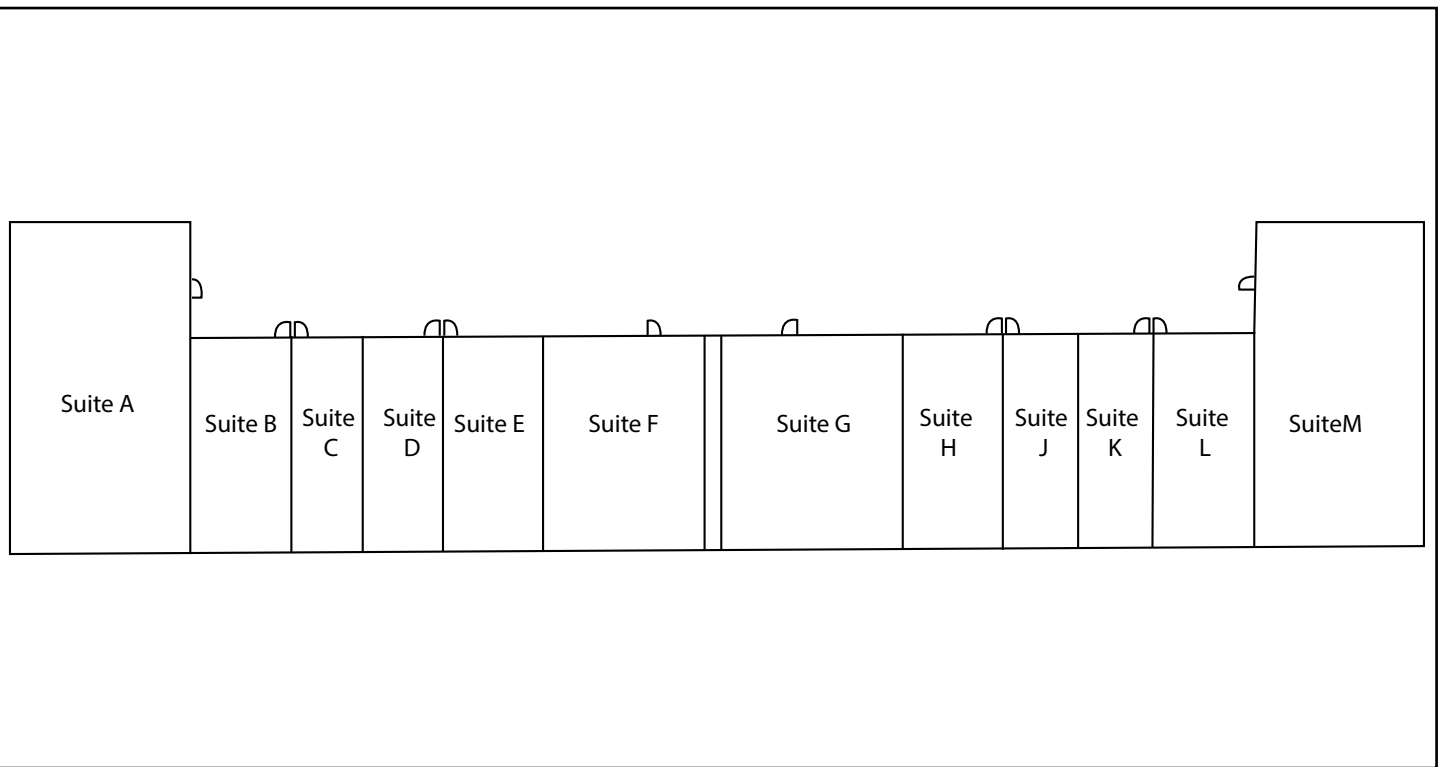
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TENANT MIX

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A	Vacant.....	3,146 SF
B	Electric Clouds	1,232 SF
C	Ace of Fades.....	880 SF
D	Allstate Insurance	880 SF
E	Jazzercise	1,232 SF
F	Tattoo and Piercings.....	2,112 SF
G	B&D Trophies.....	2,112 SF
H	Sweet Art	1,232 SF
J	Fit Spiration (Herbal Life)	880 SF
K	Friends Beauty Salon.....	880 SF
L	Chinese Foot Massage.....	1,232 SF
M	Westside Pets	3,146 SF



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APOD

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Proforma	Amount	\$/SF
Potential Rental Income	\$203,210.00	\$10.58
Vacancy at 5%	\$10,160.50	\$0.53
2019 Scheduled Income	<u>\$193,049.50</u>	<u>\$10.05</u>
Proforma Operating Expenses		
Management Fees	\$9,652.48	\$0.50
Water/Sewer Refuse	\$8,815.96	\$0.46
Electricity	\$1,856.61	\$0.10
Property Taxes	\$17,974.22	\$0.94
Property Insurance	\$3,577.00	\$0.19
Repairs and Maintenance	<u>\$13,889.34</u>	<u>\$0.19</u>
Total Operating Expenses	<u>\$55,765.61</u>	<u>\$2.37</u>
Proforma Net Operating Income	<u>\$137,283.90</u>	<u>\$7.69</u>
9.0% Cap Rate		

Actual	2017		2018	
	Amount	\$/SF	Amount	\$/SF
Actual Rental Income	\$180,770.00	\$9.42	\$173,210.00	\$9.02
Actual Operating Expenses				
Water/Sewer/Refuse	\$9,135.00	\$0.48	\$8,815.96	\$0.46
Electricity	\$1,997.00	\$0.10	\$1,856.61	\$0.10
Property Taxes	\$18,119.22	\$0.94	\$17,974.22	\$0.94
Property Insurance	\$3,547.00	\$0.18	\$3,577.00	\$0.19
Repairs and Maintenance	\$9,483.09	\$0.18	\$6,889.34	\$0.19
Total Operating Expenses	<u>\$42,281.31</u>	<u>\$1.89</u>	<u>\$39,113.13</u>	<u>\$1.86</u>
Net Operating Income	<u>\$138,488.69</u>	<u>\$7.52</u>	<u>\$134,096.87</u>	<u>\$7.16</u>
9.1% Cap Rate		8.8% Cap Rate		



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