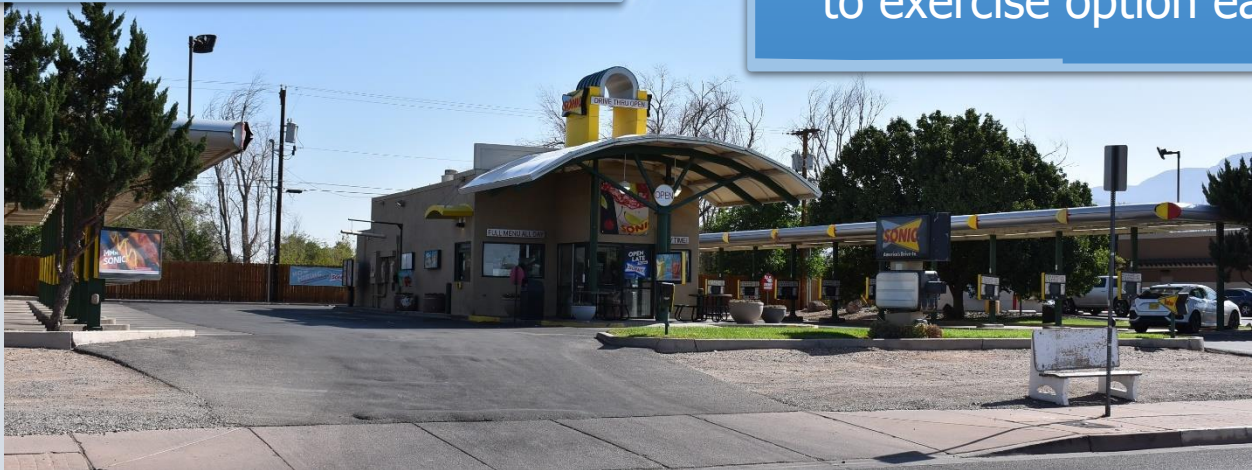


220 Alameda Blvd. NW
Albuquerque, New Mexico



Price: \$1,200,000.00 / 4.95 Cap
Annual Rent: \$59,400.00
Current term to July 2026
Tenant has 2-five year options
10% increase every 5-years

Absolute NNN
Ground-Lease
Same tenant since 1988
(B & B Merritt) who has
been a Sonic franchisee for
50-years +
Tenant may be incentivized
to exercise option early.



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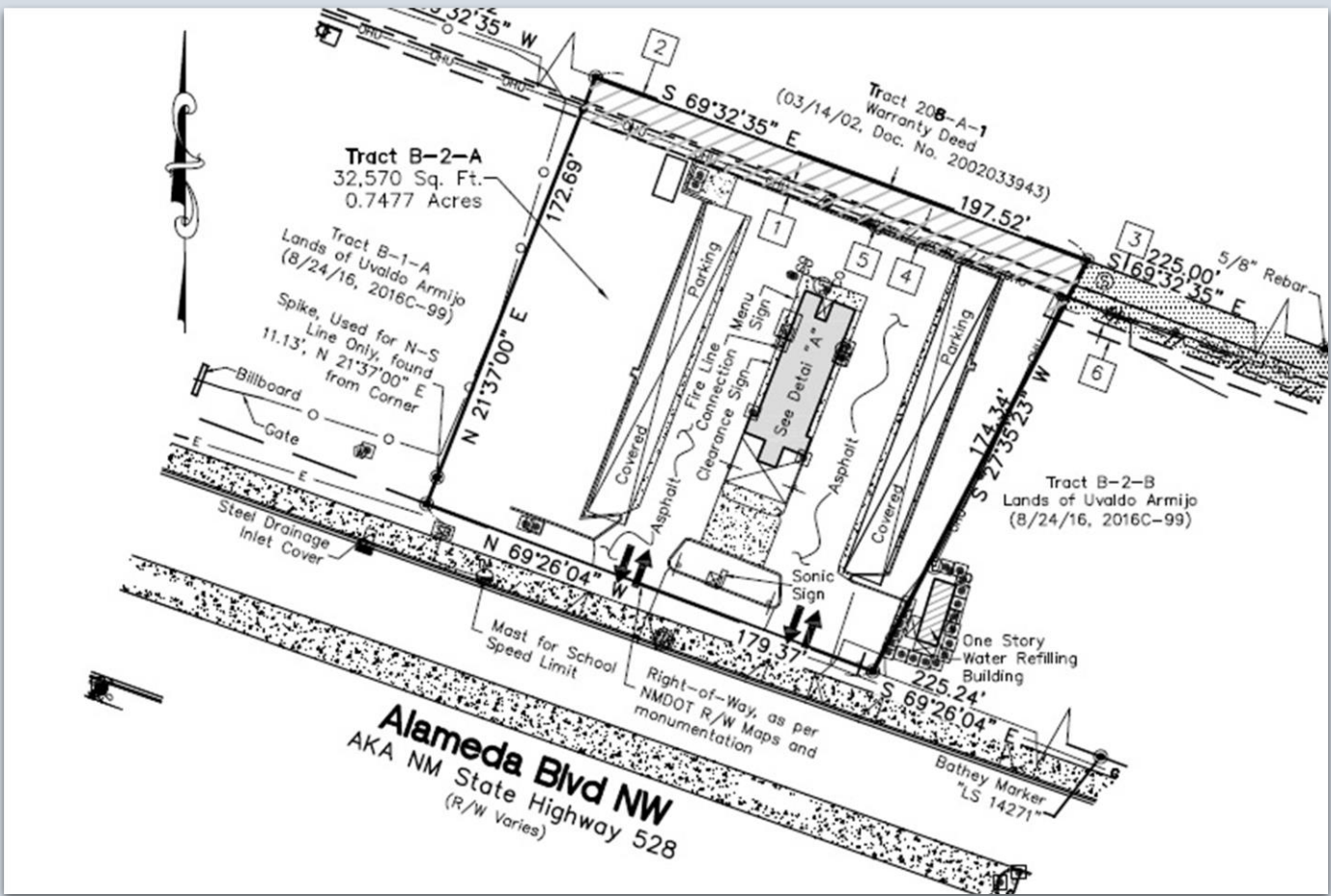
C: 505-480-7524

www.Acre9.com

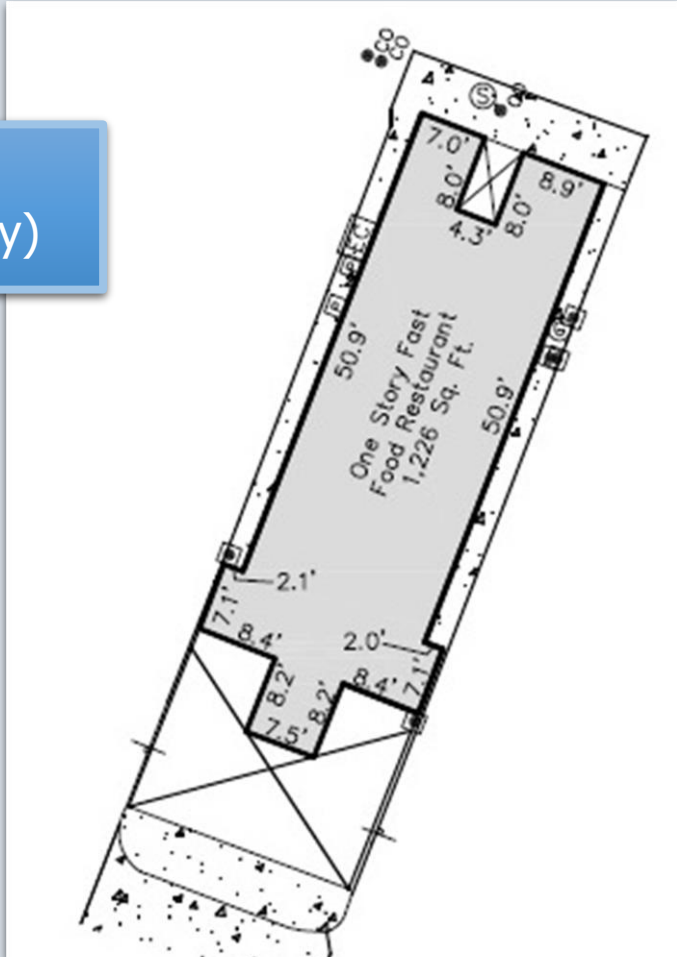


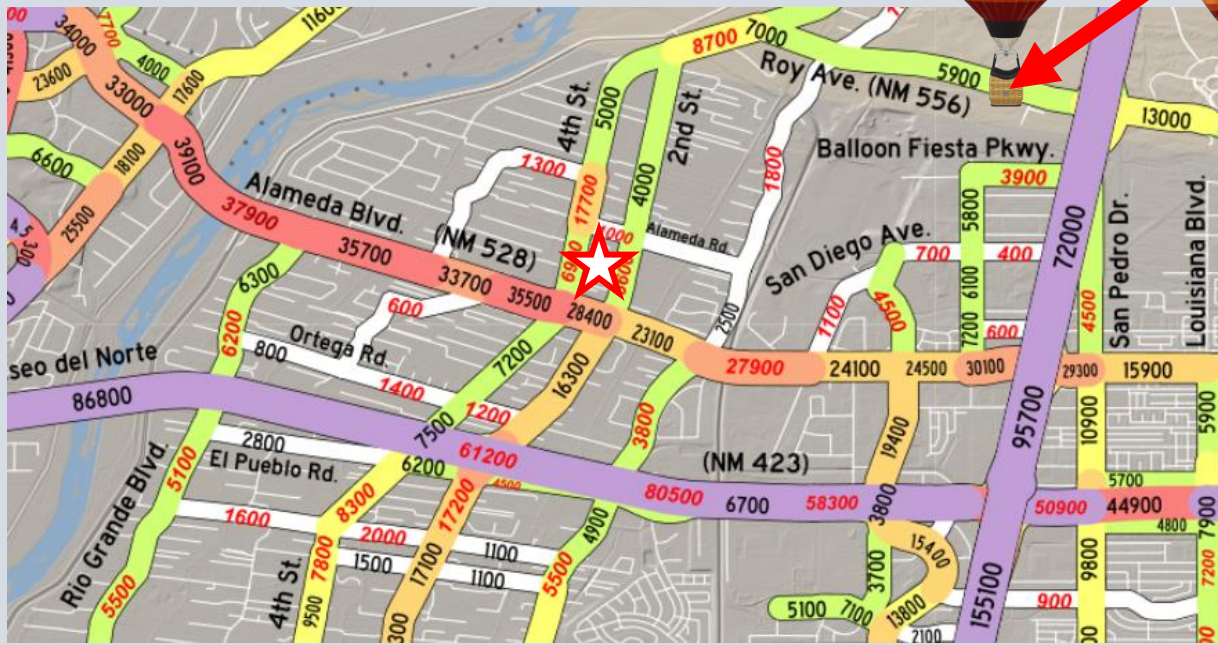
Jeremy Gonzales-Qualifying Broker

6152 Deergrass Circle NW Albuquerque, New Mexico 87120
Phone: 505-299-6983 Fax: 505-459-0969
SiteSelect@hotmail.com



C-1 Zoning
(Bernalillo County)





2021 Traffic Flow
Middle Rio Grande Council of Governments

Alameda Blvd is a river cross connecting NW Albuquerque and Rio Rancho to the east side of Albuquerque

The property is located just west of the Albuquerque Balloon Fiesta Park

“Click” Here
 Satellite Map

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1-Mile

3-Mile

5-Mile

Population 6,516

42,607

168,889

Median HH \$51,048.00

\$62,942.00

\$62,376.00



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