



110 ALVARADO SE

ALBUQUERQUE, NM 87108

Tim House





DISCLAIMER

110 ALVARADO SE | 5,000 SF | ALBUQUERQUE, NM

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



All SVN® Offices Independently Owned & Operated.
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.





1 PROPERTY INFORMATION

110 Alvarado SE
Albuquerque, NM 87108

Executive Summary



SALE OVERVIEW

SALE PRICE: \$479,000

LOT SIZE: 0 SF

BUILDING SIZE: 5,000 SF

CEILING HEIGHT: 9.0 FT

ZONING: C-2

MARKET: Albuquerque

SUB MARKET: South East Heights

CROSS STREETS: Central

PROPERTY DESCRIPTION

Single story masonry building with good access from either side. Building could be expanded and zoning allows a variety of uses.

Complete Highlights

PROPERTY HIGHLIGHTS

- Adjacent O'Reilly's and Auto Zone
- Masonry Construction
- Good access from two streets
- Monument Sign
- Across street from US Post Office



Property Overview

Physical Description

Property Name:	
Type of Ownership:	
Property Type:	Retail
APN:	1-018-057-147-136-3-19-09
Building Size:	5,000 SF
Gross Leasable Area:	SF
Building Class:	
Zoning:	C-2

Construction

Year Built:	
Number of Stories:	1
Foundation:	
Parking Type:	
Roof:	

Interior Finish

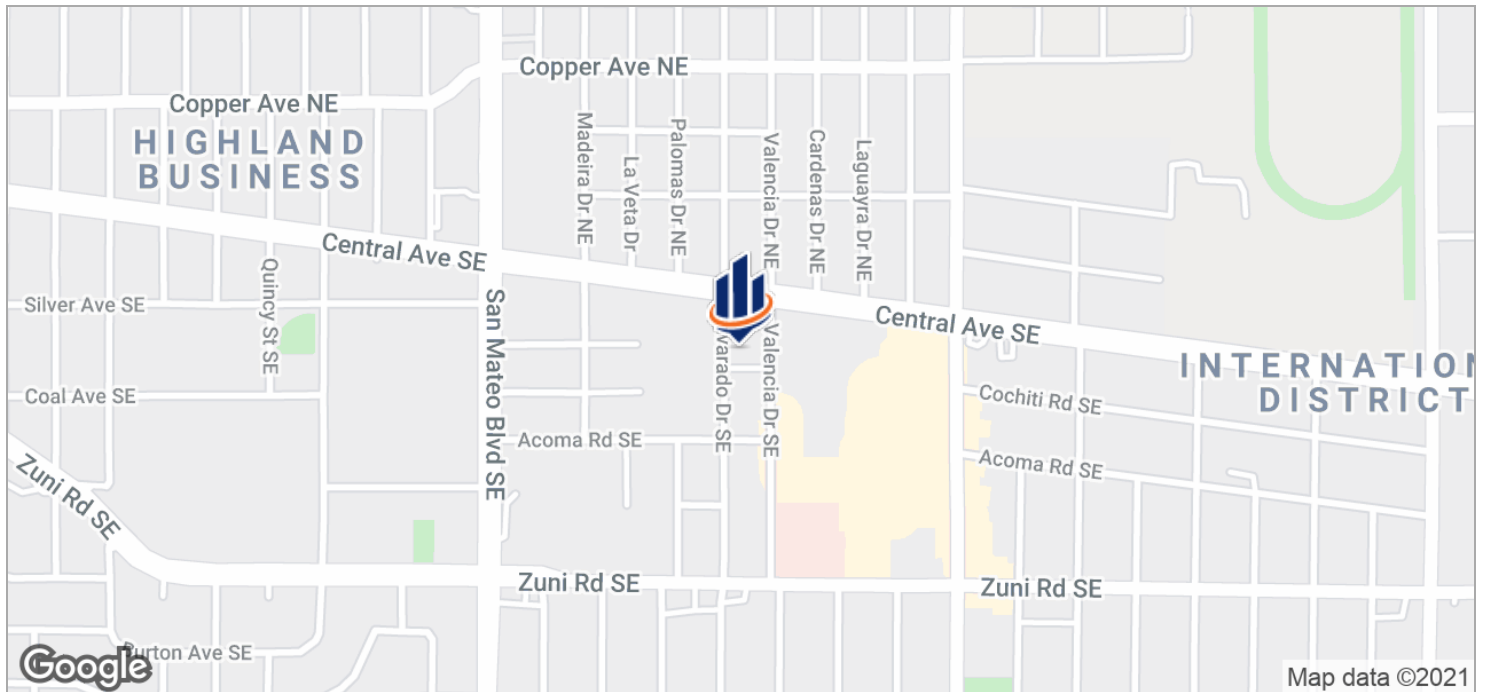
Walls:	
Ceilings:	
Floor Coverings:	
Restrooms:	



2 LOCATION INFORMATION

110 Alvarado SE
Albuquerque, NM 87108

Location Maps





High View Aerial



Close View Aerial





3

DEMOGRAPHICS

110 Alvarado SE
Albuquerque, NM 87108

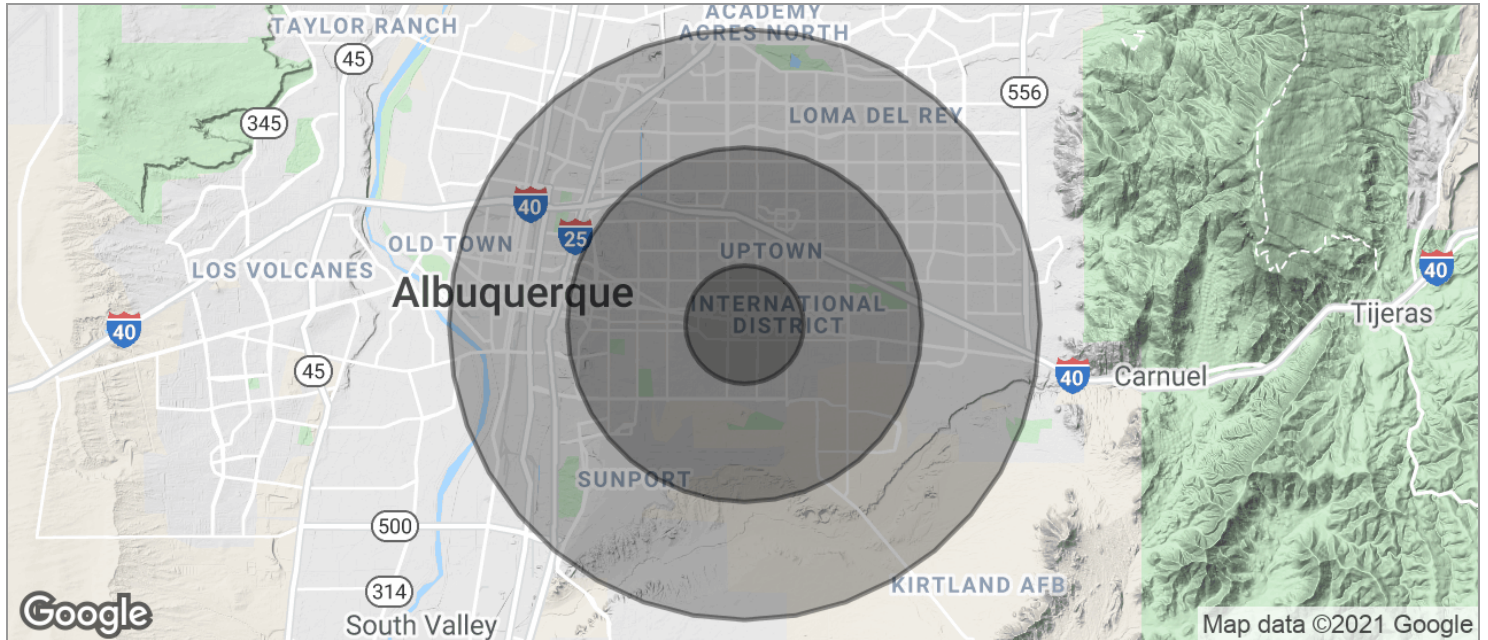
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	7,891	46,198	107,628
Total persons per hh	2.0	2.2	2.3
Average hh income	\$42,687	\$48,315	\$50,163
Average house value	\$170,710	\$185,376	\$185,970

	1 MILE	3 MILES	5 MILES
Total population	15,770	102,007	243,680
Median age	39.4	36.8	36.3
Median age (male)	38.6	36.0	35.0
Median age (female)	40.7	37.8	37.9

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,770	102,007	243,680
MEDIAN AGE	39.4	36.8	36.3
MEDIAN AGE (MALE)	38.6	36.0	35.0
MEDIAN AGE (FEMALE)	40.7	37.8	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,891	46,198	107,628
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$42,687	\$48,315	\$50,163
AVERAGE HOUSE VALUE	\$170,710	\$185,376	\$185,970

* Demographic data derived from 2010 US Census



4 ADDITIONAL INFORMATION

110 Alvarado SE
Albuquerque, NM 87108

Additional Photos



Additional Photos





5 ADVISOR BIOS

110 Alvarado SE
Albuquerque, NM 87108

Advisor Bio & Contact 1



Tim House

Managing Director
SVN | Team Southwest

Tim House serves as a managing director for SVN / Team Southwest, overseeing a small group of dedicated advisors. In addition, he specializes in [NNN] net leased investment properties, along with an emphasis on REO and value added opportunities in the Albuquerque and Santa Fe, New Mexico market and nationally. With an extensive commercial real estate background, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor for more than 20 years, completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, Indian Motorcycle, University Towers Partners, to Chapter 7 Bankruptcy Trustees, developers and high net worth investors with varied requirements. House assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He was president of the Commercial Association of Realtors of New Mexico [CARNM] for 2007. He serves on the Professional Standards Committee and is currently a trustee for the Real Estate Community Political Action Committee [RECPAC]. House is also a member of ICSC and SVNART Asset Recovery Team.

Memberships & Affiliations

Commercial Association of Realtors New Mexico [CARNM], ICSC

NM #18786

NM #14751

Phone: 505.998.1031 x1

Fax: 800.425.5723

Email: houset@svn.com

Address: 6565 Americas Parkway NE
Suite 200
Albuquerque, NM 87110