

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

Sale Price:	\$1,700,000
CAP Rate	7.15%
Lot Size:	0.94 Acres
Year Built:	2005
Building Size:	8,052 SF
Zoning:	MX-M
Market:	Albuquerque
Submarket:	West Side
Price / SF:	\$211.13

PROPERTY OVERVIEW

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.

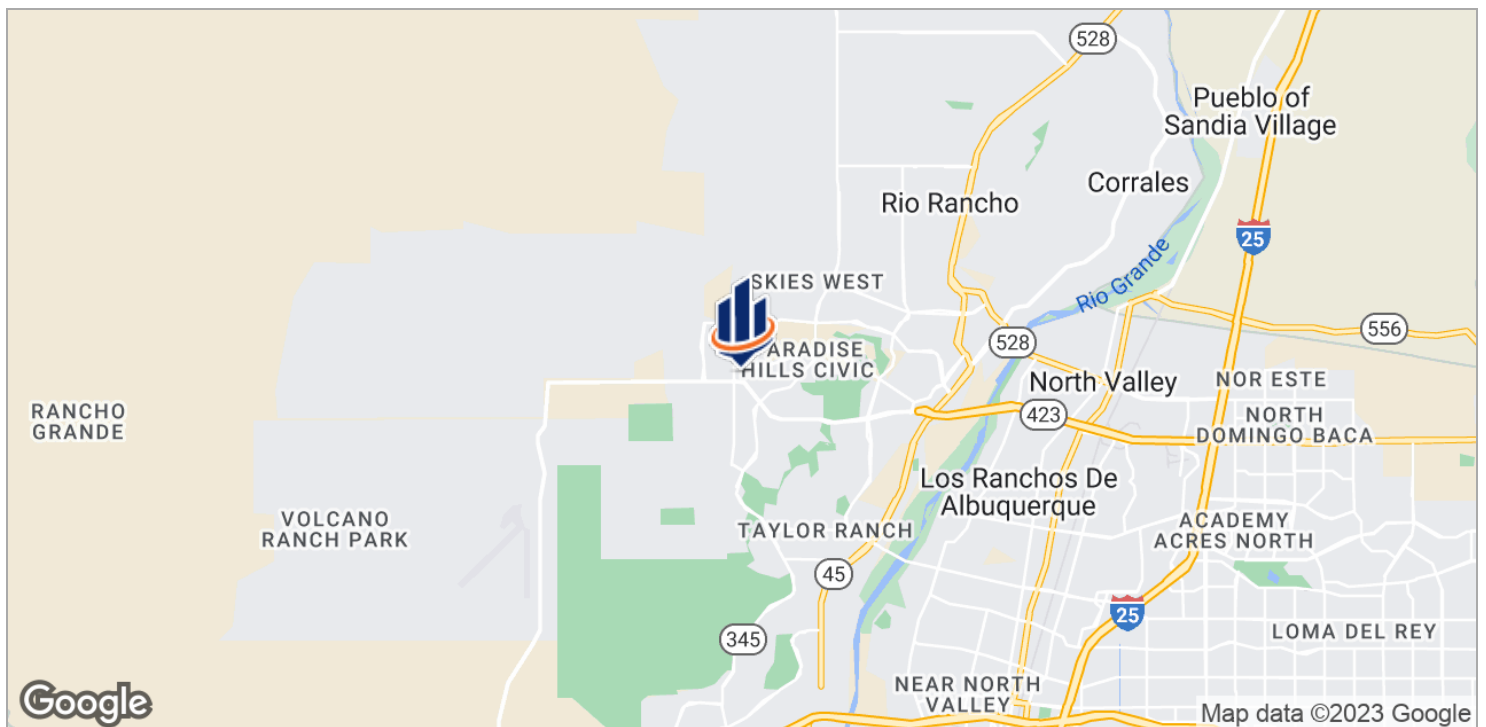
PROPERTY HIGHLIGHTS

- Mix of National and Local Tenants
- In the growing West Mesa Submarket
- Endcap Suite has a drive through
- New Roof July 2019

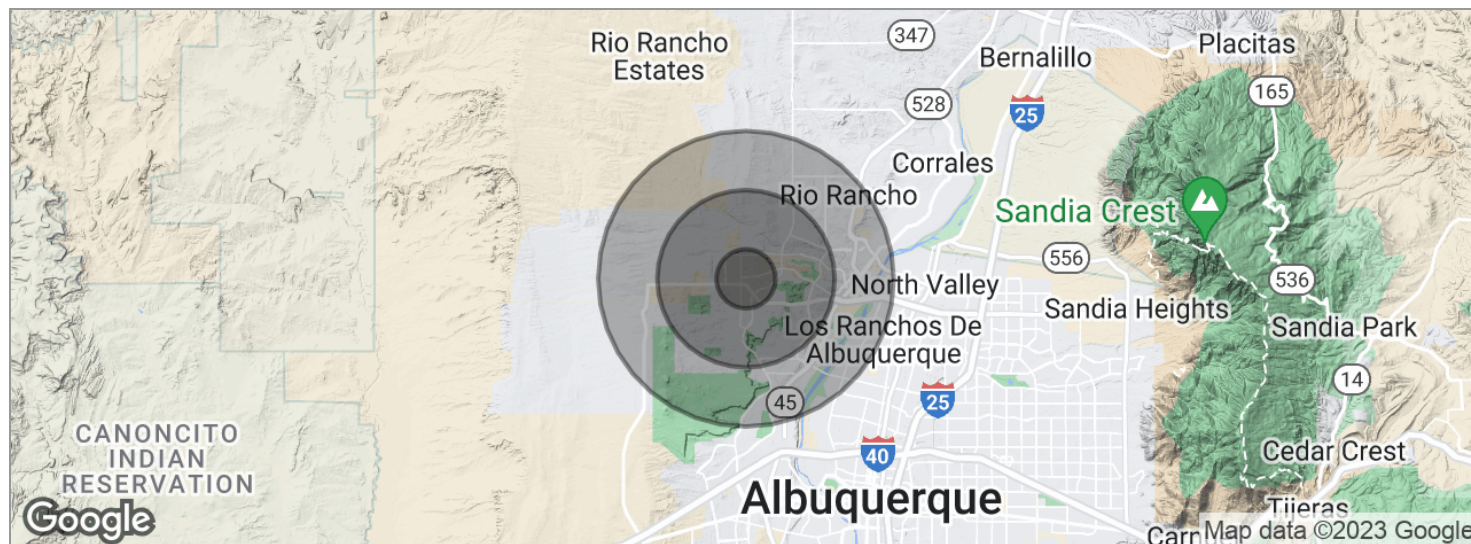
Additional Photos



Location Maps



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
Total households	3,324	18,541	49,276
# of persons per HH	2.9	2.8	2.7
Average HH income	\$73,396	\$77,691	\$74,635
Average house value	\$221,247	\$225,891	\$222,866

* Demographic data derived from 2020 ACS - US Census