

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 2nd floor



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BARBARA KLINE (505) 720 6593 barbara@go-absolute.net

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
Expenses	\$103,315	\$113,244
Seller Discretionary Earnings	\$114,001	\$102,882
SDE as % of TR	52.5%	45.6%

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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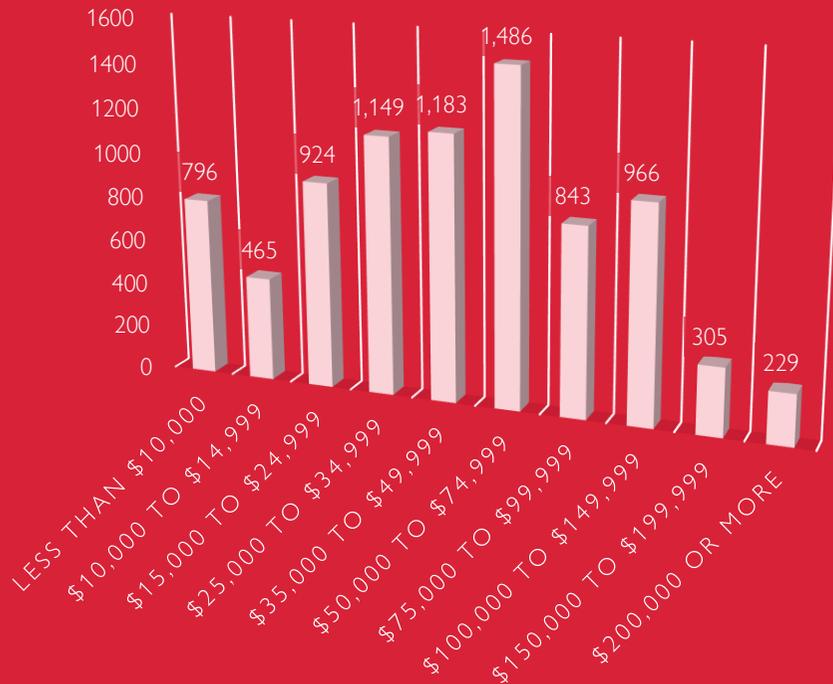


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

HOUSEHOLD INCOME- 1 MI



TRAFFIC COUNTS

Candelaria Blvd 18,900 VPD

Eubank Blvd 31,000 VPD

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RADIUS DEMOGRAPHICS



Population

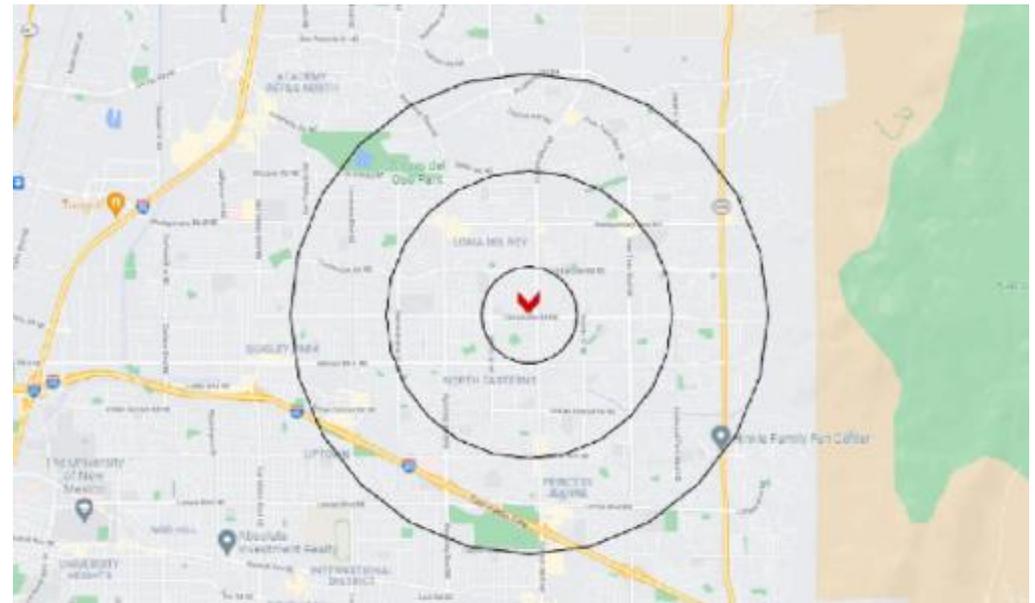


Median HH Income



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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PROPERTY PHOTOS



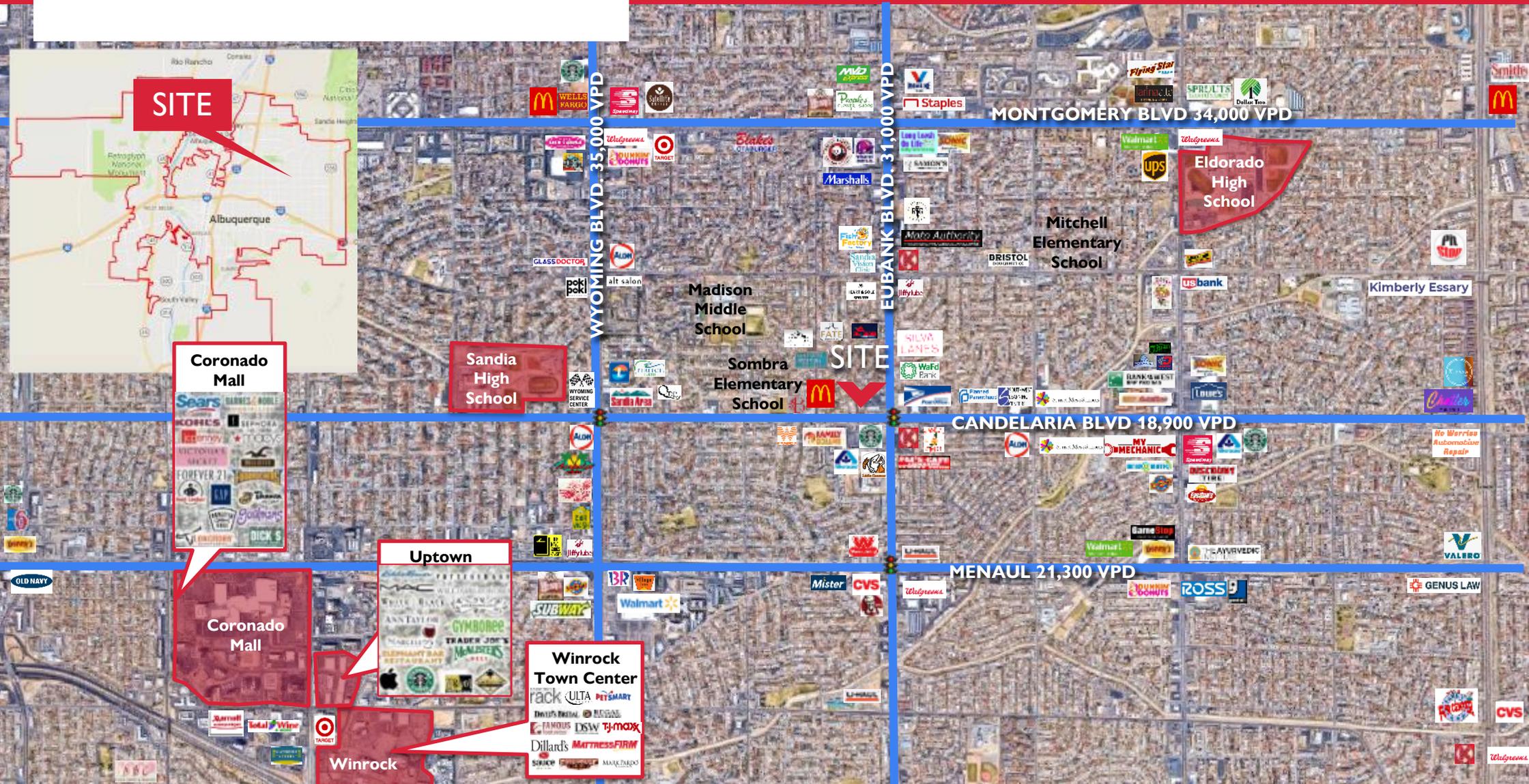
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TRADE AREA

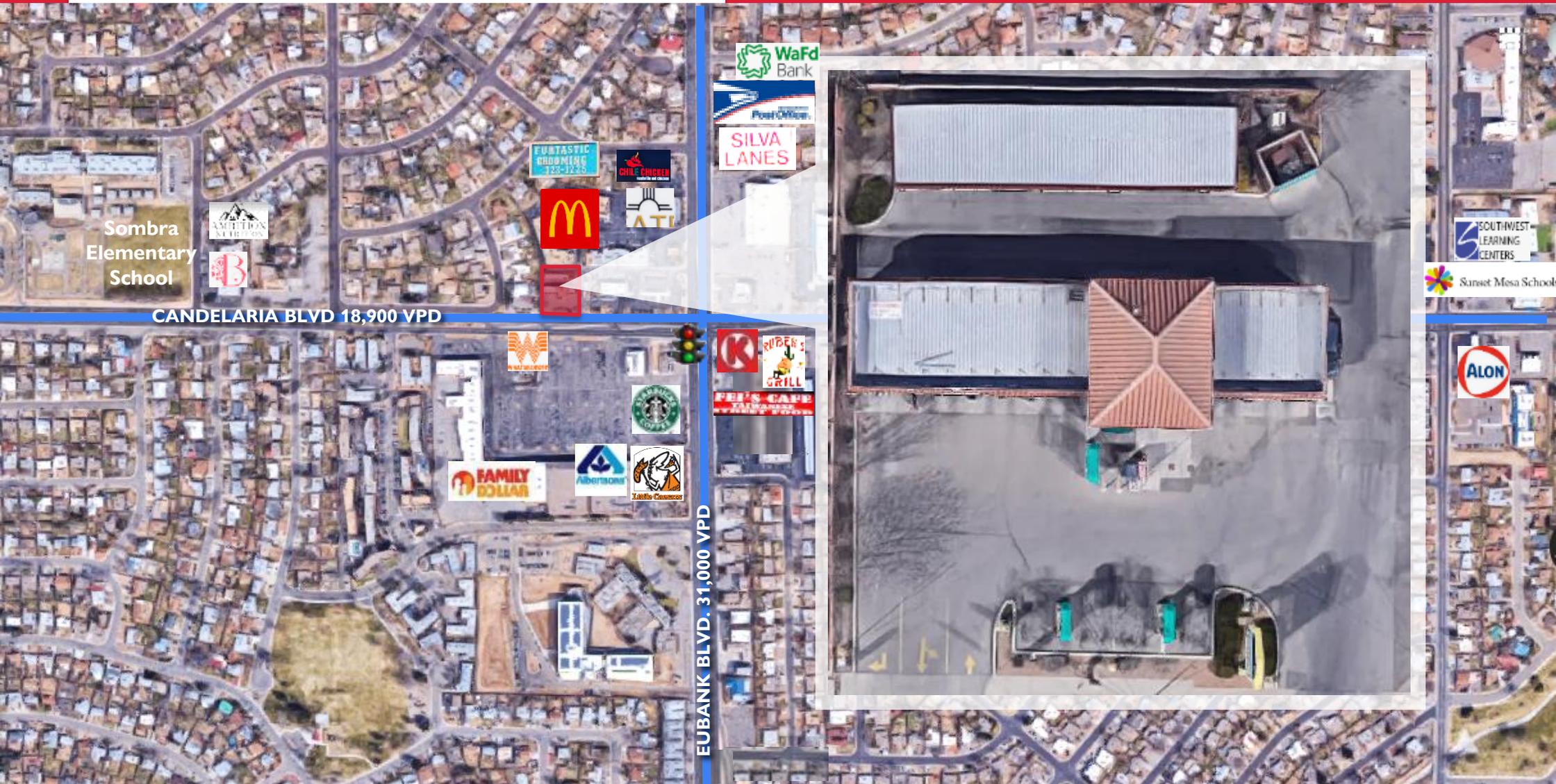


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SITE CLOSE UP



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ALBUQUERQUE, NM

SANDIA MOUNTAINS



EASTSIDE

BALLOON FIESTA

UPTOWN

NORTH VALLEY

UNIVERSITY

AIRPORT

DOWNTOWN

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

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 advise 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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DISCLAIMER AND CONFIDENTIALITY

This is a confidential marketing package indented solely for the reader's use in determining its desire to express further interest in the lease or purchase of this property, as appropriate. Additionally, this package and the information contained herein is not for public distribution and is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

The information contained in this marketing package is believed to be reliable. While the broker does not doubt the accuracy, it has not verified it and the broker and property owner make no guarantee, warranty or representation about it. It is the reader's responsibility to independently confirm its accuracy and completeness. All financial information contained herein is provided as a general reference and should not be treated as fact, but should be independently verified by the reader of this material.

By receipt of this marketing package, the reader agrees to keep this package and all material contained herein strictly confidential and agrees to destroy or return this package to Absolute Investment Realty upon the readers determination it has no interest in leasing or purchasing the property. Additionally, the information contained herein is not be utilized to the detriment of the property owner, Absolute Investment Realty or its associated brokers, any tenant(s) of the property, or any other party affiliated with the property.

By receipt of this marketing package, the reader agrees it will not contact or approach the property owner without express permission of the broker. And further that the reader will not contact or approach the tenant(s) or operator(s) of the property, if any, without the express written permission of the property owner.

The property owner has absolutely no obligation to sell or lease the property to any person or entity regardless of proposed pricing or terms. Additionally, the property owner reserves the right, in it sole and absolute discretion, to reject any or all offers or expressions of interest to purchase or lease the property.

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