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## Northeast Heights mixed-use property offered in auction-like sale



A Northeast Heights mixed-use property is listed for \$691,547.

NM APARTMENT ADVISORS INC.



By [Michael Cook](#) – Reporter, Albuquerque Business First  
Sep 23, 2026

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### Story Highlights



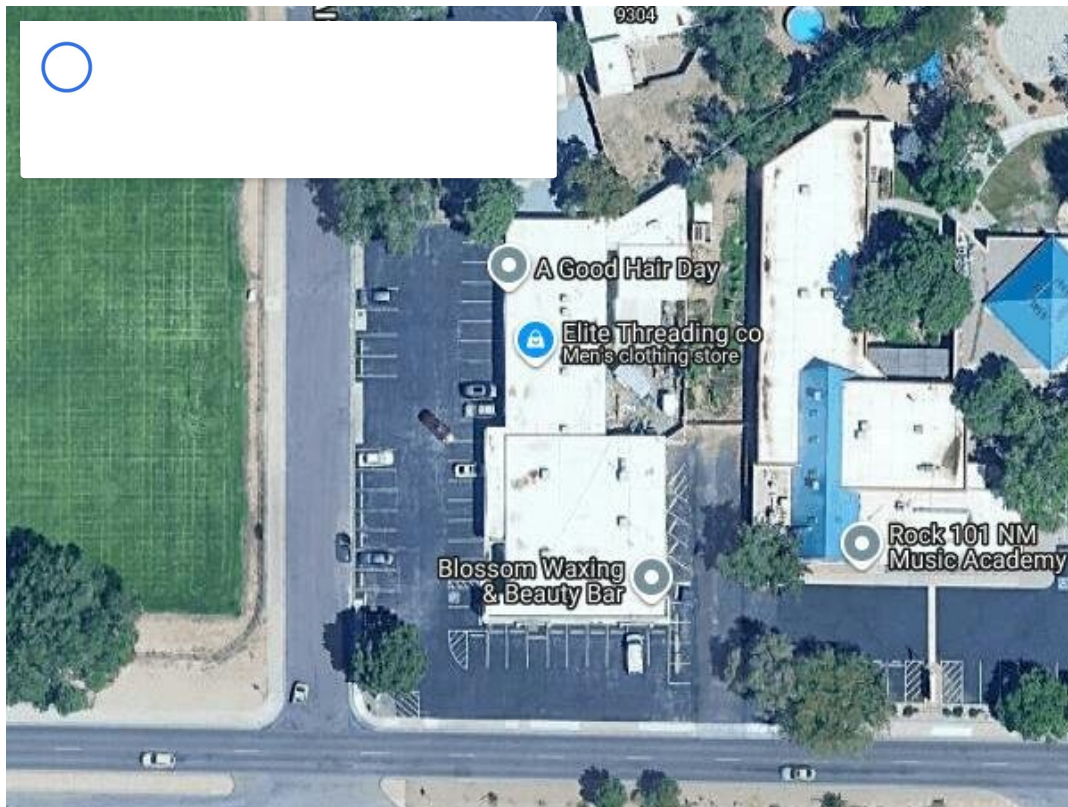
- A Northeast Heights mixed-use building built in 1956 is for sale through competitive bidding.
- The 10,911-square-foot property at 9301 Candelaria Road NE has had the same owner for more than 50 years.
- NM Apartment Advisors Inc. and Maestas Real Estate Services Inc. are representing the seller in the process.

An Albuquerque [Northeast Heights](#) mixed-use retail and office building that has had the same owner for more than 50 years is for sale through a competitive [bidding process](#) similar to an auction.

Built in 1956, the 10,911-square-foot building at 9301 Candelaria Road NE has long housed real estate offices and beauty salons, said [NM Apartment Advisors Inc.](#) CEO Todd Clarke – who is representing the seller, alongside [Maestas Real Estate Services Inc.](#) owner and qualifying broker Anita Maestas.

Clarke said the 0.76-acre property has had the same owner for more than 50 years, though the owner declined to be identified.

"I think the family occupied it since the 70s and has owned it since the 80s, ran a real estate business and a property management company, and there was a family behind them that ran a beauty salon," Clarke said. "We're hopeful to attract either one of those and maybe find somebody who wants to be here for many decades."



Clarke said the property's starting price is \$691,547, or \$63.38 per square foot – which reflects a 12% capitalization rate based on 95% occupancy and average rents of \$12 per square foot for the property.

If the new owner invests in renovations and tenant improvements, the property could command lease rates closer to \$22.58 per square foot based on comparable properties, according to Clarke.

The bidding process includes a property tour Sept. 22 and virtual tours, followed by an offer deadline Sept. 24.

Then, Clarke said the top 50% of bidders will then be invited to submit their best and final offers to NM Apartment Advisors.



The mixed-use property on Candelaria Road has hit the market.

NM APARTMENT ADVISORS INC.

Located along Candelaria Road just west of Eubank Boulevard, the property sits next to Sombra del Monte Elementary School.

Its mixed-use zoning and 45 parking spaces could accommodate an owner-occupant such as a real estate agency, title company, mortgage brokerage, church, day care or beauty salon.

The 10-unit property houses several businesses, offers storage space and has two units available for lease, with units averaging about 1,000 square feet.

## THE LIST

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Gross value of 2025 commercial transactions

| Rank           | Prior Rank | Business name                       |
|----------------|------------|-------------------------------------|
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| 3              | 2          | NAI SunVista Commercial Real Estate |
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