

# Fully Leased Shopping Center

8.2% Cap Rate

**FOR  
SALE**

475 Coors Blvd NW | Albuquerque, NM 87121



## Property Details

- Sale Price ~~\$2,375,000~~ \$2,225,000
- Building Size 22,725 SF
- Land Size 2.13 Acres
- Zoning NR-BP (Old SU-1)
- Parking Ratio Up to 6.8/1,000

## Property Amenities

- High Traffic
- Fully Lease Shopping Center
- Great Monument Sign
- Nice Visibility,
- Lots of Parking
- Great Tenant Mix
- Excellent Property management in place!
- Upside available, as Tenants renew



**BERGER  
BRIGGS**  
REAL ESTATE & PROPERTY MANAGEMENT  
ESTABLISHED 1937

PHONE (505) 247-0444  
FAX (505) 243-1505  
4333 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87107-6833  
[www.bergerbriggs.com](http://www.bergerbriggs.com)

**Evangeline Pavlakos CCIM**  
505 220 8464  
[vangie.p@comcast.net](mailto:vangie.p@comcast.net)



# Fully Leased Shopping Center

8.2% Cap Rate

**AERIAL**

475 Coors Blvd NW | Albuquerque, NM 87121



## DEMOGRAPHICS

	3 mi.	3 min.	5 min.
2019 Population	106,261	7,823	27,503
2019 Average HH Income	\$57,179	\$42,157	\$46,564
2019 Daytime Employment	25,099	3,549	10,738

**BERGER BRIGGS**  
REAL ESTATE & PROPERTY MANAGEMENT  
ESTABLISHED 1937

PHONE (505) 247-0444  
FAX (505) 243-1505  
4333 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87107-6833  
[www.bergerbriggs.com](http://www.bergerbriggs.com)

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable; however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.



# Fully Leased Shopping Center

8.2% Cap Rate

## LIST OF TENANTS

475 Coors Blvd NW | Albuquerque, NM 87121

Suite A :	<b>A Better Smile Dentistry</b>	.....2002 Sq. Ft.
Suite B :	<b>Farmers Insurance</b>	.....1,000 sq. ft
Suite C:	<b>Envy Spa &amp; Nails</b>	.....1,594 sq. ft.
Suite D:	<b>Canna Spa</b>	.....1,399 sq. ft.
Suite E:	<b>Donuts, Bagels &amp; More</b>	.....1,377 sq. ft.
Suite F:	<b>Showtime Barbershop</b>	.....1,454 sq. ft.
Suite G:	<b>El Shaddai Church</b>	.....3,000 sq. ft.
Suite H&I:	<b>La Pescaderia De Guaymas Restaurant</b>	....4,873 sq. ft.
Suite J&K:	<b>Albuquerque Injury Clinic</b>	.....3,963 sq. ft.
Suite L:	<b>Latin Fusion Fitness</b>	.....2,063 sq. ft.



**BERGER BRIGGS**  
REAL ESTATE & PROPERTY MANAGEMENT



PHONE (505) 247-0444  
FAX (505) 243-1505  
4333 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87107-6833  
[www.bergerbriggs.com](http://www.bergerbriggs.com)

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable; however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.

# Fully Leased Shopping Center

8.2% Cap Rate

**THE SITE**

475 Coors Blvd NW | Albuquerque, NM 87121



## MINIPOD

Rental Income	\$216,666.96
NNN Reimbursement	\$49,638.00
Total Proforma Income	\$266,304.96
Less 5% Vacancy	\$10,833.35
Less Expenses	\$72,968.00
Net Operating Income	\$182,503.61

$$\text{CAP Rate } \frac{\$182,503.61}{\$2,225,000} = 8.2\%$$



### Suits

- A.....2002 SF
- B.....1,000 SF
- C.....1,534 SF
- D.....1,399 SF
- E.....1,377 SF
- F.....1,454 SF
- G.....3,000 SF
- H&I..4,873 SF
- J&K..3,963 SF
- L.....2,063 SF

**BERGER  
BRIGGS**  
REAL ESTATE & PROPERTY MANAGEMENT



PHONE (505) 247-0444  
FAX (505) 243-1505  
4333 PAN AMERICAN FRWY NE  
ALBUQUERQUE, NM 87107-6833  
[www.bergerbriggs.com](http://www.bergerbriggs.com)

Subject to errors, omissions, change of price prior to sale or lease, and withdrawal without notice. The information contained herein is obtained from sources deemed reliable; however Broker does not guarantee the accuracy of the information. If square footage is a consideration parties are advised to measure property.



ESTABLISHED 1937

PHONE (505) 247-0444  
FAX (505) 243-1505  
4333 PAN AMERICAN FRWY NE  
P.O. DRAWER K  
ALBUQUERQUE, NM 87103

## CONFIDENTIALITY AGREEMENT

Regarding **Subject Property** Located at **475 Coors Blvd. NE, Albuquerque, NM 87121**

This Confidentiality Agreement will confirm the mutual understandings of the undersigned and Berger Briggs Real Estate & Property Management Inc, (Broker), and Listing Broker, Evangeline Pavlakos, E.P. Properties, LLC who shall forward to the undersigned information provided by others regarding the designated Subject Property.

1. The term "Information" means the Confidential Review of all data, reports, records or materials obtained from the Brokers for the Subject Company including the names, address and type of businesses (Tenants) located within of the Subject Company and the leases, lease amounts, rent roll, expenses, proposed rent and expenses and all other information provided. Prospective Buyer and Buyer's Broker shall not reveal to the Tenants within the Property that the Subject Property may be considering a sale. Information is not meant to include information which: a) at the time of the disclosure is in the public domain; b) after disclosure becomes part of the public domain through no act or omission by the undersigned; c) as shown by written records (i) was prior to disclosure, in the possession of the undersigned, or (ii) is subsequent to disclosure, developed by the undersigned independently of and any disclosure by the Broker or the Subject Company; d) is rightfully received by the undersigned from third parties who were entitled to receive such information; or e) is obligated to be disclosed pursuant to applicable law, regulation or legal process.

2. Information is being furnished solely in connection with the consideration of the Subject Property and shall be treated as "secret" and "confidential" and no portion of it shall be disclosed to others, except to Prospective Buyers who have signed below and their agents, accountants, attorneys of the undersigned whose knowledge of the Information is required to evaluate the Subject Property as a potential investment and who shall assume the same obligations as the undersigned under this Agreement. All Parties are advised to seek legal advice regarding the Purchase of the Subject Property.

3. At the Broker's request, upon the earlier of the termination of the undersigned's involvement in the Proposed Transaction or of the undersigned's cessation of consideration of it, the undersigned will promptly return to Broker all Information supplied by the Brokers regarding the Subject Property to the Broker without retaining any copies thereof. The undersigned will keep that portion of the Information which consists of notes, analyses, studies, or other documents prepared by the undersigned or, at the Broker's request, promptly will destroy it except in those instances where the undersigned is required otherwise by law to retain it.

4. It is understood that neither the Seller nor Brokers make any representations or warranty as to the completeness, correctness nor accuracy as to any information provided and all information was gathered from third parties, and (b) no representation nor warranties shall be made with regards to the correctness of the documents and information provided and (c) no representation with regards to the suitability of the Subject Property as an investment that meets the Buyer's needs.



5. Prospective Buyer understands that Brokers will submit this property for sale to other Prospective Buyers until an acceptable Purchase Agreement is executed by both Buyer and Seller.

6. The undersigned Prospective Buyer represents that it has the ability, experience and financial capability to evaluate and purchase the Subject Property, and acknowledges that they have the ability to evaluate the suitability of the Subject Property as an investment that meets their needs. The undersigned takes all responsibility to perform a due diligence review at its own cost and expense prior to any acquisition of the Subject Property.

All claims or disputes between the parties arising out of or relating to this Agreement, or the breach thereof, shall be decided by arbitration conducted in accordance with the New Mexico Uniform Arbitration Act. The arbitrator shall permit discovery in accordance with the New Mexico Rules of Civil Procedure as the arbitrator may deem appropriate. The arbitrator shall apply the substantive law of the state of New Mexico. The arbitrator shall have the authority to assess costs as provided in this Agreement. The prevailing party in a dispute shall be entitled to recover its costs, including reasonable attorneys' fees, from the other party. The obligation to arbitrate shall survive any termination or cancellation of this Agreement.

7. Confidential information shall be protected for a period of 5 years beyond the date below.

8. Prospective Buyer and Buyers Agents will not communicate with Tenants or employees of the Subject Property.

**Prospective Buyer:** \_\_\_\_\_

Print Name

Address: \_\_\_\_\_

Phone Number \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Prospective Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

**Broker of Record Representing Prospective Purchaser (if applicable)**

Authorized Signer: \_\_\_\_\_

Print Name

Signature: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Date: \_\_\_\_\_



**City Address: 475 COORS BLVD NW**

**County Address: 475 COORS BLVD NW**

10/14/2018

[www.cabq.gov/gis](http://www.cabq.gov/gis)

City of Albuquerque Property Report

---

Ownership Data from [Bernalillo County Assessor](#)

(County Assessor's data for tax year 2017)

**Owner Name:** AKRATOS LLC

**Owner Address:** 5951 JEFFERSON ST NE SUITE A, ALBUQUERQUE NM 87109-3450

**UPC:** 101005847410540607

**Tax Year:** 2017 **Tax District:** A1A

**Legal Description:** TR F-7-A PLAT OF TRACT F-7-A ATRISCO BUSINESS PARK UNIT 3CONT 2.1262 AC

**Property Class:** C **Document Number:** 2012044340 043012 SW-E

**Acres:** 2.13

City Zoning and Services

**IDO Zone District:** NR-BP

**IDO District Definition:** Business Park

**Old Zoning Designation:** SU-1

**Old Zoning Description:** PLANNED INDUST PARK

**Land Use:** COMMERCIAL RETAIL

**Lot:** F7A **Block:** 0000 **Subdivision:** ATRISCO BUSINESS PARK UNIT 3

**Police Beat:** 113 **Area Command:** SOUTHWEST

**Jurisdiction:** ALBUQUERQUE

**Zone Atlas Page:** [J10](#) (opens in new window)

**City Neighborhood Association:** Los Volcanes NA

**Residential Trash Pickup:**

Political Districts

**City Council District:** [1 - Ken Sanchez](#)

**County Commission District:** 1 - Debbie O'Malley

**NM House of Representatives:** Georgene Louis

**NM Senate:** Jacob Candelaria

School Districts

**Elementary:** SUSIE RAYOS MARMON

**Middle:** JIMMY CARTER

**High School:** WEST MESA

**FEMA Flood Zone:** X

For questions about floodplain information, please contact the COA Floodplain Manager at 924-3986 or email [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

