



CANDELARIA PLAZA

SEC OF EUBANK BLVD NE & CANDELARIA RD NE
9720 Candelaria Rd NE, Albuquerque, NM 87112



FOR SALE

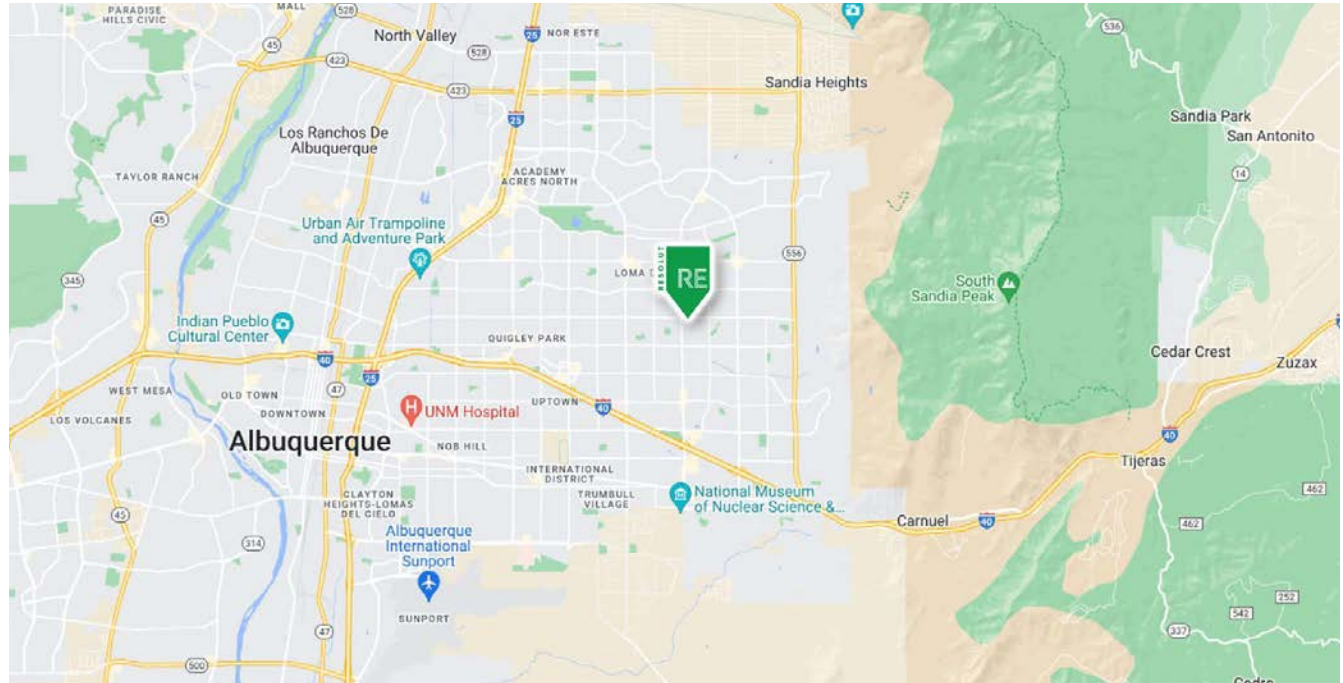
AVAILABLE SPACE
5,807 SF

PRICE
\$875,000

Jeremy Salazar
jsalazar@resolutre.com
505.337.0777

PROPERTY HIGHLIGHTS

- Income Producing Retail Strip, 100% Leased
- Opportunity for Owner/User, Most Tenants Month-to-Month
- Well Maintained Property
- Below Market Rents, Potential for Upside
- 7 Individual Suites Ranging from 680 SF to 1200 SF



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



136,052
POPULATION
3-MILE RADIUS



\$103,171.00
AVG HH INCOME
3-MILE RADIUS



101,577
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Eubank Blvd NE: 28,246 VPD
Candelaria Rd NE: 15,876 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

9720 Candelaria is a retail strip consisting of seven individual suites ranging from 680 SF to 1200 SF. Located just off a high traffic corridor in Albuquerque’s Northeast Heights, this property is 100% leased with a tenant mix ranging from wellness, beauty, insurance, to a church office. Most tenants are on a month-to-month lease providing opportunity for an owner/user needing to take over a suite or an investor wanting to capture market rents. For the last ten years the owner has utilized one of the suites and therefore was on site ensuring regular maintenance was performed to preserve the property’s value.

LOCATION OVERVIEW

Located at the southeast corner of Eubank Blvd NE and Candelaria Rd NE, the property is just off a high traffic corridor in the highly desirable Northeast Heights.

PROPERTY OVERVIEW

Available SF:	5,807 SF
Lot Size:	15,682 SF
Zoning:	MX-L
Submarket:	Northeast Heights











APOD			
ALL FIGURES ARE ANNUAL	OR \$/ UNIT	TOTAL	NOTES
POTENTIAL RENTAL INCOME	\$10.75	\$62,400.00	
Less: Vacancy & Cr. Losses		\$3,120.00	
EFFECTIVE RENTAL INCOME		\$59,280.00	
GROSS OPERATING INCOME		\$59,280.00	
Real Estate Taxes	\$1.03	\$5,959.00	2023 Taxes
Personal Property Taxes			
Property Insurance	\$0.57	\$3,318.00	Based on Actual
Off Site Management	\$0.69	\$4,000.00	Based on Market
Repairs and Maintenance	\$0.52	\$3,045.00	Based on Actual
HVAC Maintenance	\$0.18	\$1,026.00	Based on Actual
Water and Sewer	\$0.30	\$1,759.00	Based on Actual
Utilities	\$0.04	\$223.00	(parking lot lighting) Based on Actual
Trash	\$0.00		
TOTAL OPERATING EXPENSES	\$3.33	\$19,330.00	
NET OPERATING INCOME		\$39,950.00	

RENT ROLL		
SUITE	TENANT	LEASE EXP.
A	Farmer's Insurance	8/31/2025
B	Shanti Wellness	Month-to-month
C	Papermoon	3/31/2025
D	Unity Church	Month-to-month
E	Spirit Medicine	Month-to-month
F	Life is a Gem	Month-to-month
G	Styles by Talese	Month-to-month





