

FOR SALE OR LEASE - I-40 BIG BOX

45 Hotel Circle NE, Albuquerque, NM 87123



ROGER COX
AND ASSOCIATES
REAL ESTATE BROKERAGE, LLC
(505) 268-2800

Contact:

Mark Hammond
markhammond@roger-cox.com

Derek Mitchell
derek@roger-cox.com

Will Stribling
stribling@roger-cox.com

OPPORTUNITY AT I-40 & EUBANK



www.roger-cox.com

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List Price: \$6,250,000 (\$78/SF)

Building Size: 80,149± SF (Unit A / Unit B)

Land Size: 7.50 Acres (326,700 SF)

Parking: 371 Spaces (4.63 per 1,000 SF)

Available: 41,240 SF Unit A

Lease Rate: \$5.95/SF/YR NNN

Leased (Conn's): 38,909 SF Unit B

Leased Rate: \$6.50/SF/YR NNN

Potential NOI: \$498,286/YR

Zoning: MX-M, Mixed Use-Moderate Intensity

Comments

Outstanding Owner User/Investment Opportunity

Highly Visible with Convenient Access from I-40

Monument Signage Fronting I-40

Shadow Anchored by Target, Best Buy and many other Restaurants and Amenities

Very Strong Demographics in Busy, Well Established Trade Area

Excellent Opportunity for Retail / Industrial Redevelopment with Showroom / Distribution Potential

2018 Demographics	1 MI	3 MI	5 MI
Population:	14,763	133,649	246,617
Average HH Income:	\$56,259	\$60,546	\$67,878

Traffic Counts (2016)	
Lomas Blvd. NE:	25,000 VPD
Eubank Blvd. NE:	38,000 VPD
I-40:	90,000 VPD

The information contained herein is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property.

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Vacant - Unit A

Size

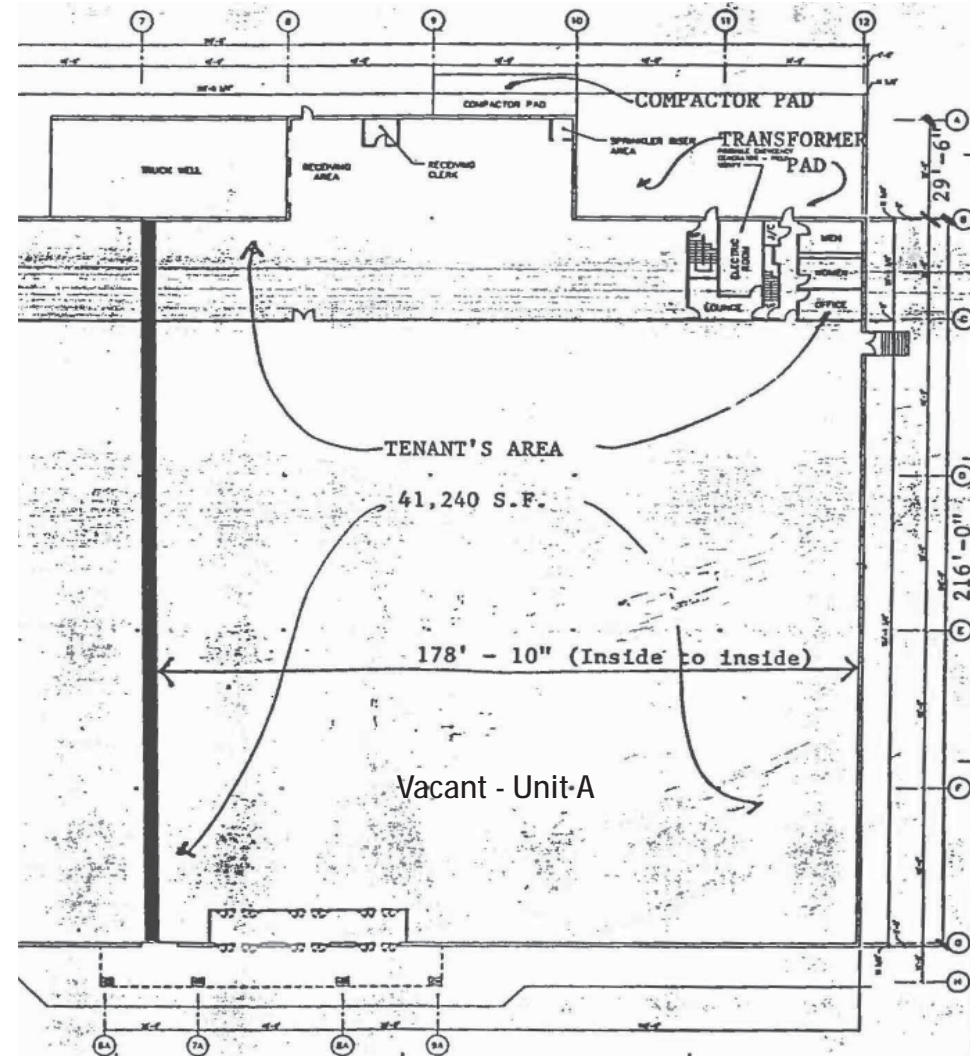
41,240 SF

Ceiling Height: 22'

Clear Height: 18'

Fire Suppression System: Wet Sprinkler

Loading: Two (2) Dock High Doors 9' x 9'



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Conn's HomePlus - Unit B

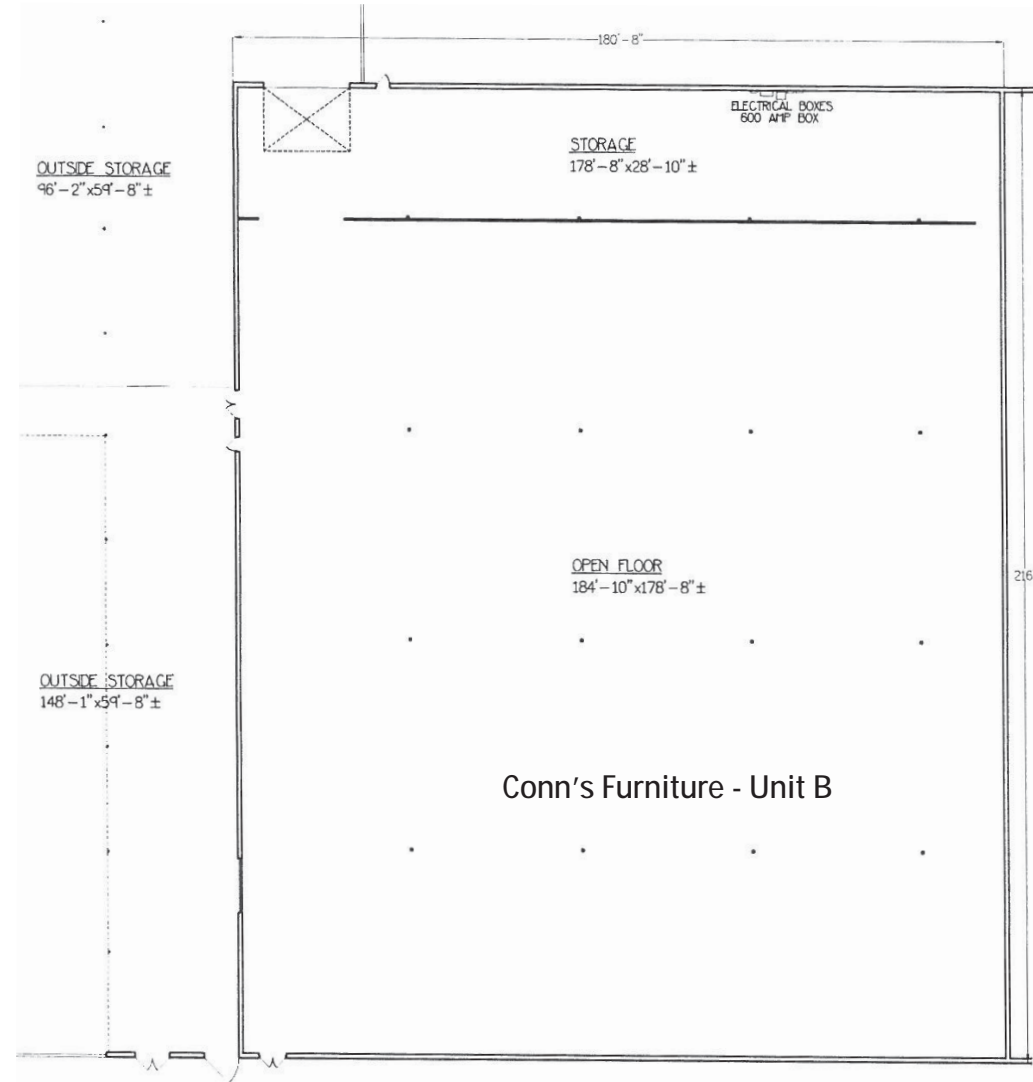
Size	Annual Rent	NOI
38,909 SF	\$6.50/SF/YR NNN	\$252,908.50/YR

Current Term Through August 31, 2022

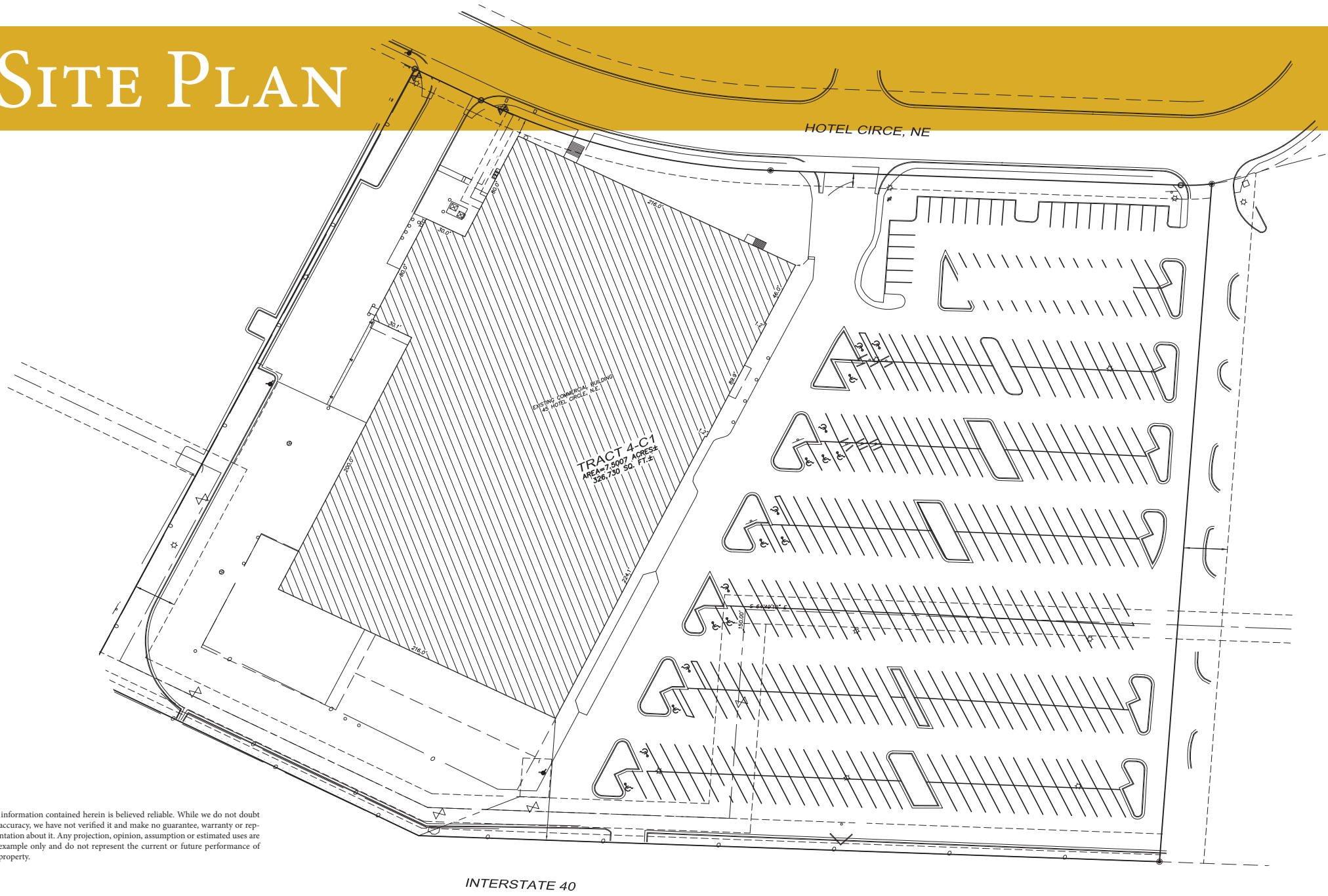
No Annual Escalations

Four (4) Five (5) Options to Renew

Conn's Inc. (NYSE: CONN) is an American Furniture, Mattress, Electronics and Appliance Store Chain



SITE PLAN



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AERIAL



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WWW.ROGER-COX.COM

1717 Louisiana Blvd. NE, Suite 111
Albuquerque, NM 87110

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