

FOR SALE

HARBOR FREIGHT INVESTMENT SALE

SINGLE-TENANT NNN LEASED | LOW PRICE PER SF | BELOW MARKET RENT

4410 CENTRAL AVE SW, SWC OF ATRISCO DR AND CENTRAL AVE, ALBUQUERQUE, NEW MEXICO

RETAIL



INVESTMENT SUMMARY

Lease 10 Years, NNN

Building Size 16,376± SF

Land Size 1.2724± AC

Stabilized NOI \$173,874

CAP Rate 6.5% (\$163.35/SF)

Sale Price \$2,675,000

Additional Income ATM

Tenant Harbor Freight Tools
S&P Corporate Credit Rating: BB-
\$3.4 Billion in Annual Revenue, 720+ Stores Nationwide

ADJACENT TOP NATIONAL RETAILERS



www.cbre.com/abq

CBRE

FOR SALE

HARBOR FREIGHT INVESTMENT SALE

SINGLE-TENANT NNN LEASED | LOW PRICE PER SF | BELOW MARKET RENT

4410 CENTRAL AVE SW, SWC OF ATRISCO DR AND CENTRAL AVE, ALBUQUERQUE, NEW MEXICO

RETAIL

2016 RENOVATION



EXCELLENT SURROUNDING RETAILERS

www.cbre.com/abq

CBRE

FOR SALE

HARBOR FREIGHT INVESTMENT SALE

SINGLE-TENANT NNN LEASED | LOW PRICE PER SF | BELOW MARKET RENT

4410 CENTRAL AVE SW, SWC OF ATRISCO DR AND CENTRAL AVE, ALBUQUERQUE, NEW MEXICO

RETAIL

SITE PLAN



HARBOR FREIGHT
16,375 ± SF
1.2724 ± AC
NEW 10 YR LEASE



not to scale

www.cbre.com/abq

CBRE

FOR SALE

HARBOR FREIGHT INVESTMENT SALE

SINGLE-TENANT NNN LEASED | LOW PRICE PER SF | BELOW MARKET RENT

4410 CENTRAL AVE SW, SWC OF ATRISCO DR AND CENTRAL AVE, ALBUQUERQUE, NEW MEXICO

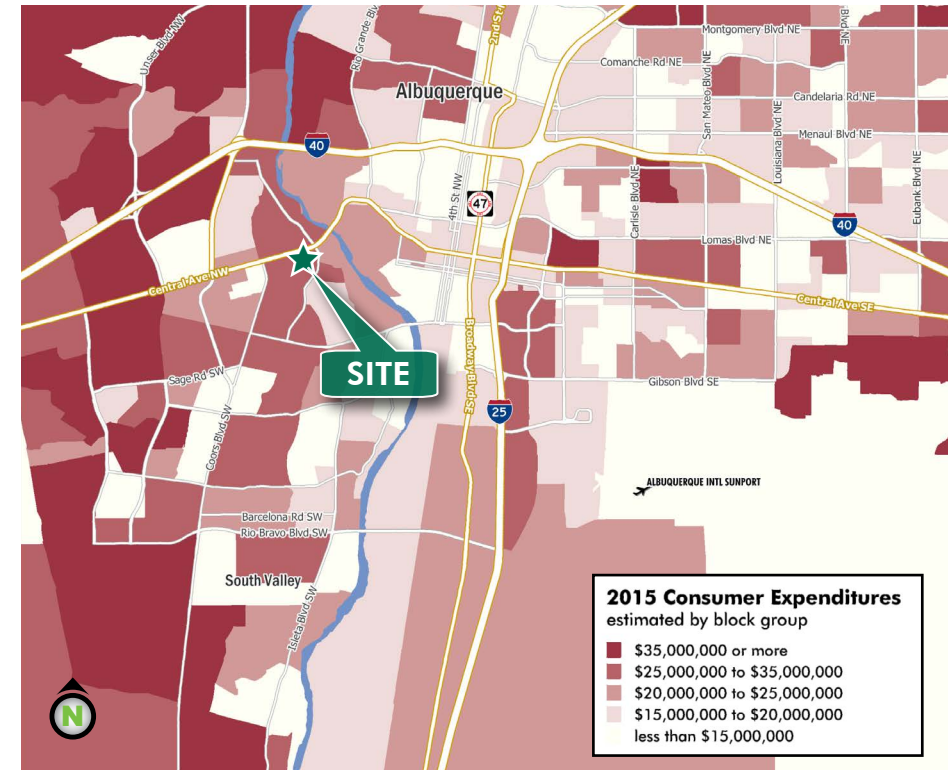
RETAIL

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2016 Population - Current Year Estimate	11,671	106,679	240,014
2021 Population - Five Year Projection	11,708	107,757	245,205
2010 Population - Census	11,668	105,397	234,068
2000 Population - Census	10,266	88,811	186,395
2010-2016 Annual Population Growth Rate	0.00%	0.19%	0.40%
2016-2021 Annual Population Growth Rate	0.06%	0.20%	0.43%
HOUSEHOLDS			
2016 Households - Current Year Estimate	4,082	40,377	89,742
2021 Households - Five Year Projection	4,089	40,809	91,601
2010 Households - Census	4,093	39,848	87,692
2000 Households - Census	3,572	32,459	69,277
2010-2016 Annual Household Growth Rate	-0.04%	0.21%	0.37%
2016-2021 Annual Household Growth Rate	0.03%	0.21%	0.41%
2016 Average Household Size	2.85	2.59	2.61
HOUSEHOLD INCOME			
2016 Average Household Income	\$46,826	\$51,571	\$56,971
2021 Average Household Income	\$49,841	\$54,689	\$60,925
2016 Median Household Income	\$36,379	\$37,820	\$41,286
2021 Median Household Income	\$37,866	\$39,160	\$43,619
2016 Per Capita Income	\$16,242	\$19,837	\$21,631
2021 Per Capita Income	\$17,257	\$21,026	\$23,078
HOUSING UNITS			
2016 Housing Units	4,397	43,748	96,172
2016 Vacant Housing Units	315 7.2%	3,371 7.7%	6,430 6.7%
2016 Occupied Housing Units	4,081 92.8%	40,378 92.3%	89,742 93.3%
2016 Owner Occupied Housing Units	2,572 58.5%	23,627 54.0%	54,037 56.2%
2016 Renter Occupied Housing Units	1,509 34.3%	16,751 38.3%	35,705 37.1%
EDUCATION			
2016 Population 25 and Over	7,367	69,013	152,147
HS and Associates Degrees	4,515 61.3%	40,108 58.1%	85,653 56.3%
Bachelor's Degree or Higher	1,023 13.9%	15,017 21.8%	39,379 25.9%
PLACE OF WORK			
2016 Businesses	294	5,289	10,863
2016 Employees	1,319	68,846	160,069

Source: Esri

CONSUMER EXPENDITURES MAP



CONTACT US

LIA ARMSTRONG, ccim
 Vice President
 +1 505 837 4951
 lia.armstrong@cbre.com

JIM DOUNTAS
 First Vice President
 +1 505 837 4955
 jim.dountas@cbre.com

CBRE | 6100 Uptown NE | Suite 300 | Albuquerque, NM 87110 | T. 505.837.4999 | F. 505.837.4994

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Updated 04/2017

www.cbre.com/abq



HARBOR FREIGHT – ALBUQUERQUE, NM
4410 CENTRAL AVE SW

CONFIDENTIALITY AGREEMENT

We understand that your organization (the "Company") is interested in pursuing the acquisition of the above referenced property (the "Acquisition") involving Owner (collectively the "Owner"). To assist you in your evaluation of a potential acquisition of that certain property currently managed or controlled by Owner, we will provide you with certain information concerning the acquisition. As a condition to furnishing you with such information, Company agrees to treat confidentially such information and any other information (collectively the "Evaluation Material") which Owner, its affiliates, partners, lenders, employees, agents, attorneys, accountants, advisors or references (collectively the "Representatives") furnish to your Company. The term Evaluation Material will also include any analysis, compilations, studies or other documents prepared by Company or Company's Representatives containing, or based in whole or in part on, any information furnished by Owner.

Company agrees that the Evaluation Material will be kept confidential by it and its Representatives and shall not, except as hereinafter provided, without the prior written consent of Owner, be disclosed by it or its Representatives other than for the purpose of evaluating the Acquisition. Moreover, Company further agrees to transmit Evaluation Material only to those of its Representatives who need such information for the purpose of evaluating the Acquisition and who shall (i) be advised by Company of this letter agreement (the "Agreement") and (ii) agree with Company to be bound by the provisions hereof. Company shall be responsible for any breach of this Agreement by its Representatives.

In the event that the acquisition is not effected after Company has been furnished with Evaluation Material, Company will promptly deliver to Owner the Evaluation Material and all copies thereof, except for the portion of compilations, studies or other documents prepared by Company or its Representatives, without retaining any copy thereof. That portion of the Evaluation Material which consists of analysis, compilations, studies or other documents prepared by Company or its Representatives will be held by it and kept confidential and subject to the terms of this agreement, or destroyed at the request of Owner. Such destruction will be confirmed by Owner.

The term Evaluation Material does not include information which (i) becomes generally available to the public other than as a result of disclosure by Company or its Representatives, (ii) was available to Company on a non-confidential basis prior to its disclosure to Company by Owner or its Representatives, or (iii) becomes available to Company on a non-confidential basis from a source other than Owner or its Representatives; provided, however, that such source is not bound by a confidentiality agreement with Owner or its Representative.

Although Company understands that Owner has endeavored to include in the Evaluation Material information known to it which it believes to be relevant for the purposes of Company's investigation, Company further understands that except as may otherwise be agreed in writing, Owner does not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. Company agrees that neither Owner nor its Representatives shall have any liability to Company or any of its Representatives under this agreement for any cause whatsoever.

This agreement shall be governed and construed in accordance with the laws of the State of New Mexico, may not be changed, waived or terminated orally and shall be binding upon the parties and their successors or assigns.

The Company confirms the understanding that any agreements between the Company and Owner concerning the Acquisition will exist only when such agreement is in writing and duly executed by the parties thereto.

AGREED TO AND ACCEPTED BY: (Please Print Clearly)

COMPANY: _____

Address: _____

City, ST, Zip: _____

Phone: _____

Fax: _____

E-Mail: _____

Please provide to receive important updates about this offering.

By: _____

Title: _____

Date: _____

Signature: _____

Buyer's Broker of Record (If applicable)

BROKER: _____

Address: _____

City, ST, Zip: _____

Phone: _____

Fax: _____

E-Mail: _____

Please provide to receive important updates about this offering.

By: _____

Title: _____

Date: _____

Signature: _____

**PLEASE EXECUTE AND RETURN TO
ANGIE SMITH**

**Email: angie.smith@cbre.com
Fax 505-837-4994**