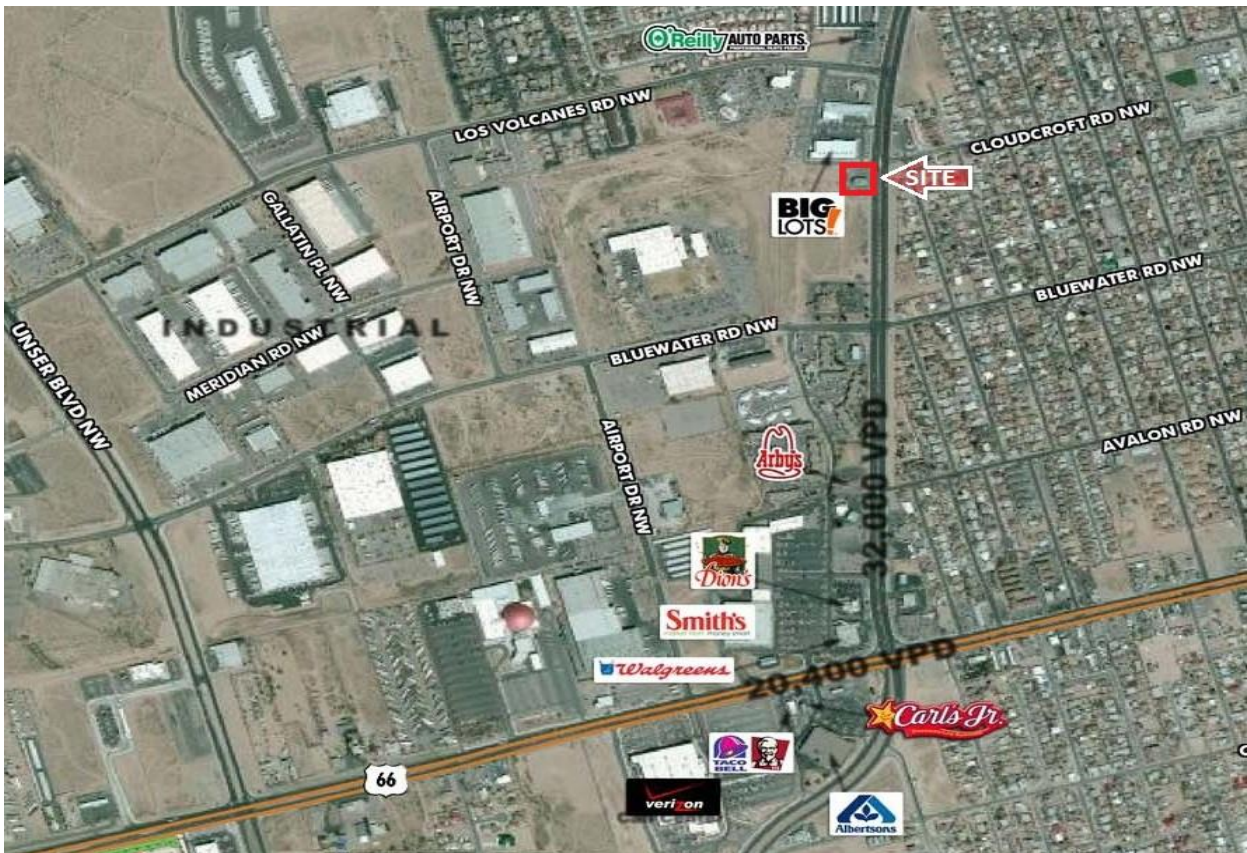


COORS CORRIDOR PAD SITE

30,000 SF FOR SALE @ \$590K

Approx. ½ Mile North of Coors/Central Intersection





- SU-1 Zoned Commercial Pad Along Bustling Coors Corridor
- Property Consists of 499 SF C-Store & 410 SF Emission Bay on 30K Land
- 3,276 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MDPs)
- Direct Site Access From North & Southbound Coors Blvd
- Over 33,400 Cars/Day Along Heavily Traveled Commuter Corridor
- Hi Profile Site Also Lends Itself Well to Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone)
- Nearby Retail Activity Generators Include Adjacent Big Lots Retail-Anchored Center as Well as Nearby Smith's (Kroger) Anchored Center
- Removal of Gas Infrastructure Negotiable

Contact:
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Leasing ♦ Brokerage ♦ Development

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C-STORE INFORMATION**SITE # 10**

Property Name: Duke City Fueling Station
 Address: 455 Coors Blvd. NW
Albuquerque, NM 87121

	2014	2015
Fuel Gallons **	383,611	945,527
Inside Sales	Not Tracked	Not Tracked

** Closed for part of 2014

	Selection
Property Status: (Operational/Closed)	Operational
Primary Characteristics of Trade Area: (Retail/Residential/Rural/Highway/Office/Indust)	Retail Primary
	Industrial Secondary
Access from Primary Street: (Excellent, Good, Fair, Poor)	Good
C-Store Lot Surface Type: (Asphalt/Concrete/Combo) Car Wash: (Y/N)	Combo
	No

	Selection	
Signalized Intersection: (Y/N)	No	
Number of Curb Cuts:	4	
Parking Spaces:	TBD	
Size:		
	C-Store	499 SF
	Canopy	3,276 SF
	Emissions Bay	410 SF
Land	29,866 SF	

Fuel System	
Crinds (Y/N)	Yes
Number of Gas MPDs:	4
Number of Diesel MPDs:	2

Number of Twin Pole Signs:	1
Number of Monument Signs:	0
Number of Single Pole Signs:	0
Number of Interstate Signs:	0

Sells Beer/Wine: (Y/N)	No
Sells Liquor: (Y/N)	No
Cooler Doors: (#)	4

Traffic Count Main (Est ADT)	26,400 (2015)
Effective Age:	15 YRS +/- **
Remaining Economic Life:	15 YRS +/- **

** As per recent appraisal

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