

WYOMING EXECUTIVE PLAZA FULLY LEASED SINGLE-TENANT INVESTMENT

SWC OF WYOMING AND CANDELARIA
2621 Wyoming Blvd NE Albuquerque, NM 87112



FOR SALE

BUILDING SIZE
3,200 SF

SALE PRICE
\$800,000

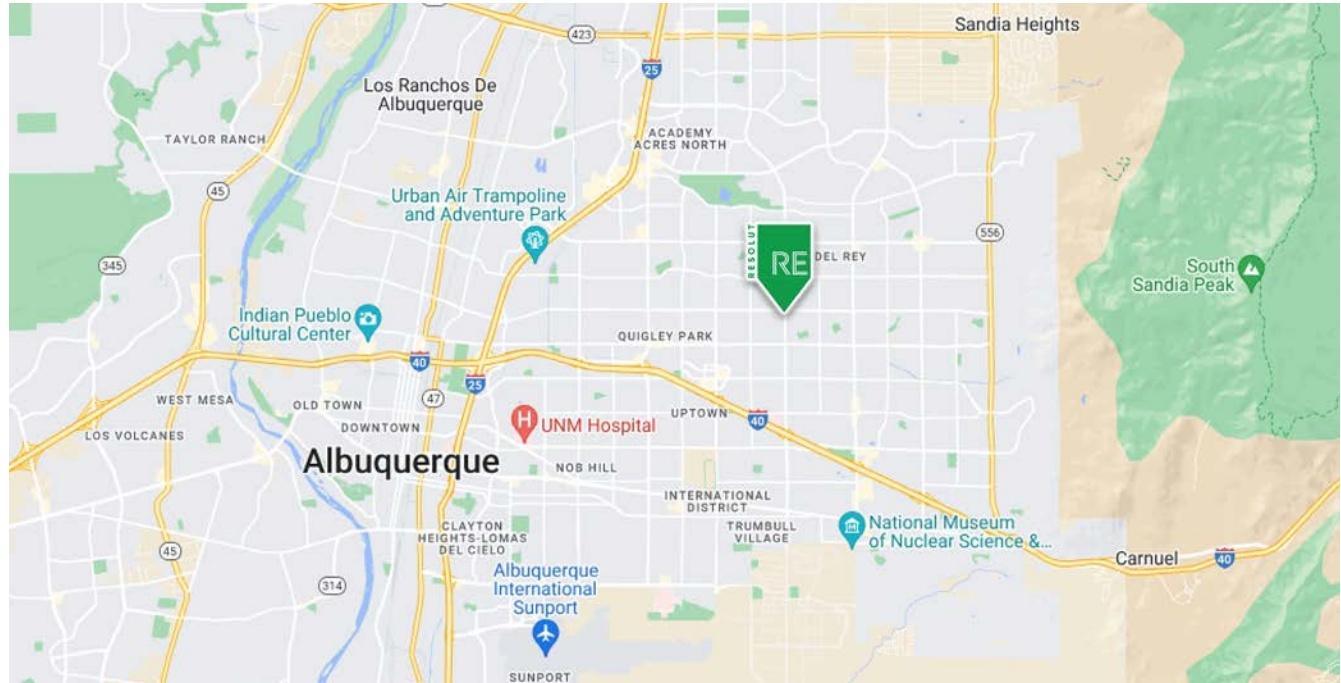
Martin Richardson
mrichardson@resolutre.com
505.337.0777

Billy Lehmann
blehmann@resolutre.com
505.337.0777

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PROPERTY HIGHLIGHTS

- **100% leased, single-tenant investment opportunity**
- Approximately 3,200-square-foot retail building
- Triple-net lease structure
- Contractual 3% annual rent increases
- One additional five-year renewal option with continued 3% annual rent growth
- 7.20% stabilized cap rate at the \$800,000 asking price
- Cap rate increases to approximately 8.35% by Lease Year 6
- Strong Northeast Heights location along highly traveled Wyoming Boulevard
- Excellent visibility, signage opportunities, and convenient customer access
- Approximately 31,483 vehicles per day on Wyoming Boulevard
- Dense surrounding demographics with approximately 141,845 residents and an average household income of \$98,818 within three miles
- Convenient access to Interstate 40, Menaul Boulevard, Montgomery Boulevard, and Uptown Albuquerque
- Established commercial corridor surrounded by residential neighborhoods, retailers, restaurants, offices, medical providers, and daily-needs services
- **Do not disturb tenant**



AREA TRAFFIC GENERATORS



Martin Richardson

mrichardson@resolutre.com | 505.337.0777

Billy Lehmann

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DEMOGRAPHIC SNAPSHOT 2026



141,845
POPULATION
3-MILE RADIUS



\$98,818.00
AVG HH INCOME
3-MILE RADIUS



126,422
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Wyoming: 31,483 VPD
Candelaria: 15,674 VPD
(Sites USA 2026)

PROPERTY OVERVIEW

Wyoming Executive Plaza offers investors the opportunity to acquire a 100%-occupied, single-tenant retail property in Albuquerque's highly desirable Northeast Heights submarket. The approximately 3,200-square-foot building is leased to Verdes Cannabis, LLC under a new six-year triple-net lease featuring 3% annual rent increases and one additional five-year renewal option.

At the \$800,000 asking price, the property provides a 7.20% stabilized caprate with contractual rent growth increasing the investor's return throughout the initial lease term. The tenant reimburses property taxes, building insurance, common-area maintenance, and other recoverable operating expenses, creating a predictable income stream with limited day-to-day landlord responsibilities.

Positioned along the highly traveled Wyoming Boulevard corridor, the property benefits from excellent visibility, convenient access, strong surrounding demographics, and proximity to established residential neighborhoods, national retailers, restaurants, professional offices, and medical providers. Its central location, long-term lease structure, and increasing rental income make Wyoming Executive Plaza an attractive investment opportunity in one of Albuquerque's most established commercial areas.



PROPERTY OVERVIEW

Sale Price:	\$800,000
Building Size:	3,200 SF
Zoning:	MX-M
Submarket:	Northeast Heights

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