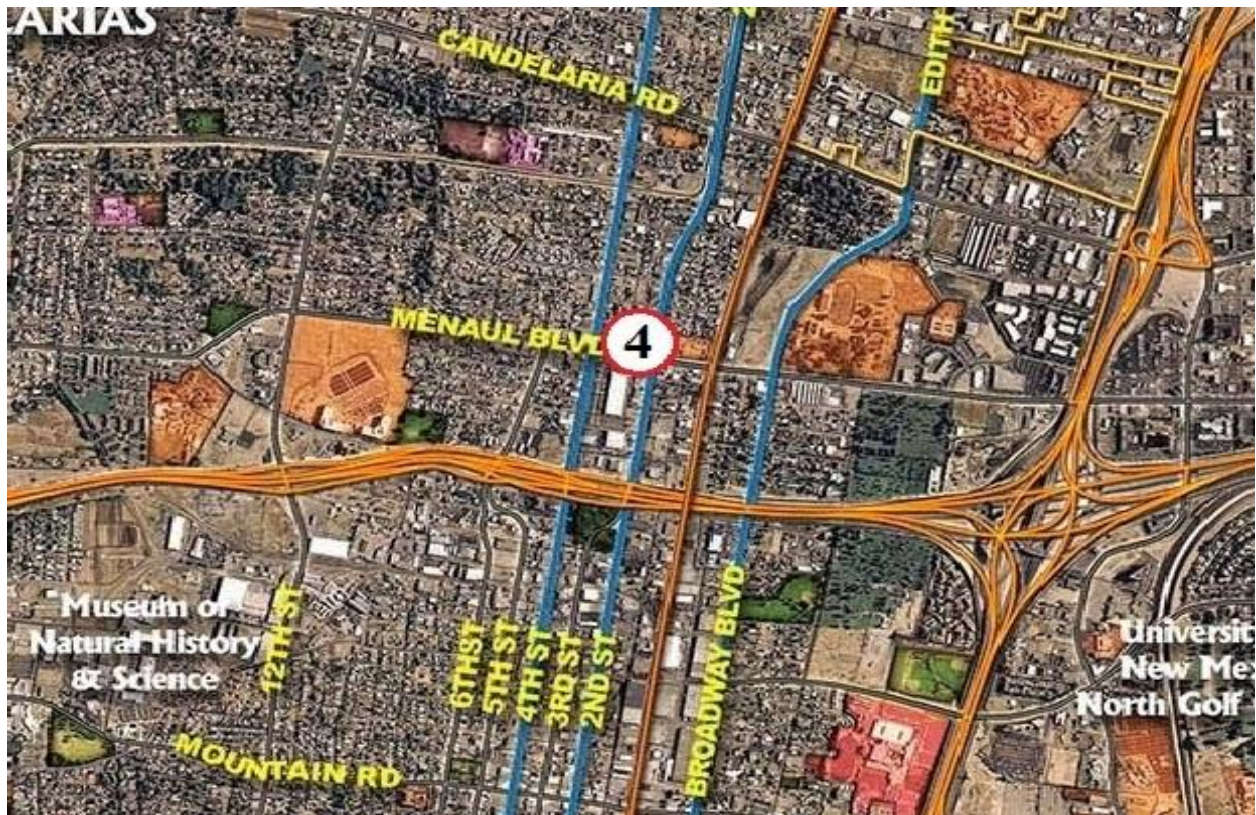


# FOR SALE @ \$795,000

## NORTH VALLEY C-1 CORNER

### BUSTLING 2<sup>ND</sup> ST & MENAUL INTERSECTION





- Great Opportunity to own 40,855 SF+/- Hard Corner Pad in North Valley
- Property Consists of 1,316 SF C-Store & 1,142 SF Car Wash Structure
- 4,656 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- Site Has Multiple Access Points Along Double Going-To-Work Side
- Heavily Traveled Arteries: 18,800 CPD (2<sup>nd</sup> Street) & 14,300 CPD (Menaul)
- Large Site Also Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone)
- Nearby Retail Activity Generators Include 4<sup>th</sup> & Menaul Retail Center, Whataburger and Dunn & Edwards Paints
- Removal of Gas Infrastructure Negotiable

**Contact:**  
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**Leasing ♦ Brokerage ♦ Development**

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<b>C-STORE INFORMATION</b>		<b>SITE # 4</b>			
<b>Property Name: VP Fuels Gas Station</b>				<b>2014</b>	<b>2015</b>
<b>Address: 2601 2nd Street NW</b>			<b>Fuel Gallons</b>	773,748	457,051
<b>Albuquerque, NM 87107</b>			<b>Inside Sales</b>	Not Tracked	Not Tracked
			<b>Selection</b>		<b>Selection</b>
<b>Property Status:</b> (Operational/Closed)			Operational		
<b>Primary Characteristics of Trade Area:</b> (Retail/Residential/Rural/Highway/Office/Indust)			Retail Industrial	Primary Secondary	<b>Signalized Intersection:</b> (Y/N) <b>Number of Curb Cuts:</b> <b>Parking Spaces:</b>
					Yes 3 TBD
<b>Access from Primary Street:</b> (Excellent, Good, Fair, Poor)			Excellent		
<b>C-Store</b>				<b>Size:</b>	
Lot Surface Type: (Asphalt/Concrete/Combo)			Combo	C-Store	1,316 SF
Car Wash: (Y/N)			Yes	Canopy	4,656 SF
				Car Wash	1,142 SF
				Land	40,855 SF
<b>Fuel System</b>				<b>Number of Twin Pole Signs:</b>	0
Crinds (Y/N)			Yes	<b>Number of Monument Signs:</b>	0
Number of Gas MPDs:			4	<b>Number of Single Pole Signs:</b>	1
Number of Diesel MPDs:			2	<b>Number of Interstate Signs:</b>	0
<b>Sells Beer/Wine:</b> (Y/N)			No	<b>Traffic Count Main (Est ADT)</b>	30,000 (2015)
<b>Sells Liquor:</b> (Y/N)			No	<b>Effective Age:</b>	20 YRS **
<b>Cooler Doors:</b> (#)			9	<b>Remaining Economic Life:</b>	15 YRS **
				**	
				As per recent appraisal	

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