

FOR SALE

PNC Bank & Consumer Cellular

2400 Louisiana Blvd NE
Albuquerque, NM 87110

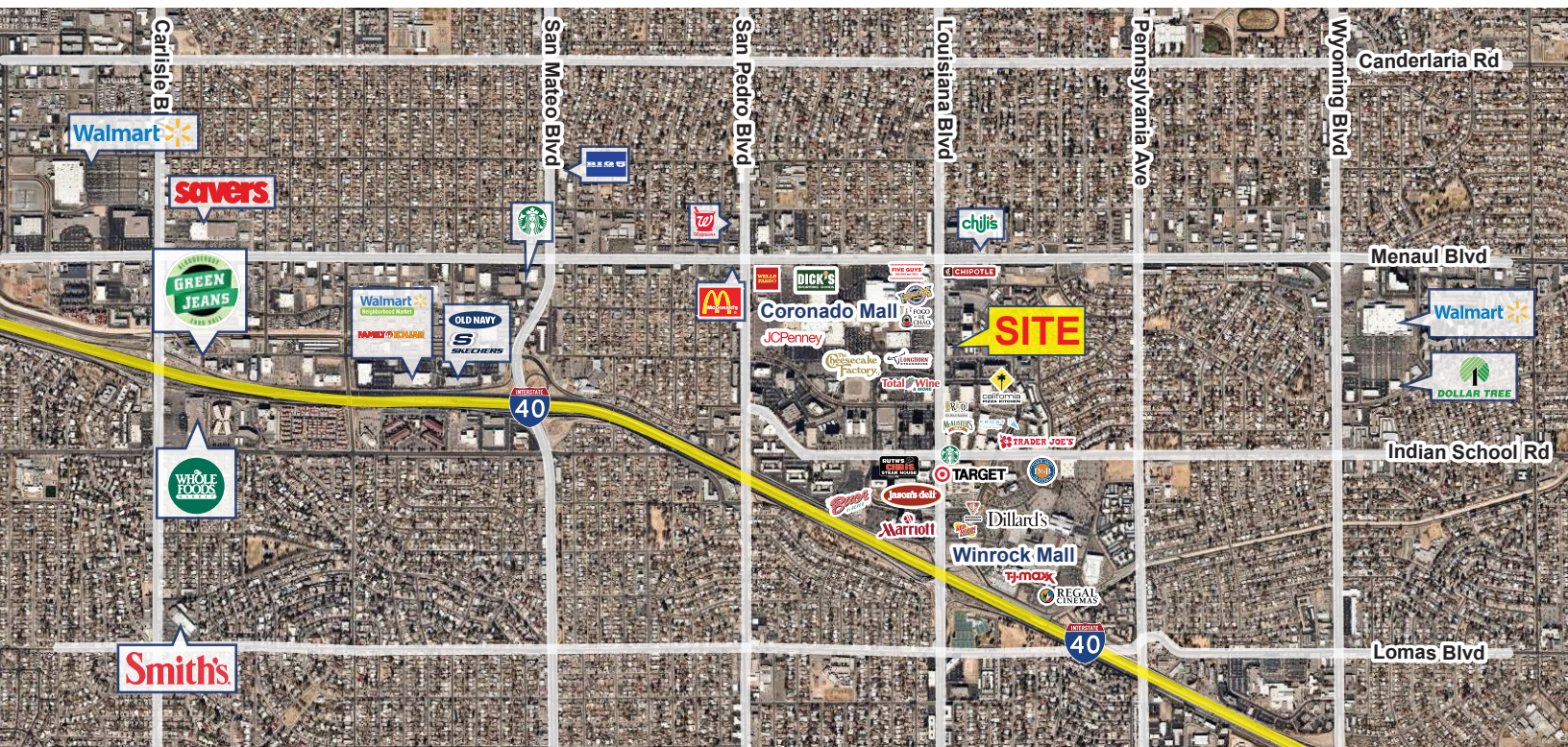


Property Snapshot

- **Scheduled NOI: \$373,205.00**
- **NNN Leases**, Real Estate Taxes, Insurance and Common Area Maintenance operating expenses reimbursed by tenants
- **6,909 square feet of occupied space:** Consumer Cellular occupies 3,289 sf with a 5 year initial term plus 2/5 year options, with 3% annual increases throughout
- **PNC Bank occupies 3,620 sf** with a 10 year initial term plus 4/5year options, with 12% increases every 5 years, throughout.
- **Building renovation completed January 2025.**

Demographics

	1 mi	3 mi	5 mi
Population	13,890	145,556	311,073
Median HH Inc.	\$63,117	\$59,758	\$66,004
Population M Age	42.4	39.6	40.4
Households	7,041	68,727	146,442



SEDBERRY
& ASSOCIATES

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