

Fully-Stabilized Retail Investment

IN THE AFFLUENT FAR NORTHEAST HEIGHTS

Offering Memorandum



**±14,932 SF on ±0.92 Ac.
Available**

12700 San Rafael Ave. NE | Albuquerque, NM 87122

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

Investment Summary

12700 San Rafael Ave. NE | Albuquerque, NM 87122



Pricing

Sale Price	\$4,070,174
CAP Rate	6.9%
In-Place NOI	\$280,842

Financial Summary

Gross Operating Income	346,466.88
Total Operating Expenses	-\$65,624.88
Net Operating Income	\$280,842.00

Operating expenses include a 4% management fee.

Average annual increase: 2.8%

Weighted average lease term remaining: 5.89 years

Metrics available upon request.

Location

12700 San Rafael Ave. NE
Albuquerque, NM 87122

BUILDING SIZE

±14,932 SF

LAND SIZE

±0.92 Acres

ZONING

C-1, Bernalillo County

Highlights

- 100%-leased Sandia Heights Village
- At the signalized hard corner of San Rafael Ave. & Tramway Blvd. NE
- Highest income demographic area in Albuquerque
- Outstanding visibility with large monument sign
- 21,100 cars per day
- Good tenant mix for long-term financial stability



Location

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Diverse Tenant Mix

Crave Hot Dogs & BBQ

Fast-casual restaurant featuring premium hot dogs, slow-smoked barbecue, and craft beer. The concept generates consistent lunch, dinner, and weekend traffic, making it a strong food-and-beverage anchor for the property.

La Luz Veterinary Care

Adds essential pet services that drive frequent, necessity-based visits. Veterinary providers are highly resilient tenants, supported by consistent pet ownership demand across market cycles.

State Farm Insurance

Provides a nationally recognized insurance and financial services presence, supported by strong customer retention, predictable office use, and stable long-term tenancy.

Art Attack

Adds a creative studio serving adults and youth, generating event- and hobby-driven traffic, particularly on evenings and weekends, while bringing a distinctive arts and culture element to the property.

Mesh Hair Salon

Operates on a high-retention, relationship-driven model, generating consistent appointments and repeat traffic through recurring hair and styling needs.

HRU Photography

Operates on a referral-driven model, generating steady appointment-based traffic from portrait, commercial, and private event clients with minimal parking impact.

Sandia Heights Homeowners Association

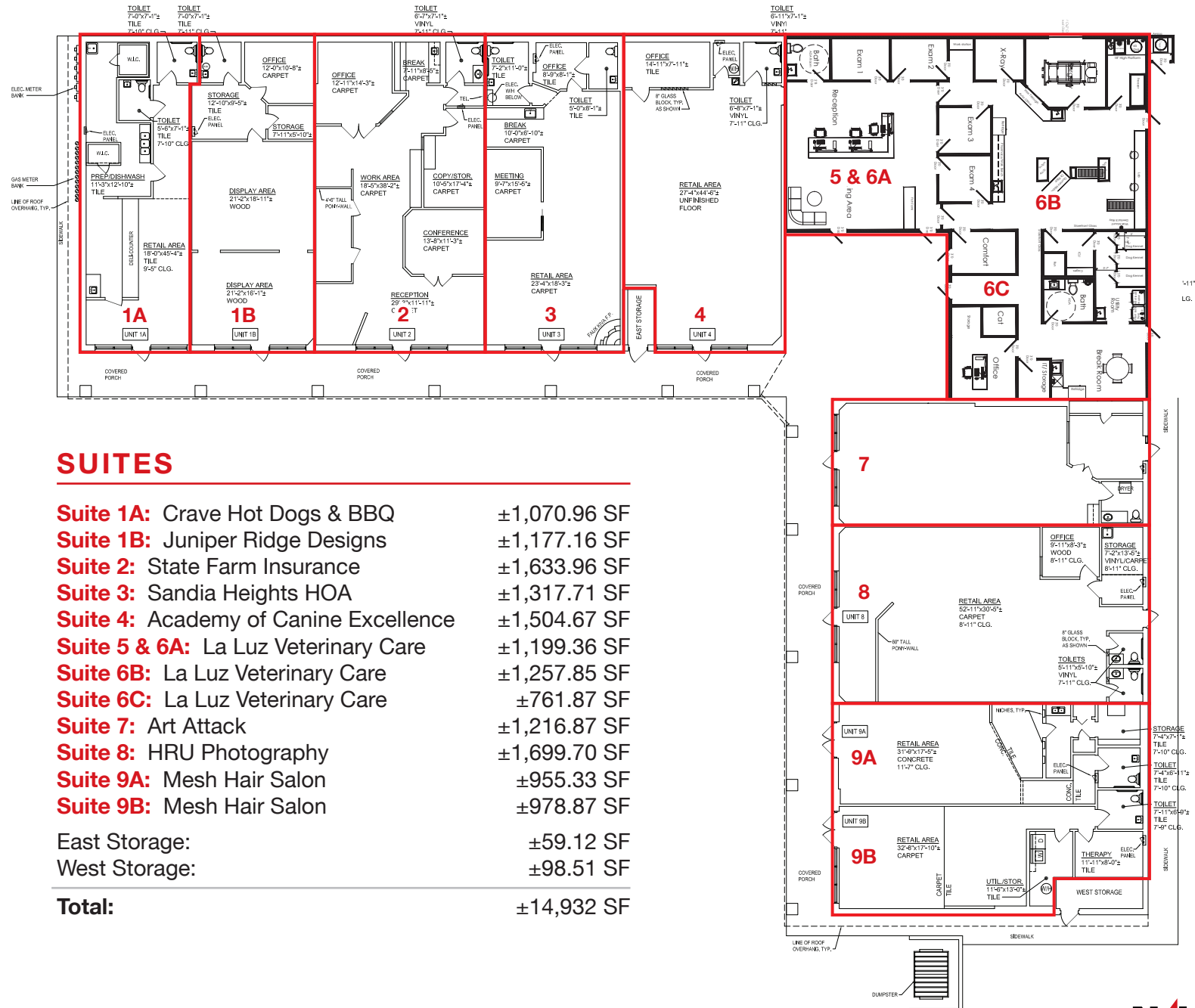
Serves as a community and civic anchor, generating consistent daytime traffic through administrative visits, scheduled meetings, and neighborhood operations, with strong long-term tenancy potential.

Juniper Ridge Designs

Provides design, planning, and creative services through a client-consulting model, generating steady appointments with limited build-out needs and strong long-term location stability.

The Academy of Canine Excellence

Provides specialized canine training through classes and multi-week programs, generating repeat visits, strong customer loyalty, and consistent evening and weekend traffic.





 **\$231,862**
Average Household Income
Within a 1-Mile Radius

 **\$168,385**
Average Household Income
Within a 3-Mile Radius

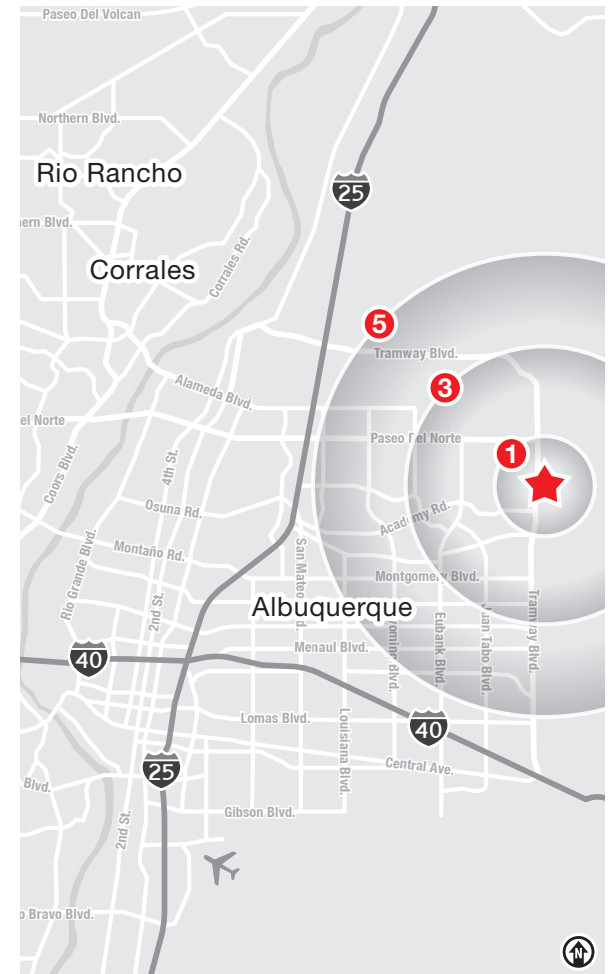
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	2026	2026	2026
Total Population	5,702	55,961	145,389
Total Households	2,685	25,200	65,371
Family Households	1,816	15,453	38,217
Average Household Size	2.12	2.20	2.20
Owner Occupied Housing Units	2,135	18,055	44,216
Renter Occupied Housing Units	550	7,145	21,155
Median Age	55.1	48.3	44.7
Trends 2026 - 2031	State	State	State
Population	0.30%	0.30%	0.30%
Households	0.40%	0.40%	0.40%
Family Population	0.30%	0.30%	0.30%
Owner Occupied Housing Units	0.60%	0.60%	0.60%
Median Household Income	3.10%	3.10%	3.10%
Median Household Income	\$180,244	\$122,764	\$97,106
Average Household Income	\$231,862	\$168,385	\$135,574
Per Capita Income	\$107,170	\$76,003	\$61,100

DEMO SNAP SHOT

	1 mile	3 mile	5 mile
 Total Population	5,702	55,961	145,389
 Average HH Income	\$231,862	\$168,385	\$135,574
 Daytime Employment	785	10,706	43,139

2026 Forecasted by Esri



ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
Albuquerque Metro Population


The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

OFFERED EXCLUSIVELY BY:



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rob@sunvista.com

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505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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