

Prime Commercial Car Wash

PROVEN BUSINESS WITH MODERN TECHNOLOGY

Investment For Sale



HIGH-TRAFFIC LOCATION

5801-B Coors Blvd. NW | Albuquerque NM 87120

**±2,285 SF
Commercial Condo**

NALSunVista **] Got Space™**

Opening the Door to Commercial Real Estate Excellence

Melody Torres

melody@sunvista.com | 505 280 2839

Investment For Sale

5801-B Coors Blvd. NW | Albuquerque NM 87120



PROPERTY

AVAILABLE

Unit B: $\pm 2,285$ SF

SALE PRICE \$985,000

CAP RATE 7.61%

NOI \$75,000

PROPERTY HIGHLIGHTS

- Adjacent to national retailers
- Commercial condominium consisting of Unit B
- Exclusive ownership of the $\pm 2,285$ SF car wash building
- 50% shared ownership of the common areas with the neighboring Valvoline Instant Oil Change
- Located within a professionally maintained two-unit commercial condominium
- Well-maintained building and site
- Located in the rapidly growing Westside trade area with strong residential density
- Easy ingress and egress with multiple access points from surrounding streets
- Strong upside potential through memberships

BUSINESS HIGHLIGHTS

- Established operation with 20+ years of history
- Two touchless automatic wash bays
- Hot water wash system
- Remote monitoring via mobile app
- Membership growth opportunity
- Turnkey operation with established customer base

ZONING MX-M

**Investment
For Sale**

5801-B Coors Blvd. NW | Albuquerque NM 87120



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Melody Torres
melody@sunvista.com
505 280 2839

**Investment
For Sale**

5801-B Coors Blvd. NW | Albuquerque NM 87120



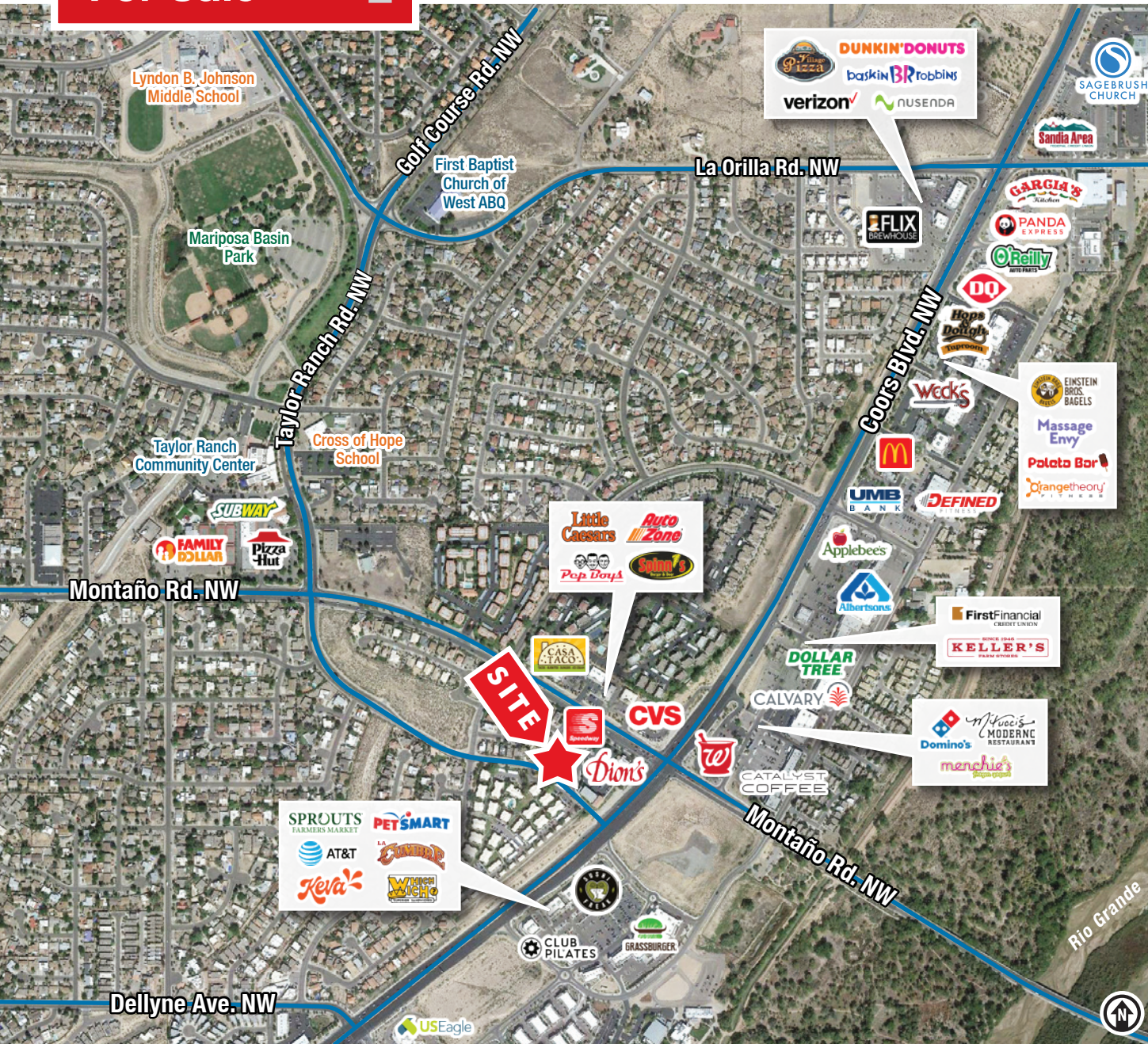
NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Melody Torres
melody@sunvista.com
505 280 2839

Investment For Sale

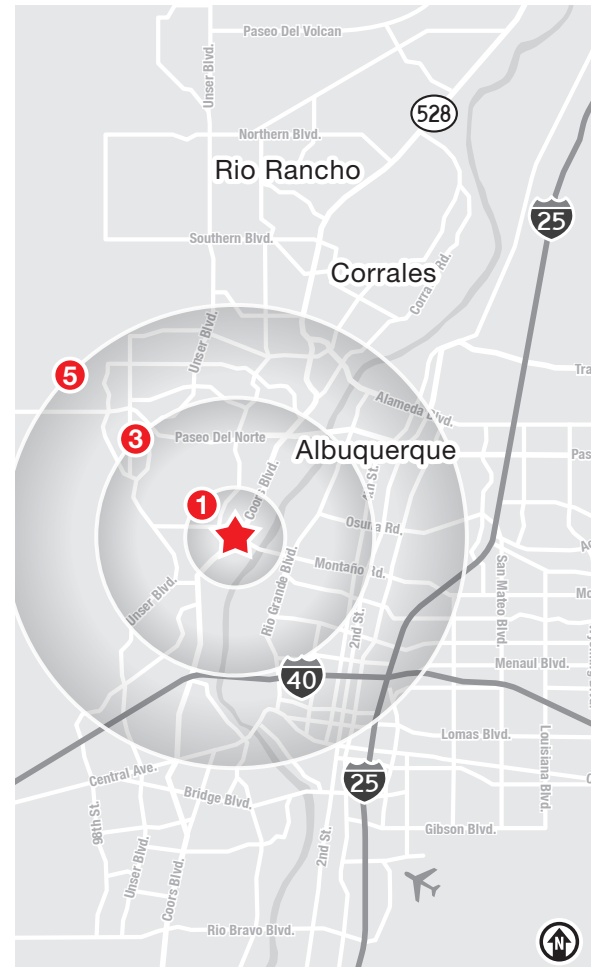
5801-B Coors Blvd. NW | Albuquerque NM 87120



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,346	71,969	205,175
Average HH Income	\$104,574	\$119,068	\$108,069
Daytime Employment	3,242	17,976	105,931

2026 Forecasted by Esri



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | WESTSIDE

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*

IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.