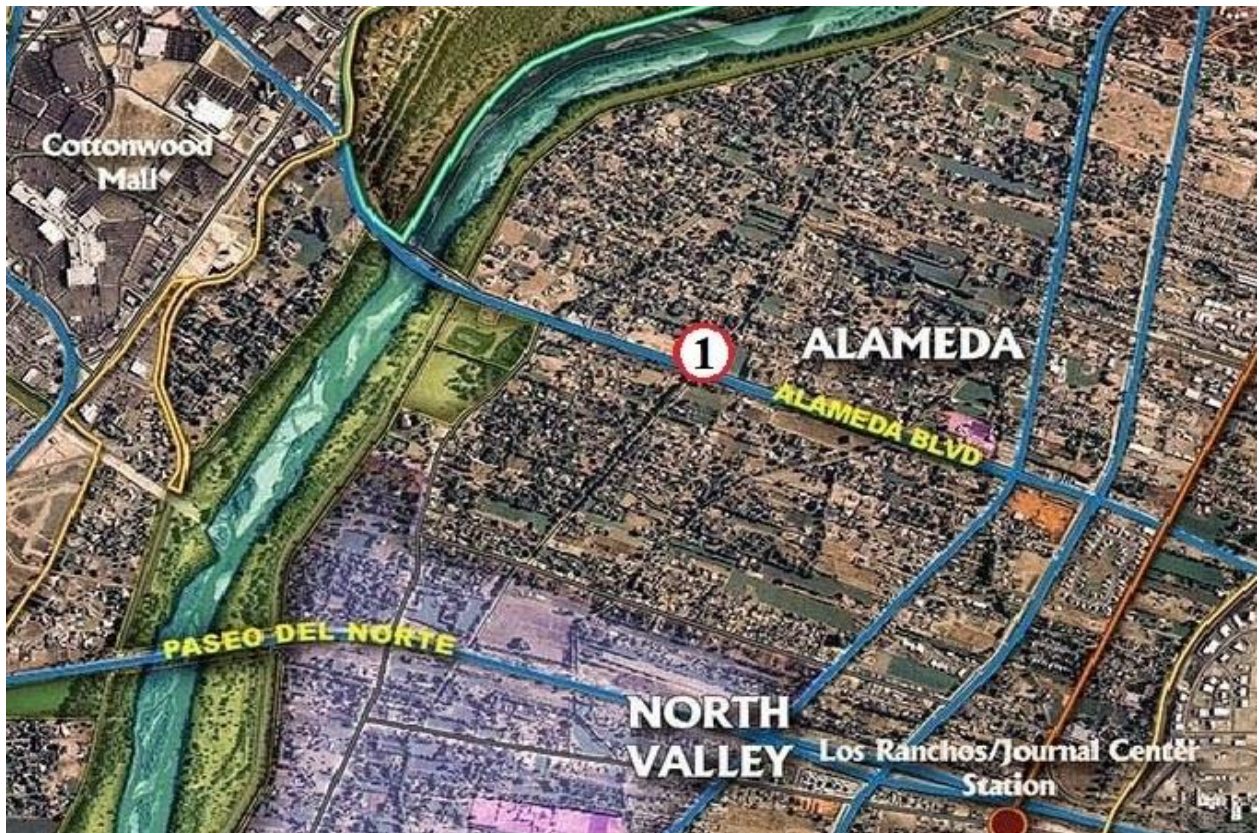


ALAMEDA CORRIDOR PAD FOR SALE @ \$590K

SIGNALIZED INTERSECTION @ ALAMEDA & RIO GRANDE





- 1/2 AC Hard Corner Located Along One of the Few City River Crossings
- Flexible C-1, County Property Zoning
- Property Consists of 2,160 SF C-Store with a 2,500 SF Canopy
- 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- Full Vehicle Access from both Rio Grande and Alameda Blvd.
- Over 36,000 Cars/Day Along Bustling Commuter Corridor
- Site Lays Out Well for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone)
- Removal of Gas Infrastructure Negotiable

Contact:
Mark Edwards



Leasing ♦ Brokerage ♦ Development

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Albuquerque, NM 87120
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C-STORE INFORMATION		SITE # 1			
Property Name: VP Racing Fuels Gas Station				2014	2015
Address: 1101 Alameda Blvd. NW			Fuel Gallons	633,776	482,697
Albuquerque, NM 87114			Inside Sales	Not Tracked	Not Tracked
		Selection		Selection	
Property Status: (Operational/Closed)	Operational				
Primary Characteristics of Trade Area: (Retail/Residential/Rural/Highway/Office)	Residential	Primary	Signalized Intersection: (Y/N)	Yes	
	Retail	Secondary	Number of Curb Cuts:	2	
			Parking Spaces:	TBD	
Access from Primary Street: (Excellent, Good, Fair, Poor)	Excellent		Size:		
			C-Store	2,160 SF	
C-Store			Canopy	2,500 SF	
Lot Surface Type: (Asphalt/Concrete/Combo)	Combo		Car Wash	None	
Car Wash: (Y/N)	No		Land	22,477 SF	
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:	0		Number of Interstate Signs:	0	
Sells Beer/Wine: (Y/N)	No		Traffic Count Main (Est ADT)	36,600 (2015)	
Sells Liquor: (Y/N)	No		Effective Age:	15 YRS +/-	**
Cooler Doors: (#)	10		Remaining Economic Life:	15 YRS +/-	**
			** As per recent appraisal		

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