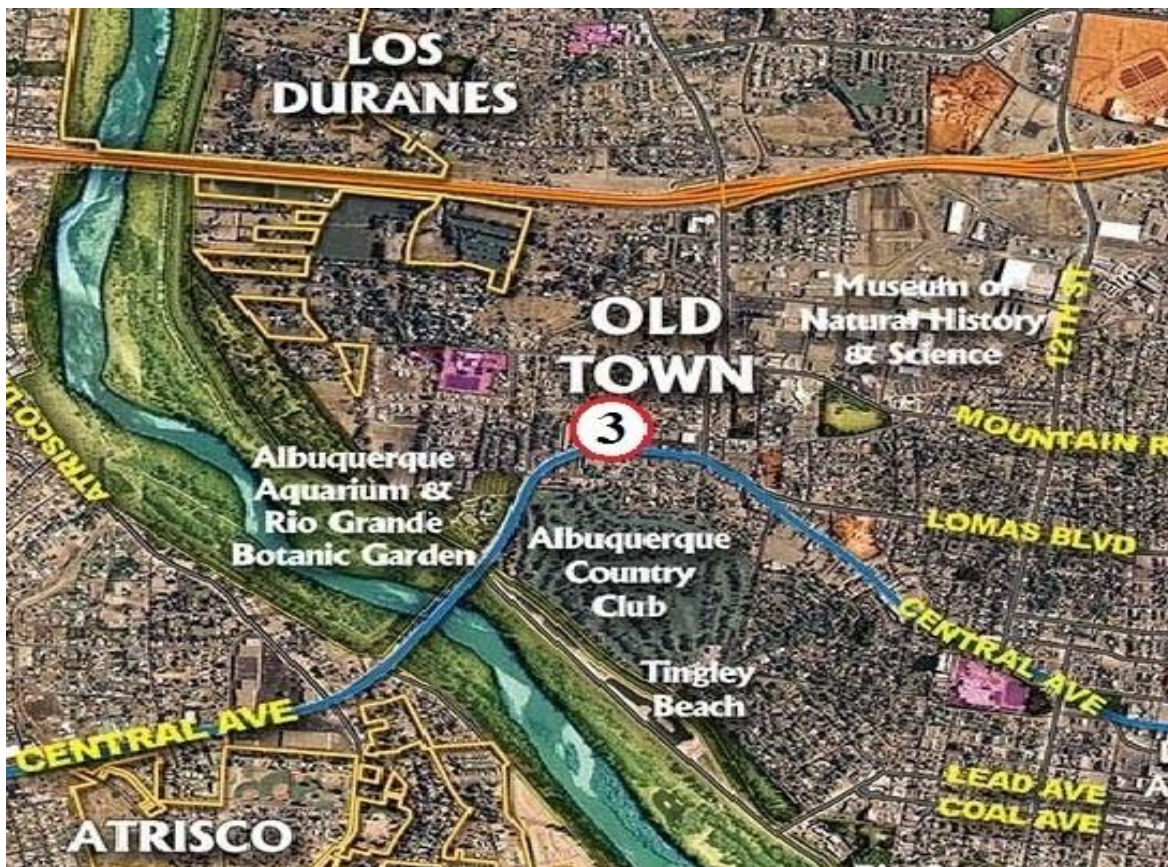
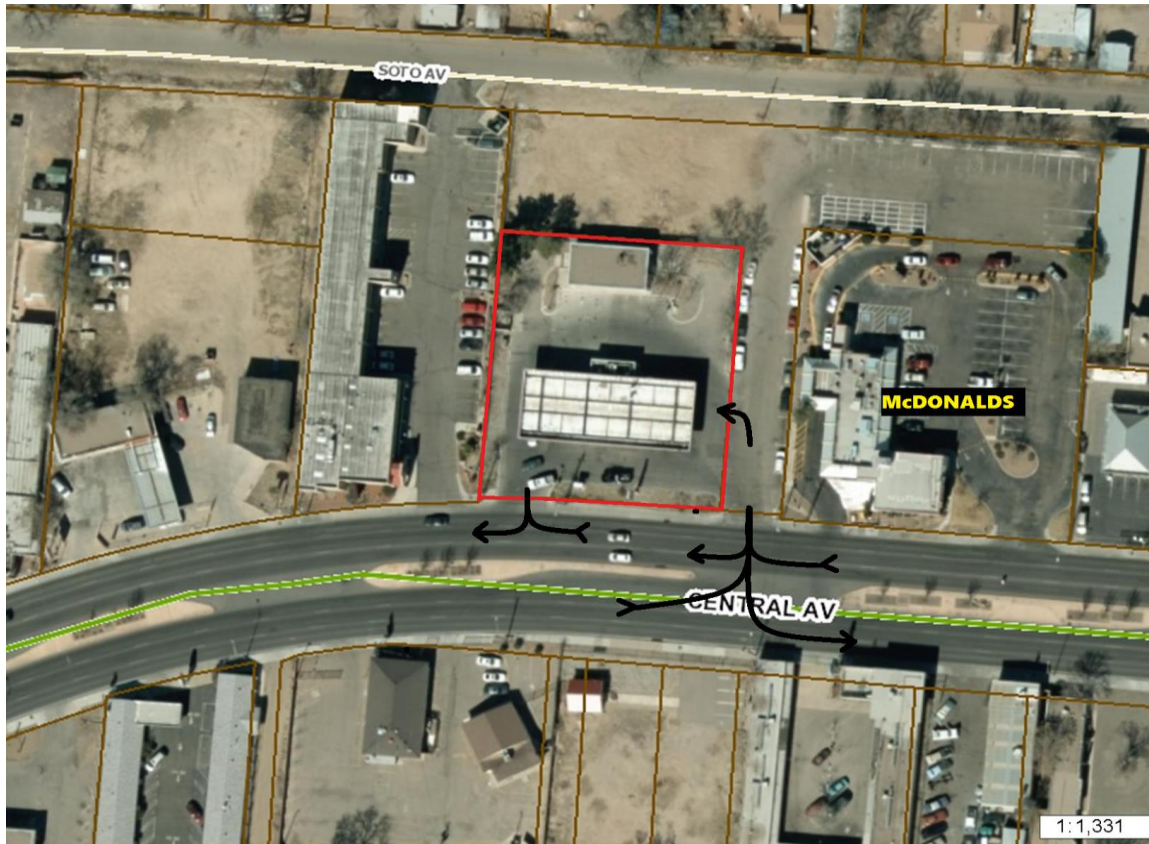


NW CENTRAL AVENUE GEM C-STORE PAD - \$795,000

Next to McDonalds Along Busy Central Corridor





- 29,464 SF, C-2 Zoned Commercial Pad Along Busy Retail Corridor
- Property Consists of 1,256 SF C-Store & 1,147 SF Car Wash Structure
- 5,472 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- Full Access To/From Central Avenue with Shared Entry with McDonalds
- Over 33,000 Cars/Day Along Heavily Traveled Along Central Ave
- Hi Profile Site Also Lends Itself Well to Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone Carrier)
- Nearby Activity Generators Include Old Town, ABQ Botanical Gardens and Aquarium, and Numerous Retailers & Fast Food Restaurants
- Removal of Gas Infrastructure Negotiable

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C-STORE INFORMATION	SITE # 3				
Property Name: VP Fuels Gas Station				2014	2015
Address: 2309 Central Ave. NW			Fuel Gallons	733,708	606,880
Albuquerque, NM 87104			Inside Sales	Not Tracked	Not Tracked
	<u>Selection</u>			<u>Selection</u>	
Property Status: (Operational/Closed)	Operational				
Primary Characteristics of Trade Area:	Retail	Primary	Signalized Intersection: (Y/N)	No	
(Retail/Residential/Rural/Highway/Office/Indust)	Residential	Secondary	Number of Curb Cuts:	2	
			Parking Spaces:	TBD	
Access from Primary Street:	Excellent				
(Excellent, Good, Fair, Poor)			Size:		
			C-Store	1,256 SF	
			Canopy	5,472 SF	
			Car Wash	1,147 SF	
C-Store			Land	29,464 SF	
Lot Surface Type: (Asphalt/Concrete/Combo)	Combo				
Car Wash: (Y/N)	Yes				
Fuel System			Number of Twin Pole Signs:	0	
Crinds (Y/N)	Yes		Number of Monument Signs:	0	
Number of Gas MPDs:	4		Number of Single Pole Signs:	1	
Number of Diesel MPDs:	2		Number of Interstate Signs:	0	
Sells Beer/Wine: (Y/N)	No		Traffic Count Main (Est ADT)	34,700 (2015)	
Sells Liquor: (Y/N)	No		Effective Age:	20 YRS	**
Cooler Doors: (#)	9		Remaining Economic Life:	15 YRS	**
			**		
			As per recent appraisal		

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