

TEWA LODGE FOR SALE

5715 Central Ave NE, Albuquerque, NM 87108



Coralee Quintana | 505.639.1266 | Coralee.Quintana@eXprealty.com

505.554.3873 | One Sun Plaza NE Suite 650 | Albuquerque, NM 87109

Disclaimer: The information contained herein is believed to be reliable but not guaranteed. It is the responsibility of any prospective purchaser to independently confirm its accuracy and verify the subject offering as suitable for the intended use. Neither eXp Realty LLC, its agents or brokers, assume responsibility for typographical errors, misprints or misinformation.



PROPERTY OVERVIEW

Asking Price:	\$1,288,000
Acres:	0.55
Building SF:	9,087
Rooms:	29 + Managers Apt
Price per Door:	\$42,933
Price per SF:	\$141.74
Parking Spaces:	27
Zoning:	MX-M 

DETAILS:

- Added to the [historic registry in 1998](#) 
- One of the oldest continuously operating motels on Route 66
- Pending Certificate of Occupancy, over \$200,000 in recent renovations
- Can be opened as a motel or renovated for another use
- Located 1 mile west of The Downs Racetrack & Casino, Expo New Mexico, & Albuquerque Fairgrounds
- Approx. 135ft of Central Ave frontage
- 17,200 VPD on Central Ave
- 29,600 VPD on San Mateo Blvd
- 12,100 VPD on San Pedro Dr



FINANCIAL OVERVIEW

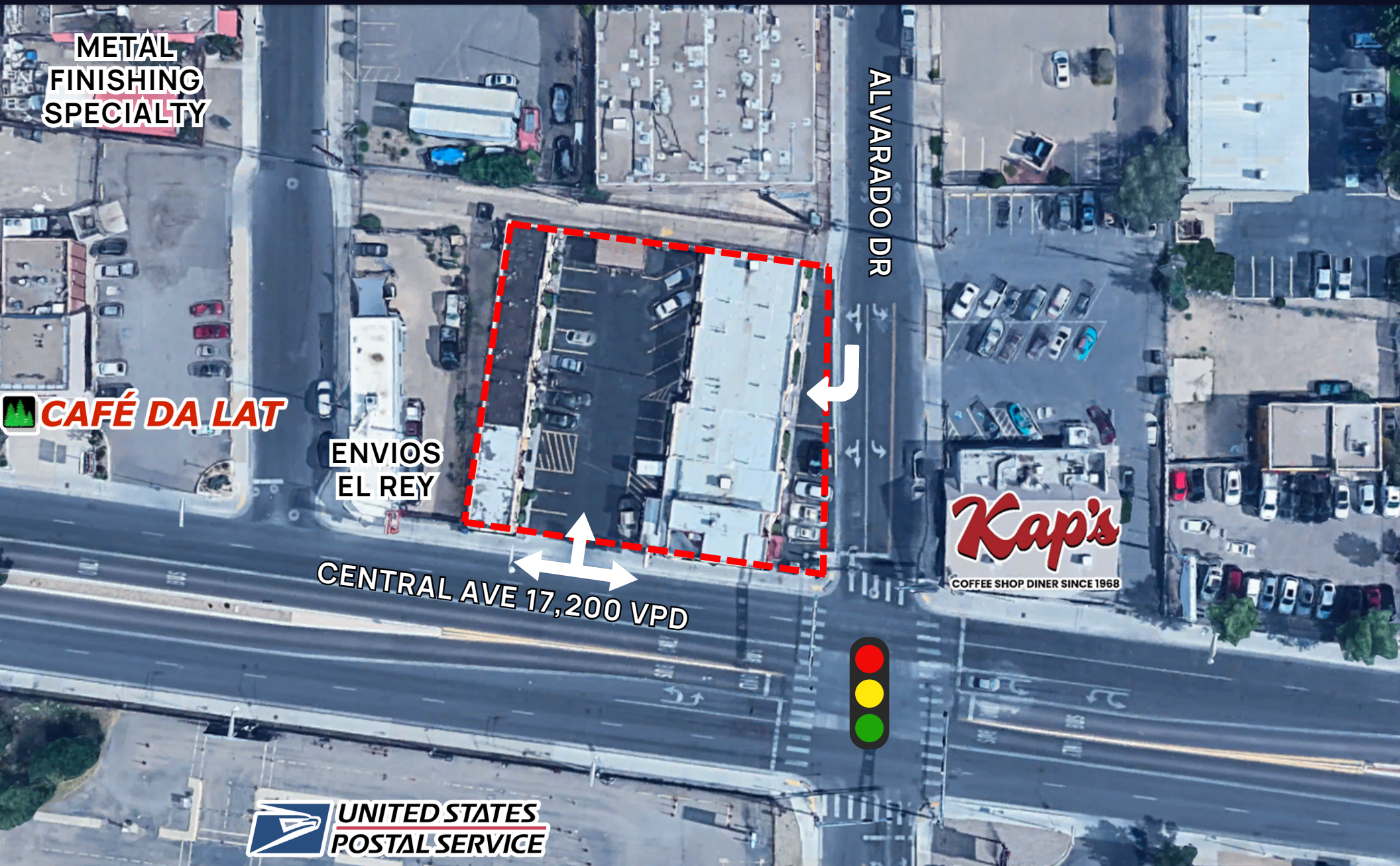
INCOME	
Q3 2024	\$230,842
2023	\$296,330
2022	\$273,066



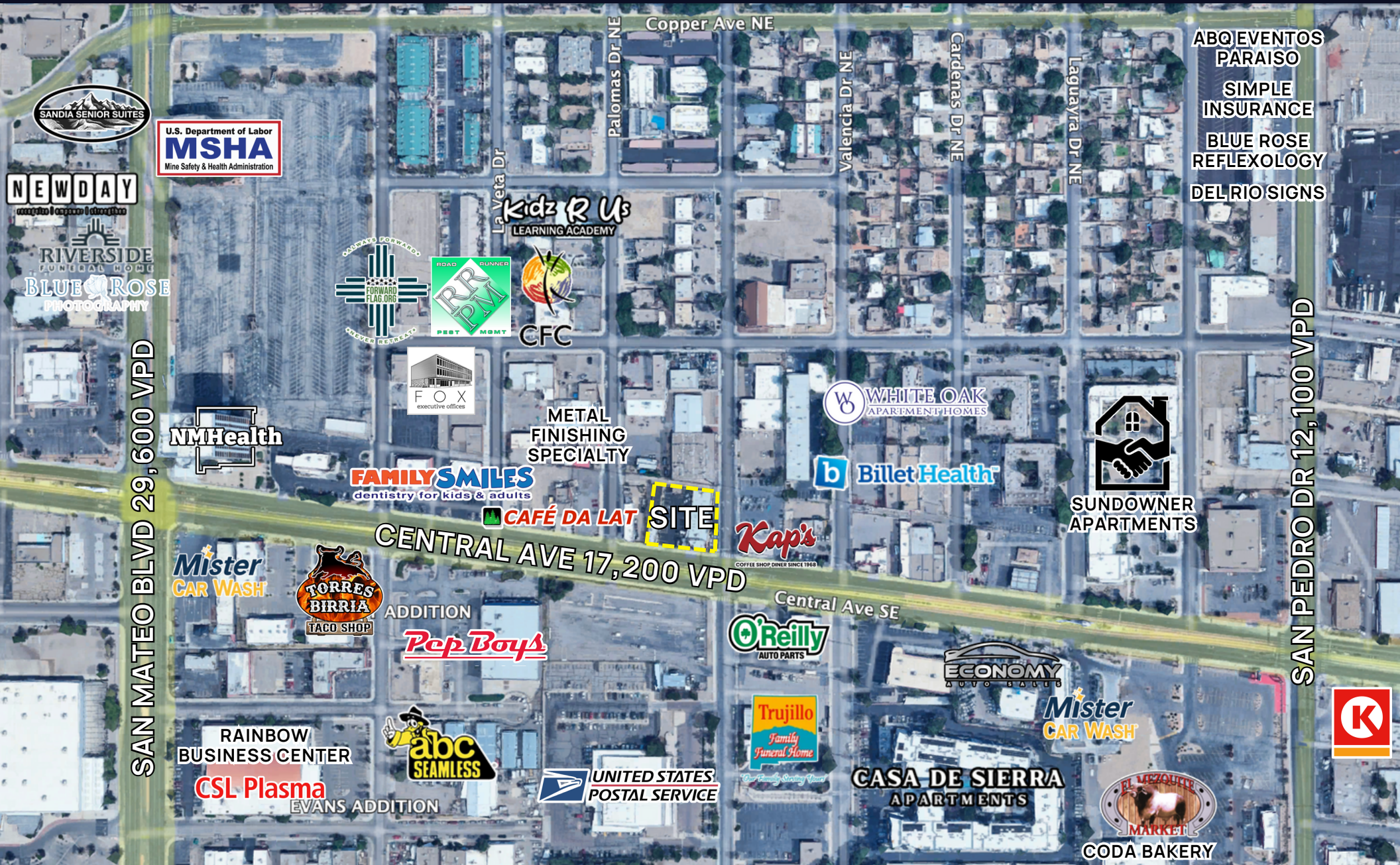
2024 EXPENSES	
Property Taxes	\$7,418.90
2025 Insurance	\$16,257
Payroll	\$29,711
Phone & Internet	\$2,843
Utilities	\$31,861
Supplies & Maintenance	\$14,634
Booking/Card Fees	\$70
Total	\$102,794.90



SITE PLAN



TRADE AREA



COMPARABLES



Westward Ho Motel

7500 Central Ave SW
Albuquerque, NM 87121

Sold Price: \$660,000
of Rooms: 12
Acres: 0.33
Building SF: 4,908
Price/Door: \$55,000
Price/SF: \$134

*sold February 2024



Americana Motel

5908 Central Ave SW
Albuquerque, NM 87105, USA

Sold Price: \$810,000
of Rooms: 18
Acres: 0.92
Total SF: 4,962
Price/Door: \$45,000
Price/SF: \$163

*sold October 2023



La Hacienda Motel

6214 Central Ave SW
Albuquerque, NM 87105, USA

Sold Price: \$1,040,000
of Rooms: 21
Acres: 0.70
Building SF: 6,500
Price/Door: \$61,667
Price/SF: \$151

*sold March 2024



COMPARABLES



Motel Hiway House

3200 Central Ave SE
Albuquerque, NM 87106

Sold Price: \$3,750,000
of Rooms: 58
Acres: 1.0847
Building SF: 21,664
Price/Door: \$64,655
Price/SF: \$173

*Sold April 2024, fully
renovated when it sold



Stay Inn

13139 Central Ave NE
Albuquerque, NM 87123, USA

Sold Price: \$1,150,000
of Rooms: 40
Acres: 0.67
Building SF: 12,834
Price/Door: \$28,750
Price/SF: \$90

*Sold January 2024, has been
renovated since



CABQ RESOURCES

Metropolitan Redevelopment Agency

- Tax Abatement Program: <https://www.cabq.gov/mra/tax-abatement>

Landlord Engagement Program

- City: <https://housingnm.org/programs/landlord-program/landlord-engagement-program>
- County: <https://www.bernco.gov/blog/2023/12/29/bernalillo-county-offers-landlord-incentive-program-beginning-jan-2/>

Albuquerque Housing Authority

- <https://abqha.org/how-to-apply/>

KAFB Housing

- <https://www.kirtlandfamilyhousing.com/contact-us>

Nichole Rogers, District 6 City Councilor

- 505-768-3121
- nrogers@cabq.gov
- <https://www.cabq.gov/council/find-your-councilor/district-6>



DEMOGRAPHICS



Population

1 Mile	35,300
3 Miles	146,700
5 Miles	323,900



Age

Median Age	39
Under 20	67,000
25 - 45	94,700
45 - 65	78,100
Over 65	50,800



Household Income

Median Income	\$56,100
2028 Estimate	\$61,100
\$25k - 50k	33,200
\$50k - 75k	44,000
\$100k & Over	38,400



Employees

Total	271,100
Top Industries	Management, Business, Science, Arts Occupations



Housing Occ. Ratio

Occupied	150,900
Vacant	11,900







LOCATION OVERVIEW: ALBUQUERQUE



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)

