

# AVALON INVESTMENTS, INC. - AVAILABLE PROPERTIES

## 3625 Grace Vigil Rd, SW - Albuquerque, New Mexico 87121



<b>Description</b>	20.00 Acres - West Mesa
<b>Location</b>	Easy I-25 Access; Near Several Major Retail Centers; Great site for new homes.
<b>Zoning</b>	A-1
<b>Price</b>	\$1,655,280 (\$1.90 PSF)

[Flyer](#) [Aerial Photo](#)

## 6201 Second Street, NW - Lot 3 - Albuquerque, New Mexico 87107



<b>Description</b>	1.523 Acres
<b>Location</b>	Second Street between Montano and Osuna. 360' of frontage. Easy Access to Paseo Del Norte and Montano. Located in the Village of Los Ranchos.
<b>Zoning</b>	C-1

[Flyer](#) [Aerial Photo](#) **Price** \$597,231 (\$9.00 PSF)

## 6201 Second Street, NW - Lot 4 - Albuquerque, New Mexico 87107



<b>Description</b>	1.514 Acres
<b>Location</b>	Second Street between Montano and Osuna. 360' of frontage. Easy Access to Paseo Del Norte and Montano. Located in the Village of Los Ranchos.
<b>Zoning</b>	C-1

[Flyer](#) [Aerial Photo](#) **Price** \$593,586 (\$9.00 PSF)

## 6201 Second Street, NW - Lot 5 - Albuquerque, New Mexico 87107



<b>Description</b>	2.069 Acres
<b>Location</b>	Second Street between Montano and Osuna. 360' of frontage. Easy Access to Paseo Del Norte and Montano. Located in the Village of Los Ranchos.
<b>Zoning</b>	C-1

[Flyer](#) [Aerial Photo](#) **Price** \$811,300 (\$9.00 PSF)

**302 8th St, NW - Circa 55 Building - Albuquerque, New Mexico 87102**



**Description** 6,800 SF 2nd floor office

**Location** Upscale second floor office space built in 1955 and completely remodeled in 2005. Elevator served; CAT 6e cabling, outdoor patio with fireplace and seating; halogen lighting; cork floors; painted exposed ceiling; ample gated parking; customer on-street parking, elevator-served; walking distance to restaurants, shopping, City Hall, Courthouses. Perfect for law office or CPA.

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**Zoning** SU-3 (ZAP J-14)

**Purchase Pri** \$1,235,000 (\$182/ PSF)

**Lease Price** \$18.00 / SF Full Service Lease

**Rentable Sq** 6,800 SF

**Coors and Western Trail, NW - Albuquerque, New Mexico 87120**



**Description** 13.546 ACRES on the southwest corner of Coors Blvd. & Western Trail NW

**Location** Exceptional location on Coors Blvd. Site offers great visibility and easy access via signalized Coors & Western Trail intersection. The Coors & I-40 interchange improvements are have increased traffic flow along Coors Blvd. providing easy access to both I-40 and I-25.

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**Zoning** SU-3

**Price** \$7,080,765 (\$12.00 PSF)

**Golf Course and McMahon, NW - Albuquerque, New Mexico 87114**



**Description** 13.550 Acres adjacent to the new Smith's Grocery store. 1 block from the Westside Hospital.

**Location** Property uses; offices, light industrial, storage units, church site, charter school, apartments, assisted living,

[Flyer](#) [Aerial Photo](#)

**Zoning** SU-1 (IP)

**Price** \$4,721,904 (\$8.00 PSF)

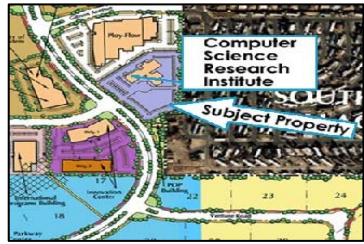
**9750 Tower Rd, SW - [O'Reilly Auto] - Albuquerque, New Mexico 87121**



- Description** .814 Acres + 7,000 SF Building (Built 2008)
- Location** Formerly Checker Auto, O'Reilly Auto is one of the largest and fastest-growing auto supply centers in the nation. Excellent investment property.
- Zoning** SU-1 for C-1 and R-2 uses
- Price** \$1,600,000 (CAP Rate 6.9%)
- Rentable Sq** 7,000 SF - 15 yr lease + two 5yr ext.

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**1450 Innovation Parkway, SE - Lot - Albuquerque, New Mexico 87123**



- Description** 1.470 Acres
- Location** In the Sandia Science and Technology Park, adjacent to the Computer Science Research Center. Ideal for a tech-based company.
- Zoning** IP
- Price** \$576,000 (\$8.99 PSF)

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**7017 Menaul Blvd NE - [Beauchamp Jewelers] - Albuquerque, New Mexico 87107**



- Description** 1.9855 Acres + 6,833 SF Building
- Location** Completely remodeled in 2007. Currently houses Beauchamp Jewelers. Rental rate: \$119,592/yr. 7 1/2 yrs remaining on lease with two 5 yr extensions.
- Zoning** SU-3
- Price** \$1,594,566
- Rentable Sq** 6,833 SF
- Cap Rate** 7.50%

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