

# SINGLE TENANT OFFICE/WAREHOUSE INVESTMENT PROPERTY IN NORTH I-25 CORRIDOR

3820 COMMONS AVE NE, ALBUQUERQUE, NM 87109

FOR  
SALE



## DETAILS

- » For Sale : \$1,752,000
- » NOI: \$105,173.76
- » Cap Rate: 6%
- » Size:
  - Building: ±8,902 SF
  - Land: ±27,386 (.6287 Acres)

## FEATURES

- » NNN Lease
- » 3.5+ years on term with 5 year option
- » Regional credit tenant
- » Gated access to warehouse with secured parking
- » Premier location less than one minute from I-25
- » Quality construction offering 16' ceilings, & professional store front presence
- » Below market rental rate in place

## CONTACT

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☎ 505.855.7608



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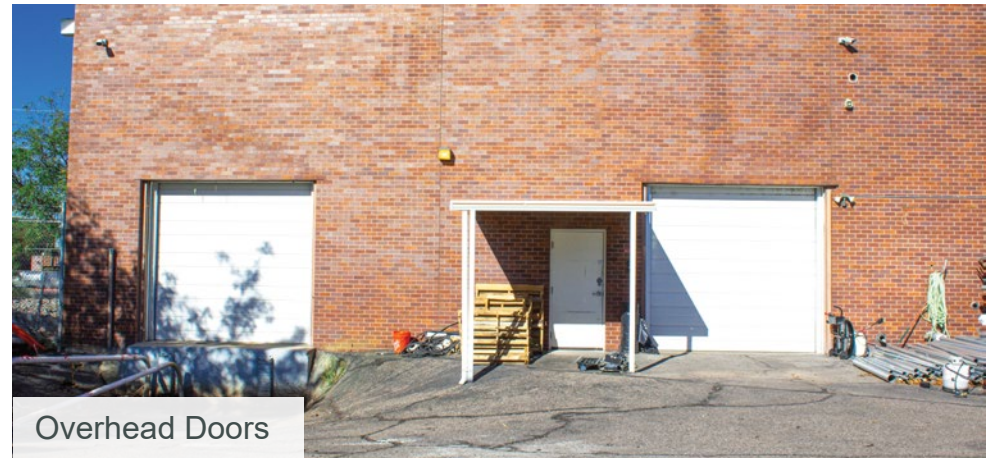
FOR  
SALE

## PROPERTY INFORMATION

<b>For Sale</b>	<b>\$1,752,000</b>
Lease Type	NNN
Building Size	±8,902 SF
Ceiling Height	±16' Clear Height
Floor Type	Slab, Tile, Concrete
HVAC Office	Forced Air/Refrigerated
Land size	±27,386 (.6287 Acres)
Sprinkler System	Yes
Zoning	NR-BP

## Trade Area Overview

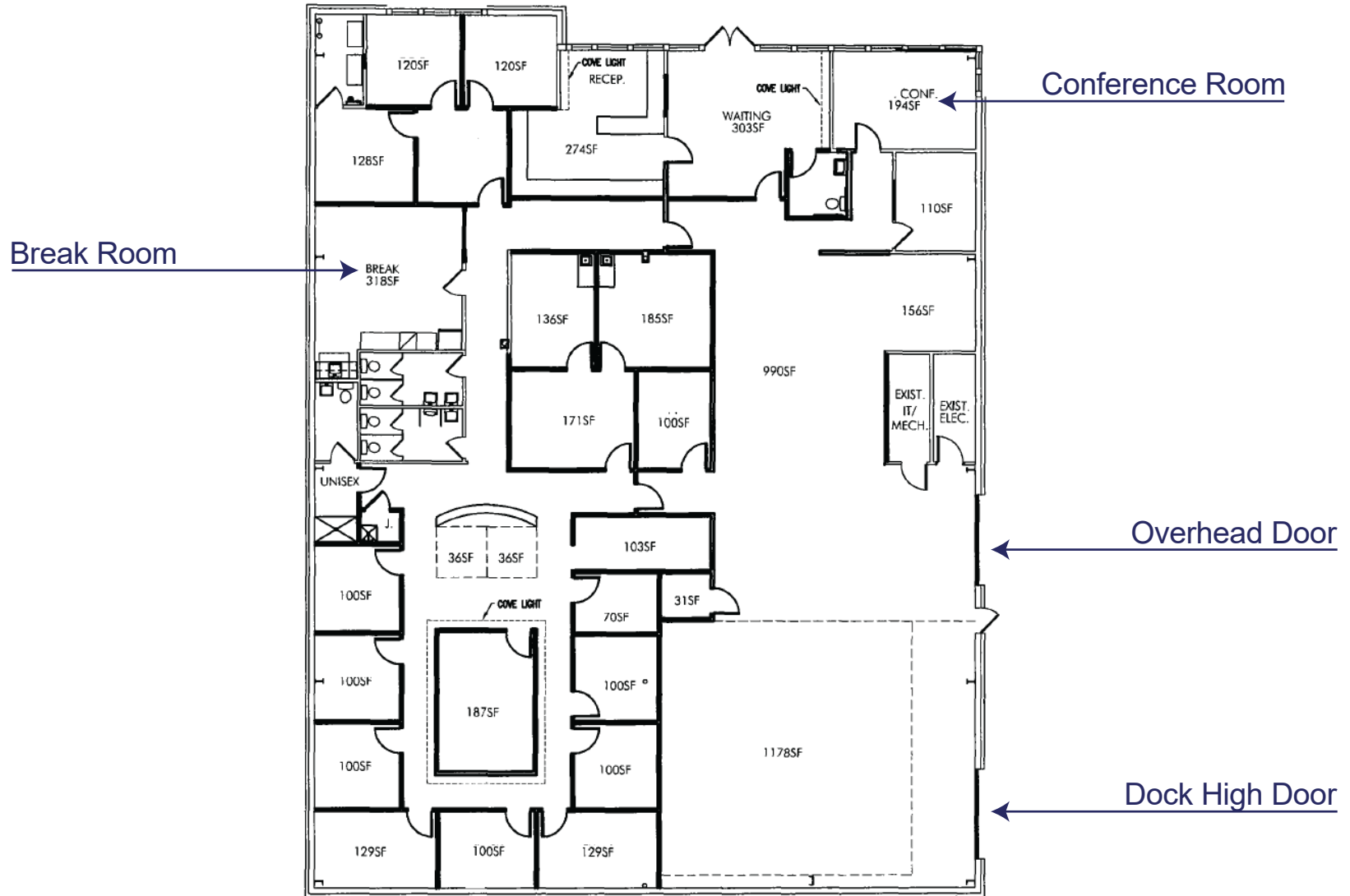
- ★ Major area tenants include Cinemark, Lovelace Medical Group, Bank of Albuquerque, Calvary Church, Health South Medical Rehabilitation Hospital, Alorica, Albuquerque Journal, U.S. & USDA Forest Service, and more in this packed business/medical corridor.
- ★ Site is located on Commons Ave. just west of Jefferson Blvd, a main ingress/egress arterial for the Journal Center employment corridor, with some of the highest daytime population (over 88,000 employees) within a 3 mile radius & 3.8m sf of office space.
- ★ Located in the North I-25 Corridor of Albuquerque, estimated to have the highest household income in Albuquerque.



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FLOOR PLAN - ±8,902 SF

FOR  
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**ARGUS**  
INVESTMENT REALTY

# SINGLE TENANT OFFICE/WAREHOUSE INVESTMENT PROPERTY IN NORTH I-25 CORRIDOR

## AREA AMENITIES

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# SINGLE TENANT OFFICE/WAREHOUSE INVESTMENT PROPERTY IN NORTH I-25 CORRIDOR

## AREA OVERVIEW

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SALE



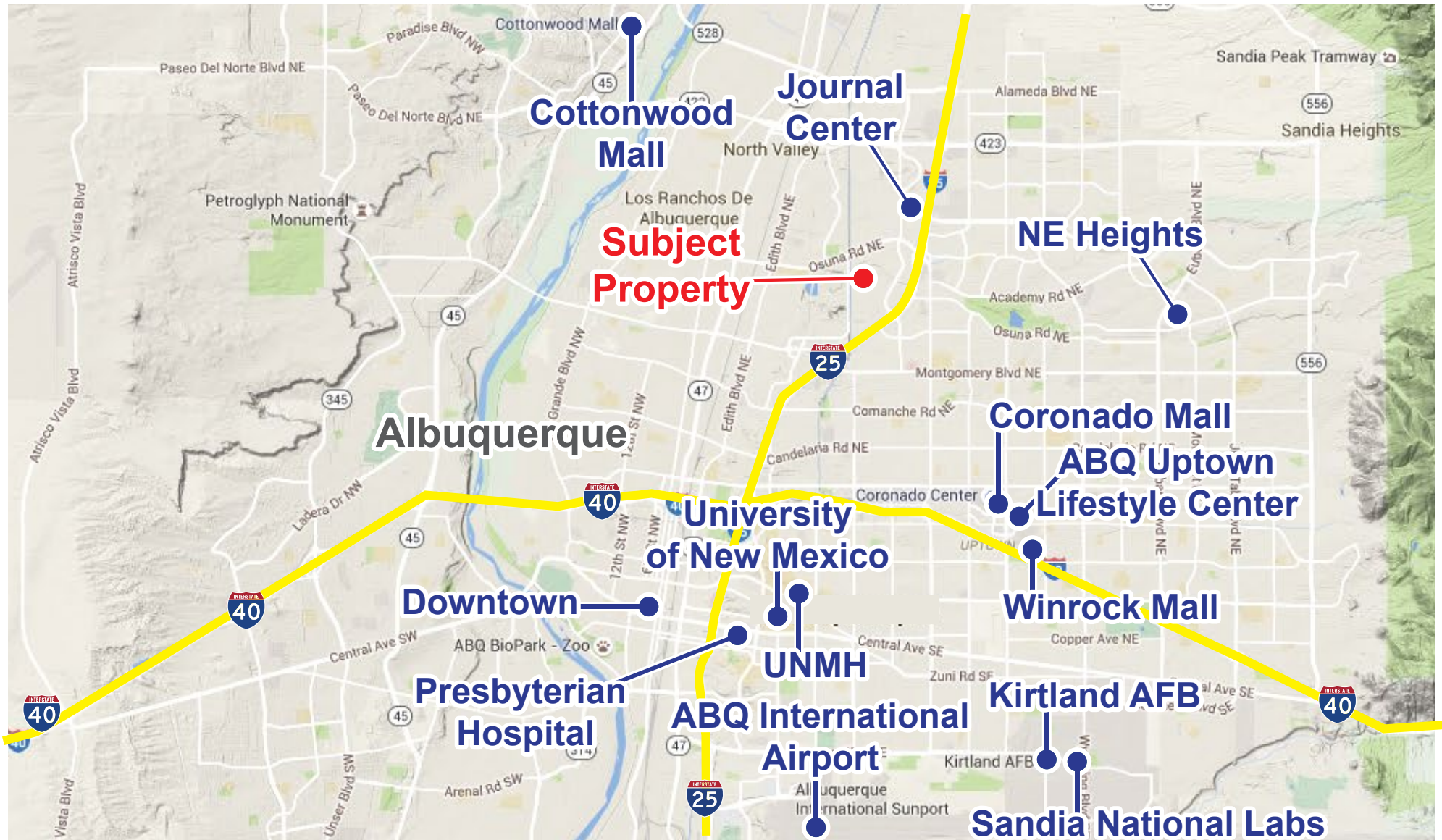
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## PROPERTY LOCATION

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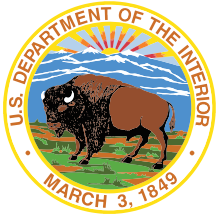
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# SINGLE TENANT OFFICE/WAREHOUSE INVESTMENT PROPERTY IN NORTH I-25 CORRIDOR

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## Major Area Employers



## Popular Area Tenants



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SINGLE TENANT OFFICE/WAREHOUSE INVESTMENT PROPERTY IN NORTH I-25 CORRIDOR

3 MILE DEMOGRAPHICS

FOR  
SALE

**OVER 50%**

HOMES WITH VALUE  
\$200K OR MORE



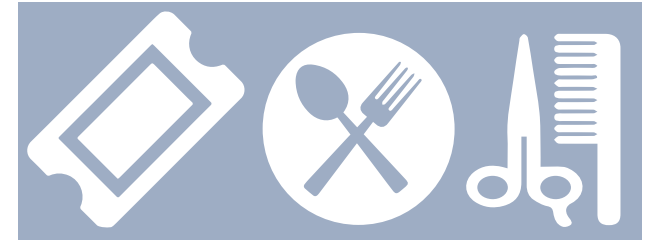
AVERAGE HOUSEHOLD  
INCOME OF

**\$67,000**



**\$2.1 BILLION**

TOTAL HOUSEHOLD  
EXPENDITURES PER YEAR



**\$361 Million**

SPENT ON APPAREL,  
PERSONAL CARE  
& ENTERTAINMENT



Estimated Daytime Employees

**88,000**



**\$214 million**

SPENT ON FOOD & BEVERAGE