

For Sale | Gas Station

NAI 1st Valley



2707 Carlisle Blvd., NE | Albuquerque, NM 87107

Listing Overview

Sale Price \$1,600,000.00

NOI \$81,648

Lot Size ± 1.10 acres

- Ground lease with national credit tenant (Murphy Oil USA, Inc.)
- Pad in front of WalMart Super center
- Approximately 1/2 mile form Interstate 40
- Neighboring tenants include Starbucks, AutoZone, World Market, Jack in the Box, Whataburger
- Lease runs through February 28, 2034
- Tenant has four (4) five (5) year options to renew the lease. Rent increases of 8% every 5 years

For more information:

Preston Williams

575.621.2445 | preston@1stvalley.com

Cheryl Reome

575.644.9165 | cheryl@1stvalley.com

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1stvalley.com

Murphy Oil USA Inc. & Murphy Express

NAI 1st Valley

Commercial Real Estate Services, Worldwide.

Murphy USA

The company traces its roots back to 1944, when it began as CH Murphy & Co. under founder Charles H. Murphy Sr. in the Arkansas oil fields. Today, Murphy Oil is best known for its upstream operations — finding and producing crude oil and natural gas — across multiple regions, including the United States, Canada, offshore Gulf of Mexico, Brazil and Southeast Asia. The company concentrates on efficient, sustainable energy production, leveraging technological and operational expertise in complex drilling environments.



Operations

More than ~1,700 retail gasoline and convenience locations in 27 U.S. states.



Customer Base

Drivers and local residents who want a one-stop convenience experience, not just fuel.



Fortune 500

Murphy USA has been ranked among the largest U.S. corporations by revenue.



Murphy Express

- Format: Larger standalone convenience stores with fuel pumps.
- Location: Independent sites not necessarily tied to Walmart. They're often in high-traffic areas or near other retail centers.
- Offerings: Full convenience store experience — snacks, fountain drinks, coffee, packaged foods, lottery, free ATMs, and sometimes small groceries.
- Size: Larger footprint than Murphy USA; more emphasis on store sales alongside fuel.
- Customer Base: Drivers and local residents who want a one-stop convenience experience, not just fuel.



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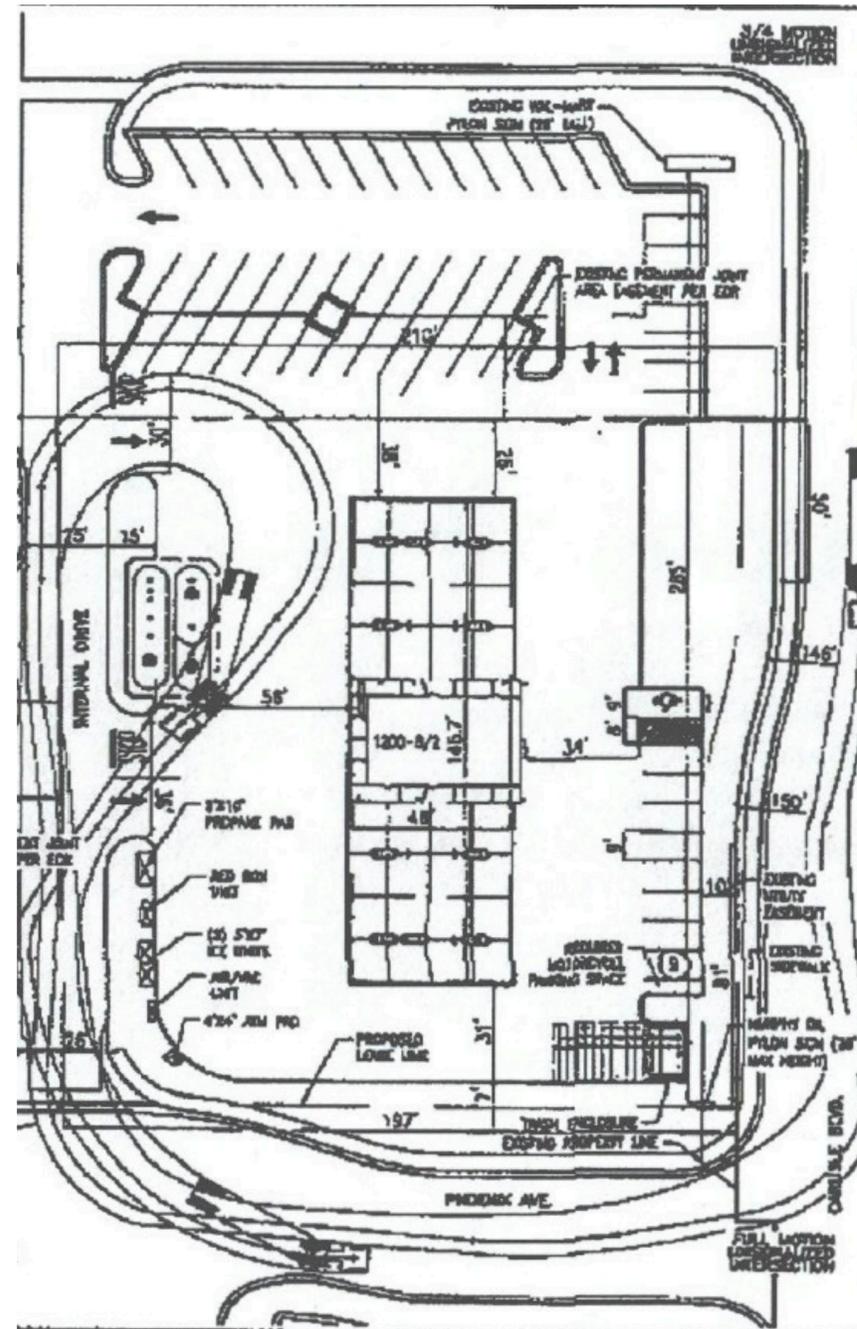
Additional Photos



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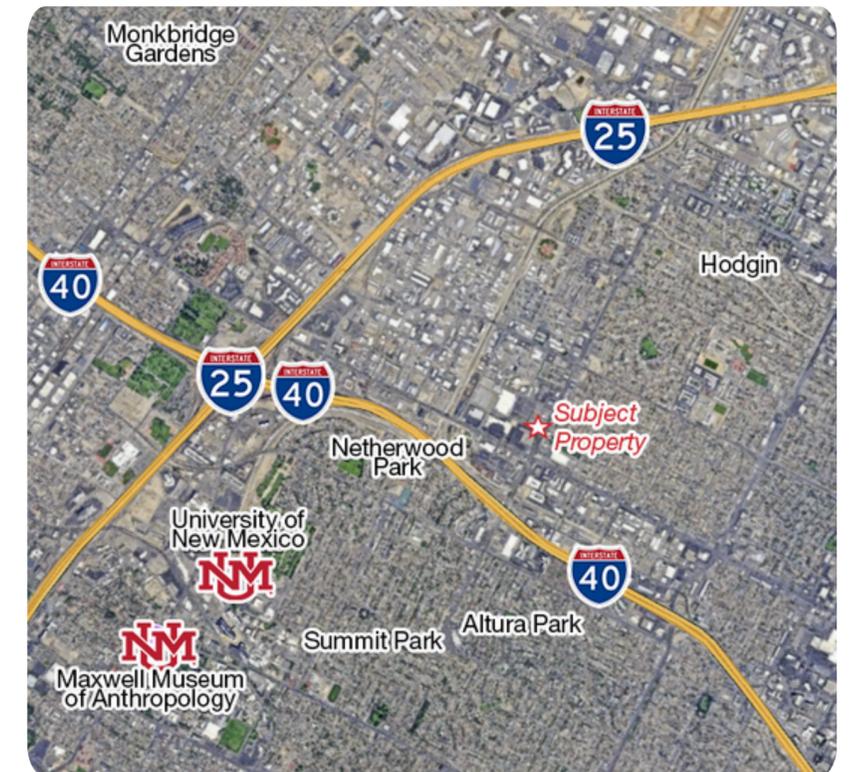
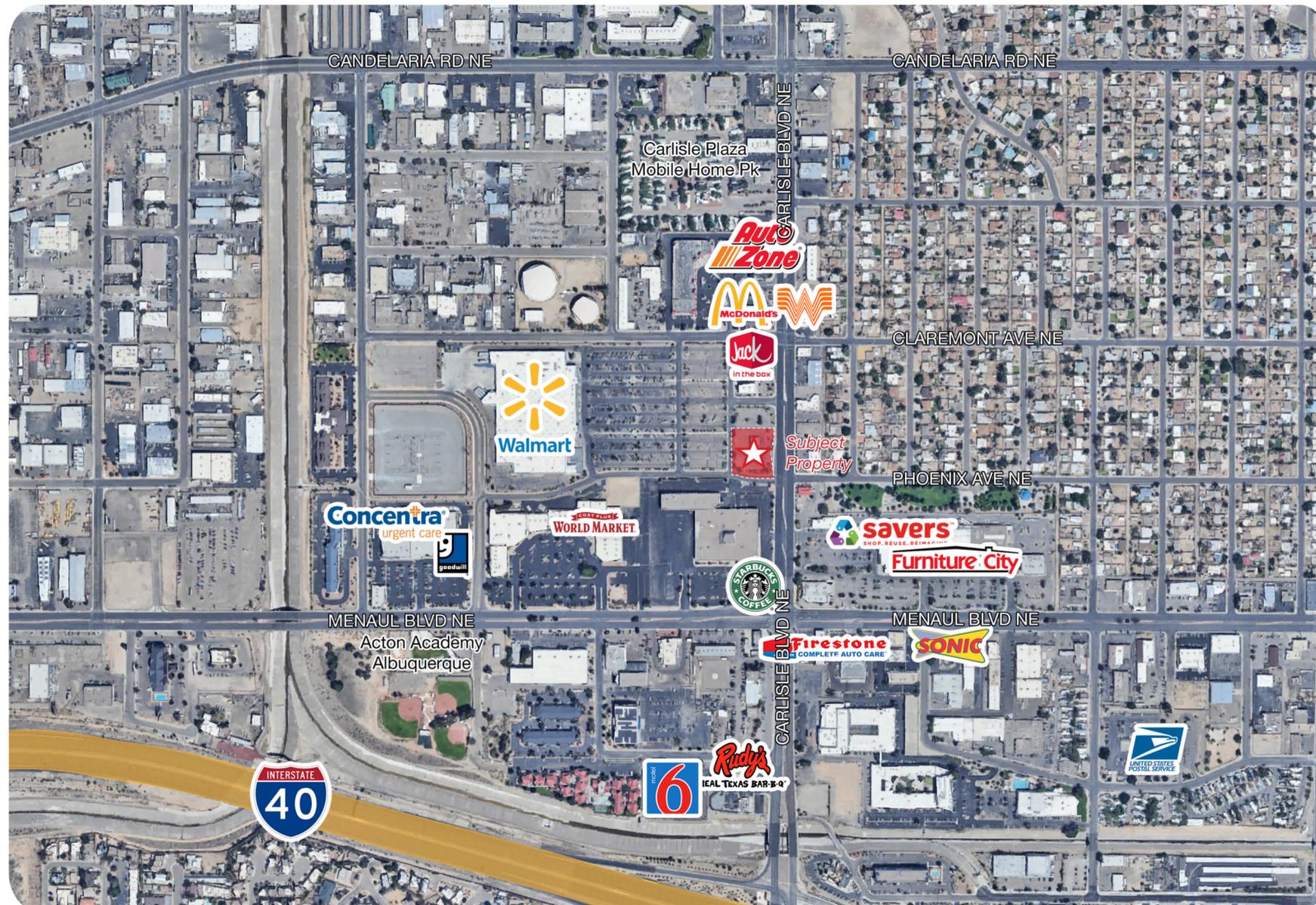
Site Plan



* Images are not to scale; for visual aid only

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Nearby Traffic Counts:

Carlisle Blvd NE	27,387 AADT
Menaul Blvd NE	25,472 AADT
I-40	31,944 AADT

Source: NMDOT, 2024

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