

For Sale



East Mountain Retail Building

OWNER/USER OPPORTUNITY WITH INCOME IN PLACE



**±6,014 SF on ±1.05 Ac.
Available**

1342 N.M. Hwy. 333 | Tijeras, NM 87059

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

DJ Brigman SIOR, CCIM

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Micah Gray CCIM

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PROPERTY

AVAILABLE

Building: $\pm 6,014$ SF
Land: ± 1.0569 Acres

SALE PRICE

\$535,000 (\$88.96/SF)

NOI

\$21,681.90

HIGHLIGHTS

- Quick access to I-40
- Six-suite retail building with one vacancy
- Four tenants with staggered leases
- Signage along NM Hwy. 333
- Tenants include a restaurant, church, community non-profit and a glass company
- Suites are individually metered
- Shop space with a 10' x 10' and 8' x 10' grade-level, roll-up door

ZONING

- [SD-E66-CC](#) 

LOCATION

SEQ I-40 & Sedillo Hill Rd.



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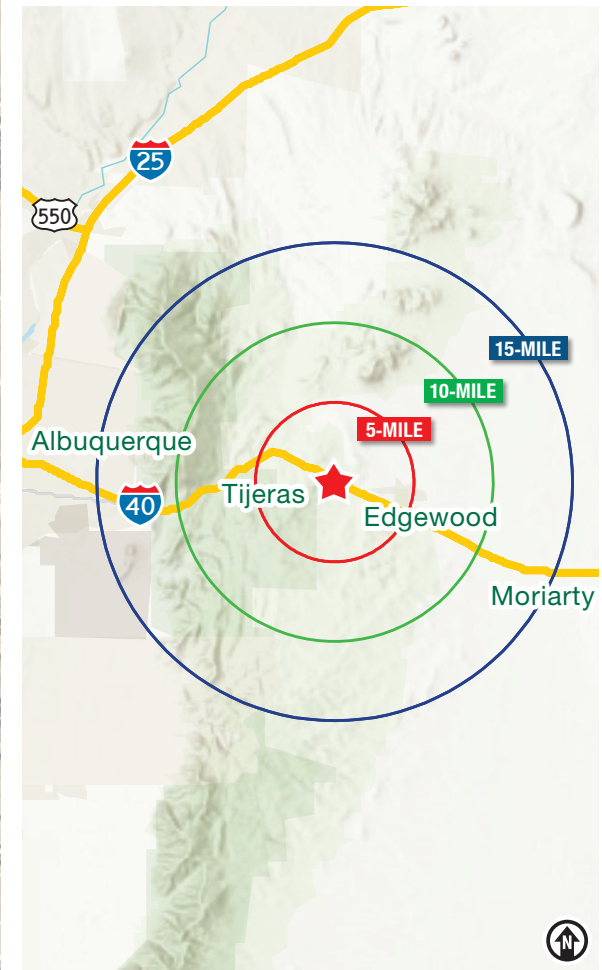
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LOCATION

Demographics	5 Mile	10 Mile	15 Mile
 Total Population	12,075	28,727	144,592
 Average HH Income	\$146,799	\$137,091	\$123,817
 Daytime Employment	1,535	4,040	27,719

2026 Forecasted by Esri



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SUITE A



SUITE D&E



SUITE B



SUITE C



SUITE D&E

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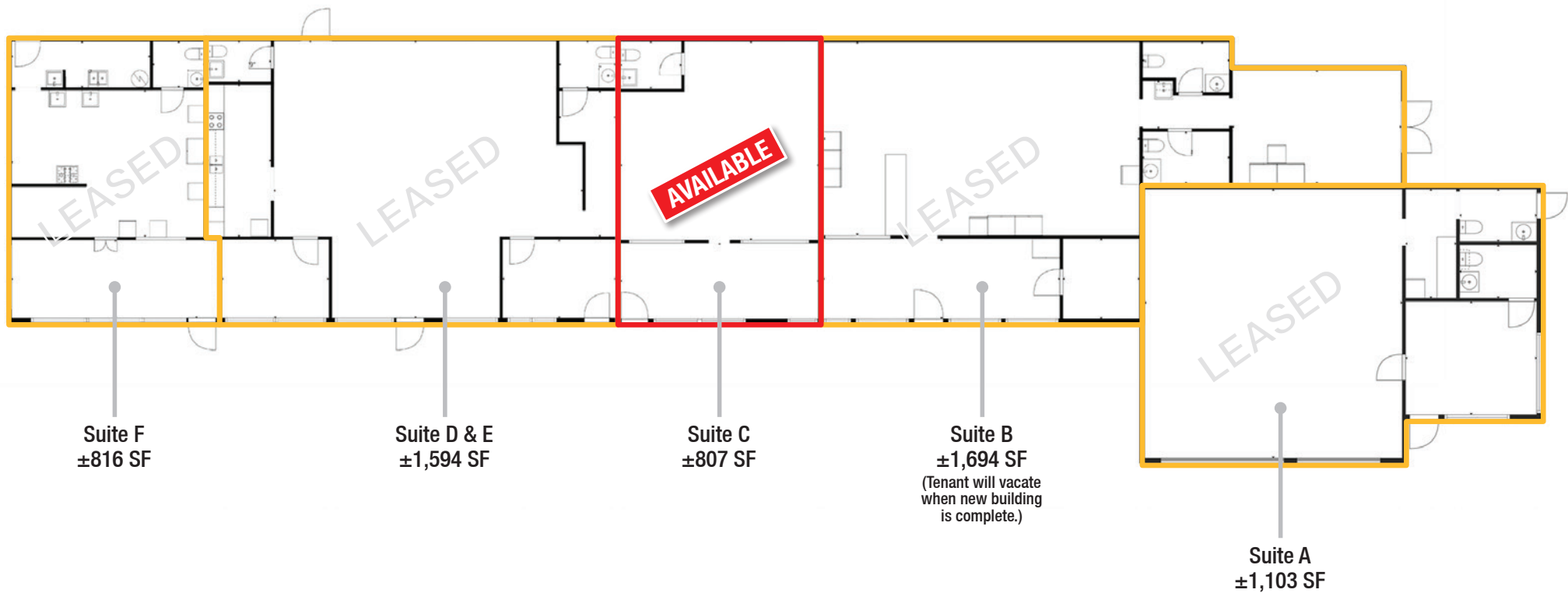
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FLOOR PLAN

SUITES

±6,014 SF Total

Floor plan not to scale.



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SITE SURVEY

AVAILABLE

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