

LAS VENTANAS

6510 PARADISE BOULEVARD NW ALBUQUERQUE, NM 87114

Glenn Wright Senior Retail Specialist / Advisor O: 505.256.7573 x1121 glenn.wright@svn.com



Property Summary



OFFERING SUMMARY		ROPERTY OVERVIEW	
Sale Price:	\$1,700,000	This well located 6 suite retail strip center is for sale. With a strong mix of local and national tenants, this stabilized asset is now for sale.	
CAP Rate	7.15%	PROPERTY HIGHLIGHTS	
Lot Size:	0.94 Acres	Mix of National and Local Tenants	
		 In the growing West Mesa Submarket 	
Year Built:	2005	Endcap Suite has a drive through	
Building Size:	8,052 SF	• New Roof July 2019	
Zoning:	MX-M		
Market:	Albuquerque		
Submarket:	West Side		
Price / SF:	\$211.13		

LAS VENTANAS | 6510 PARADISE BOULEVARD NW, ALBUQUERQUE, NM 87114

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 2

Additional Photos

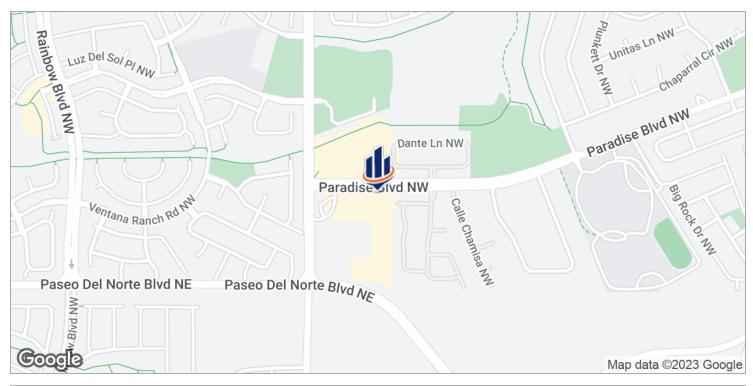


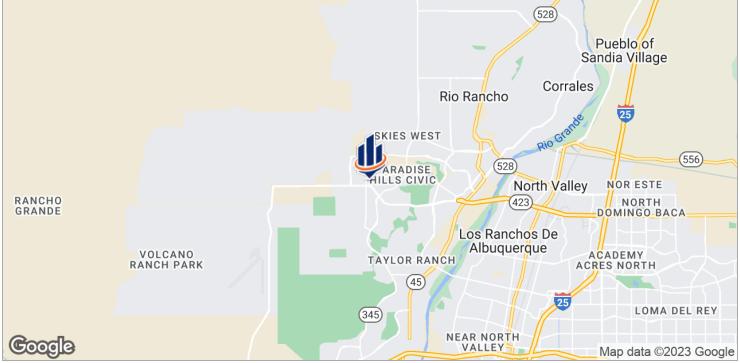
LAS VENTANAS | 6510 PARADISE BOULEVARD NW, ALBUQUERQUE, NM 87114

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



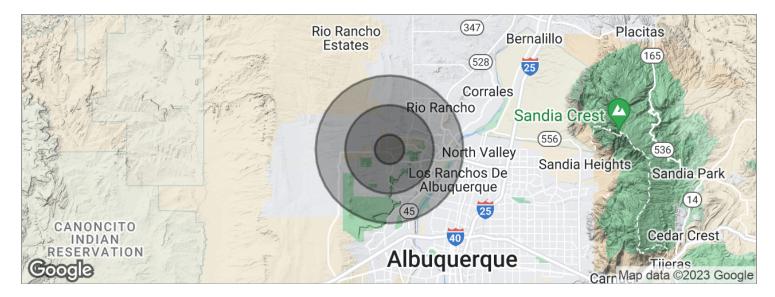


LAS VENTANAS | 6510 PARADISE BOULEVARD NW, ALBUQUERQUE, NM 87114

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,475	52,595	131,768
Median age	32.3	33.1	34.0
Median age (Male)	32.4	32.4	33.4
Median age (Female)	31.8	33.4	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 3,324	3 MILES 18,541	5 MILES 49,276
Total households	3,324	18,541	49,276

* Demographic data derived from 2020 ACS - US Census

LAS VENTANAS | 6510 PARADISE BOULEVARD NW, ALBUQUERQUE, NM 87114