

# HIGH PERFORMING CAR WASH



**FOR SALE / ALBUQUERQUE / 9507 CANDELARIA RD NE**

**LIST PRICE:** \$850,000

**BUILDING SIZE** +/-4,200 SF

**LAND SIZE** +/-0.55 Acres

**ZONING** MX-M

**CAP RATE** 13.41%

## FEATURES

- Highly profitable
- High traffic intersection
- 5 Carwash Bays-1 Automatic Wash
- 1 Emissions Test Bay
- 10 Vacuum Stations
- Two-story building-office and laundry on 2<sup>nd</sup> floor

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BARBARA KLINE (505) 720 6593  
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# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of the high-performing Splash N Dash car wash located in Albuquerque, NM. The property is situated on a busy thoroughfare in a centralized area of the city, is meticulously maintained, and has proven income with opportunity for upside.

Income growth since 2020 has been exceptionally strong and is on track to show \$114,000 in Free Cash Flow on Gross Revenues of \$217,000 in 2021.. This portfolio is poised for a new owner to implement enhancements and realize even more potential. Don't miss this fantastic opportunity to acquire one of the most desirable car-wash locations in Albuquerque.

[VIEW WEBSITE >](#)

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## PROPERTY SUMMARY

|                      |  |
|----------------------|--|
| PROPERTY ADDRESS     | 9507 Candelaria Rd NE, Albuquerque, NM 87112 |
| PROPERTY DESCRIPTION | Car Wash                                     |
| PROPERTY SIZE        | (+/-) 0.55 Acres                             |
| TOTAL BUILDING SIZE  | (+/-) 4,200 SF                               |
| ZONING               | MX-M   |
| ACCESS               | Access from Candelaria Rd NE                 |
| VISIBILITY           | Excellent                                    |
| SIGNAGE              | Highly visible. On-building and pylon        |
| LOCATION             | Retail/Neighborhood                          |



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# Business Information

This sole proprietorship has been operating in the same highly visible location since 2020, and the property was constructed in 2000. Attention to detail is evident in the look and feel of this business. The owner has installed high end equipment and kept it excellently maintained. Emphasis on quality and customer service, combined with multiple streams of income including 5 self-serve carwash bays, one of which is an automatic wash; emissions testing; covered vacuum stations; and well maintained, well stocked vending machines has allowed the Seller to garner a free cash flow of more than 50% of gross revenues.

There are a variety of opportunities for growth through adding services and/or restructuring the business model.



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## Financial Information 2019-2021

|                               | 2021 Proj.       | 2020             |
|-------------------------------|------------------|------------------|
| Total Revenues (TR)           | \$217,316        | \$225,512        |
| <b>Expenses</b>               | <b>\$103,315</b> | <b>\$113,244</b> |
| Seller Discretionary Earnings | \$114,001        | \$102,882        |
| <b>SDE as % of TR</b>         | <b>52.5%</b>     | <b>45.6%</b>     |

This unique structure a finished, heated the second floor, which provides a comfortable workspace and room for storage, laundry, and other amenities to support the smooth running of the facility.

More business and operations data is available under a Confidentiality Agreement. Contact broker for more information.

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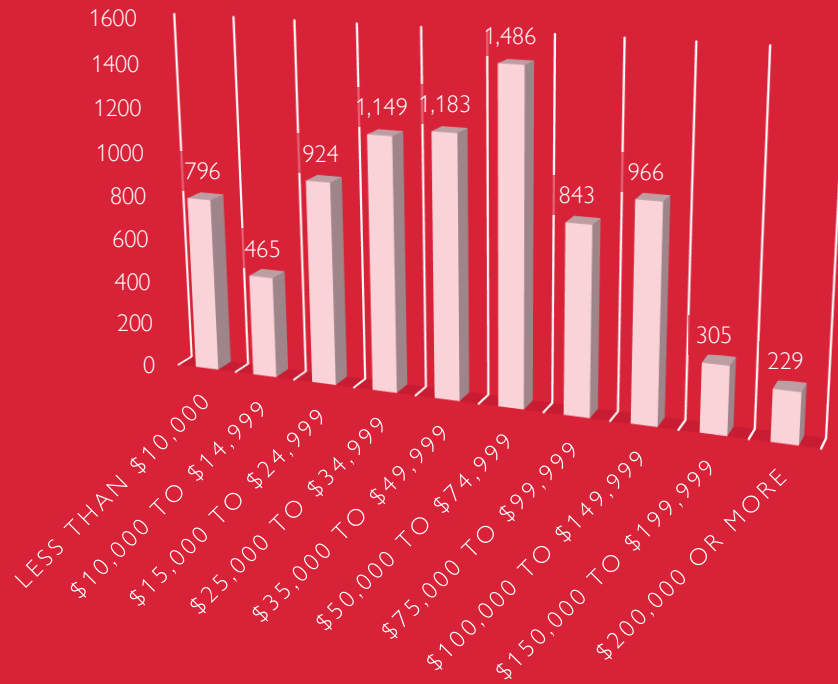
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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## HOUSEHOLD INCOME- 1 MI



## TRAFFIC COUNTS

Candelaria Blvd 18,900 VPD

Eubank Blvd 31,000 VPD

## RADIUS DEMOGRAPHICS



Population

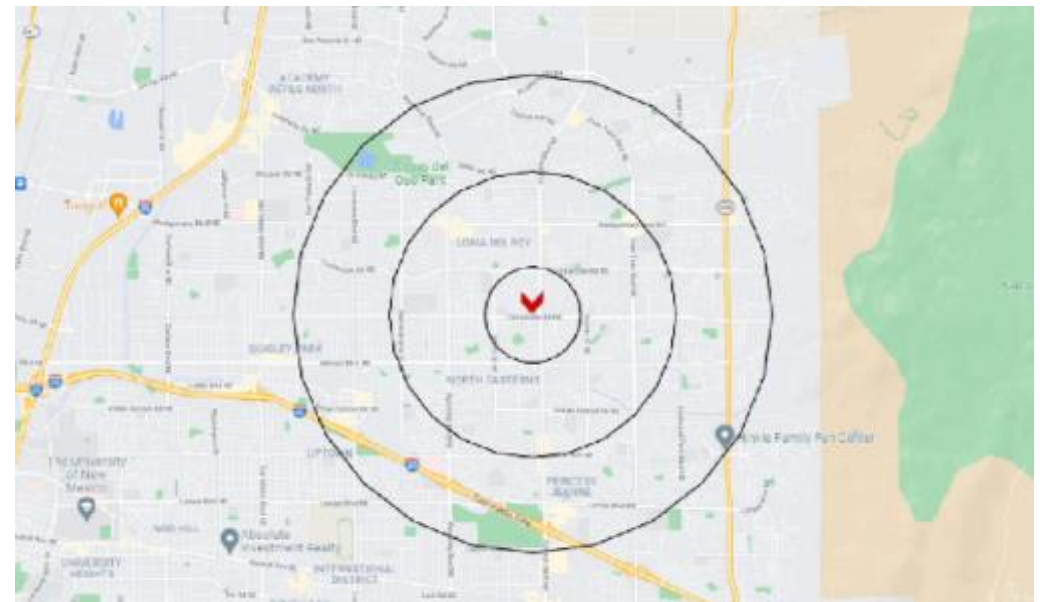


Median HH Income



Median Age

|      |         |          |      |
|------|---------|----------|------|
| 1 Mi | 20,497  | \$47,366 | 39.2 |
| 3 Mi | 141,468 | \$58,399 | 41.8 |
| 5 Mi | 286,681 | \$60,307 | 40.7 |



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# PROPERTY PHOTOS



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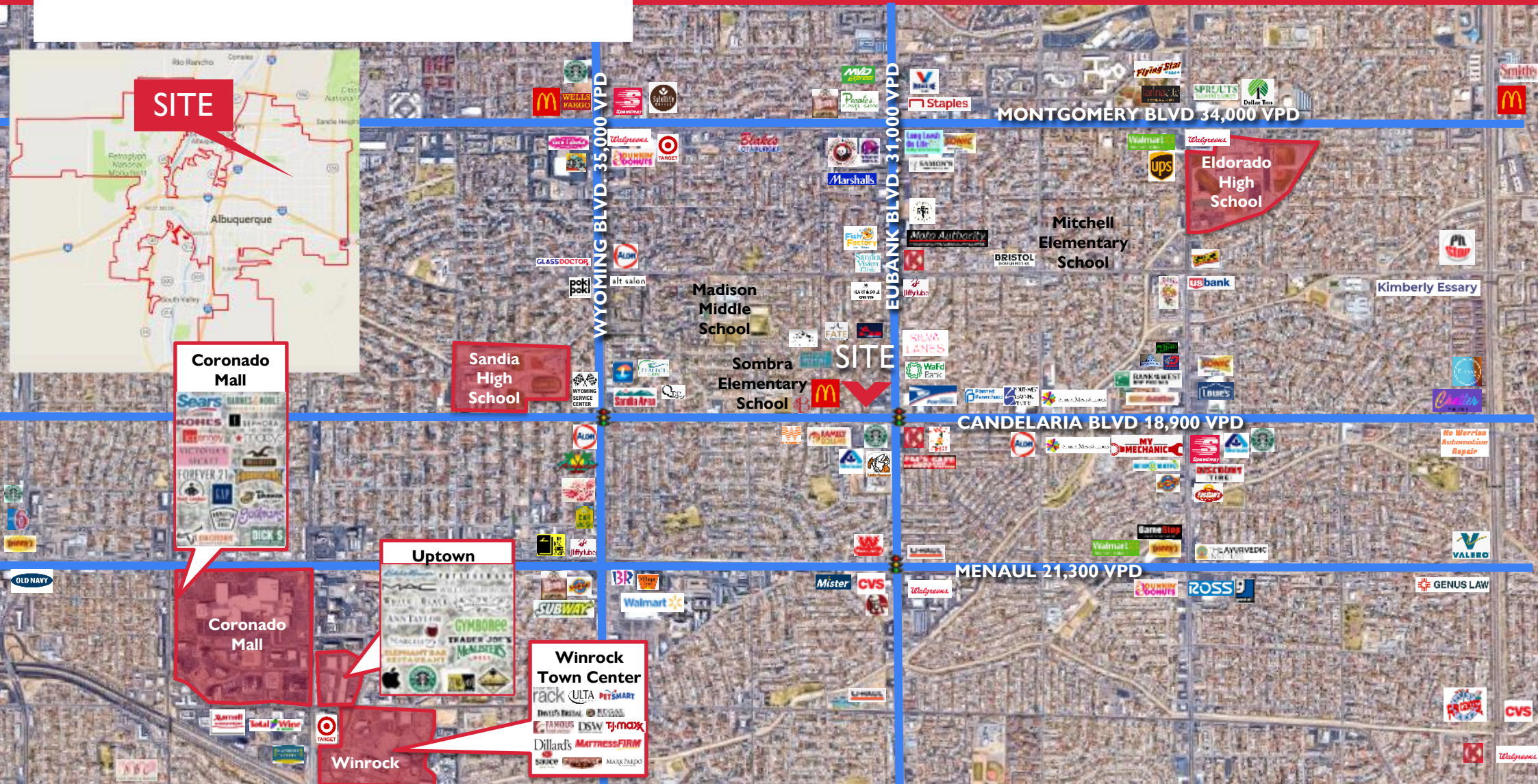
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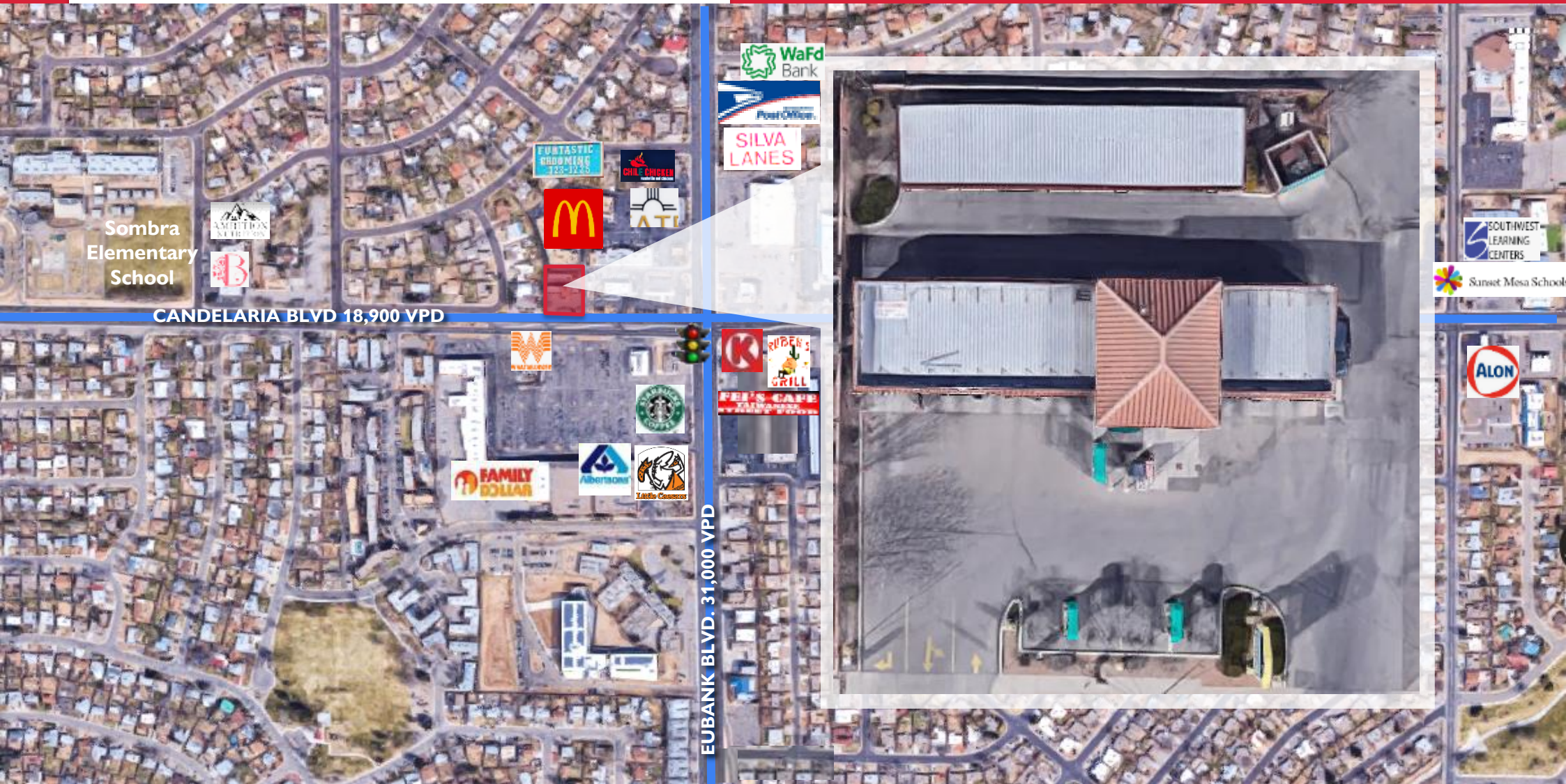
# TRADE AREA



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# SITE CLOSE UP



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# ALBUQUERQUE, NM

SANDIA MOUNTAINS



EASTSIDE

BALLOON FIESTA

NORTH VALLEY

UPTOWN

UNIVERSITY

DOWNTOWN

AIRPORT

OLD TOWN

SOUTH VALLEY

WEST MESA

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# ALBUQUERQUE, NM

Albuquerque is located in the Rio Grande Valley and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH), which together employ 20,210 people. Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta, which draws over one million visitors per year. Less than one hour away is the historical city of Santa Fe. Albuquerque boasts year-round outdoor activities, high quality of life, and low cost of living.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2010

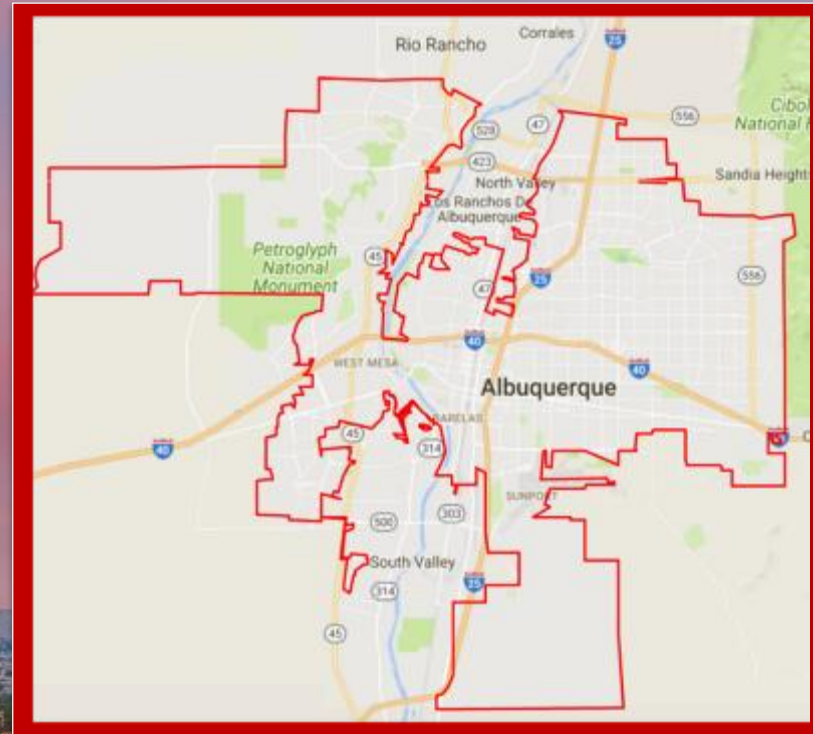
3.01%



Median Income

\$72,265

2020 Estimates



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# BROKERS



## **ALFREDO BARRENECHEA** Qualifying Broker

(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



## **BARBARA KLINE**

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Barbara is a Certified Business Broker and commercial Realtor. She has founded seven businesses and been business and marketing consultant to several hundred businesses on three continents ranging from startups to multi-million-dollar corporations. Her experience allows her to provide business acquisition and disposition services second-to-none in the New Mexico market. She has over 30 years of experience as a real estate investor and specializes in industrial and office real estate. Barbara has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is affiliated with CREW, the New Mexico Business Coalition and Corrales Mainstreet.







# ABSOLUTE

## Investment Realty

### WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advice on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

### OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

### HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

### AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.

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