

# COMMERCIAL FUELING SITE SWC BROADWAY & SUNPORT

*SU-2 ZONING FOR HEAVY MANUFACTURING*





- 75,000+ SF, SU-2 for HM Zoned Site Along South Broadway Corridor
- \$2,410,000, Based Upon Going Concern Valuation as Commercial Fuel Site
- Property Currently Operating as a Commercial Fuel Plant Encompassing 80+ SF Storage Building with 5 Diesel Dispensers Plus 2 Gas MPDs
- Annual Gallons of Fuel Dispensed Averages in the 1,000,000 Gallon Range
- Full Access To/From Broadway via Woodward Road, a Signalized Corner
- Plans are in the Works to Extend Sunport Blvd thru Broadway, Which Will Create Direct Access On & Off Interstate 25 via Sunport Blvd.
- 10,000+ Cars/Day Along This Stretch of Broadway Which Will Increase with Imminent Sunport Blvd Extension

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

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<b>C-STORE INFORMATION</b>		<b>SITE # 8</b>			
<b>Property Name: Duke City Comm Fuel Plant</b>				<b>2014</b>	<b>2015</b>
<b>Address: 3203 Broadway Blvd. SE</b>			<b>Fuel Gallons</b>	1,107,086	1,009,476
<b>Albuquerque, NM 87105</b>			<b>Inside Sales</b>	N/A	N/A
			<b>Selection</b>	<b>Selection</b>	
<b>Property Status:</b> (Operational/Closed)		Operational			
<b>Primary Characteristics of Trade Area:</b>		Industrial	Primary	<b>Signalized Intersection: (Y/N)</b>	Yes
(Retail/Residential/Rural/Highway/Office/Indust)		Rural	Secondary	<b>Number of Curb Cuts:</b>	2
				<b>Parking Spaces:</b>	TBD
<b>Access from Primary Street:</b>		Excellent			
(Excellent, Good, Fair, Poor)				<b>Size:</b>	
				Storage Bldg	80 SF
				Canopy	None
<b>C-Store</b>				Car Wash	None
Lot Surface Type: (Asphalt/Concrete/Combo)	Combo			Land	75,572 SF
Car Wash: (Y/N)	No				
<b>Fuel System</b>				<b>Number of Twin Pole Signs:</b>	1
Crinds (Y/N)	Yes			<b>Number of Monument Signs:</b>	0
Number of Gas MPDs:	2			<b>Number of Single Pole Signs:</b>	0
Number of Diesel Dispensers:	5			<b>Number of Interstate Signs:</b>	0
<b>Sells Beer/Wine: (Y/N)</b>		No		<b>Traffic Count Main (Est ADT)</b>	11,000+/- (2015)
<b>Sells Liquor: (Y/N)</b>		No		<b>Effective Age:</b>	
<b>Cooler Doors: (#)</b>		N/A		<b>Remaining Economic Life:</b>	

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