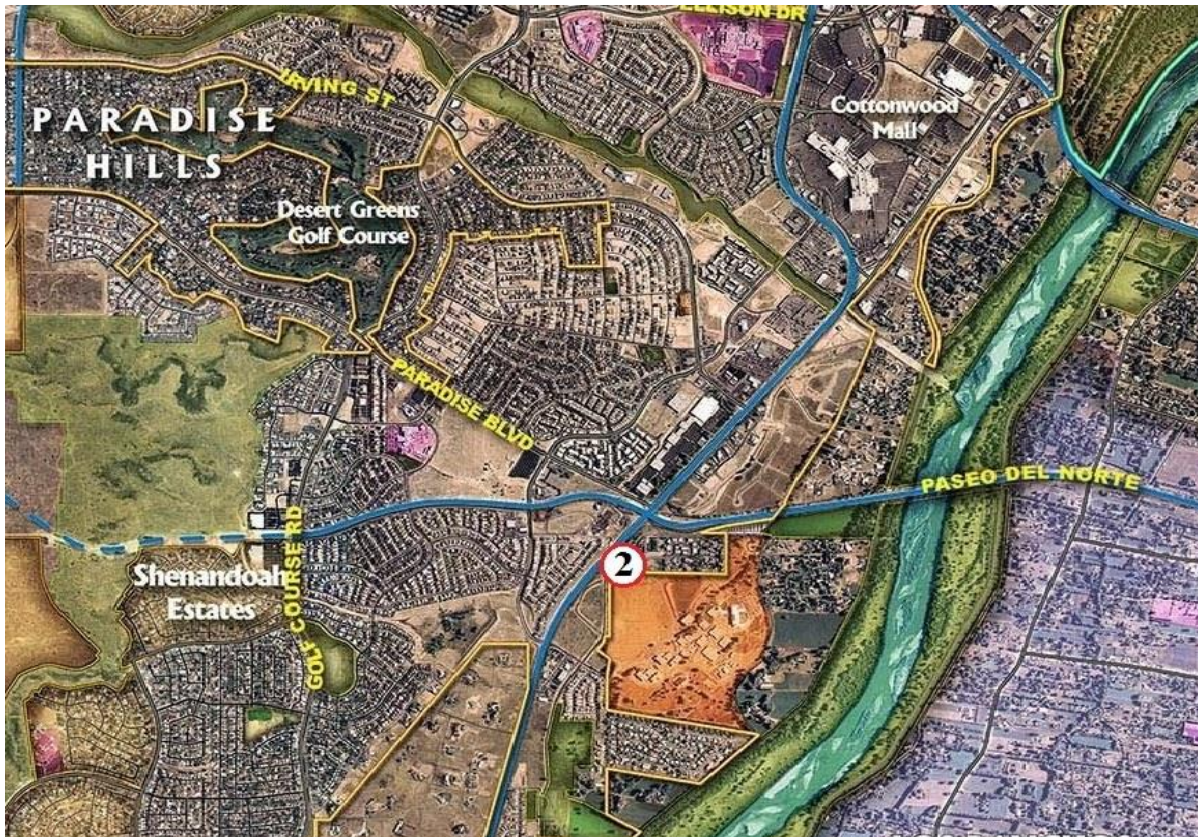
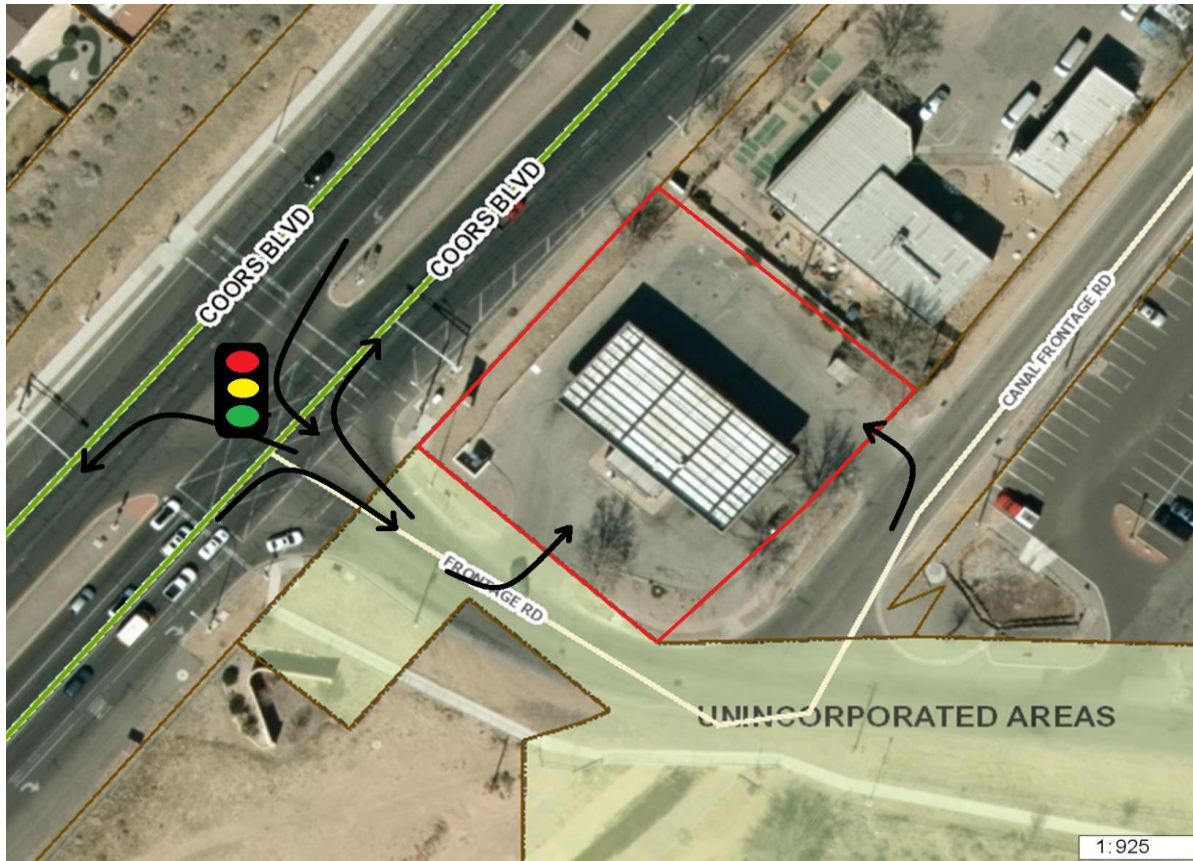


HOT CORNER PAD ALONG COORS FOR SALE @ \$725K

SIGNALIZED INTERSECTION @ COORS BLVD & FRONTAGE RD





- 25,666 SF Hard Corner Along Coors Just South of Paseo Del Norte
- Flexible C-1, City Zoning Subject to Coors Corridor Sector Plan
- Property Consists of 1,552 SF C-Store with a 4,800 SF Canopy
- 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- Full Vehicle Access To/From Coors Blvd.
- Phenomenal Traffic w/ Over 44,000 Cars/Day Along Bustling 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

Edw
Commer
Ralty, LLC

Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com

This information was obtained from sources deemed reliable. No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material. The pricing and sale/lease terms are subject to change

C-STORE INFORMATION		SITE # 2			
Property Name: VP Fuels Gas Station				2014	2015
Address: 9160 Coors Blvd. NW		Fuel Gallons		920,423	628,395
Albuquerque, NM 87120		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)	Yes
(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	1,552 SF
				Canopy	4,800 SF
C-Store				Car Wash	None
Lot Surface Type: (Asphalt/Concrete/Combo)	Combo			Land	25,666 SF
Car Wash: (Y/N)	No				
Fuel System				Number of Twin Pole Signs:	1
Crinds (Y/N)	Yes			Number of Monument Signs:	0
Number of Gas MPDs:	4			Number of Single Pole Signs:	0
Number of Diesel MPDs:	2			Number of Interstate Signs:	0
Sells Beer/Wine: (Y/N)		No		Traffic Count Main (Est ADT)	44,400 (2015)
Sells Liquor: (Y/N)		No		Effective Age:	20 YRS **
Cooler Doors: (#)		8		Remaining Economic Life:	15 YRS **
				** As per recent appraisal	

This information contained herein has not been verified and Edwards Commercial Realty, LLC does not represent, warrant or guarantee the accuracy, correctness and/or completeness of the information. The information was obtained from sources deemed reliable but Edwards Commercial Realty, LLC does not accept or assume any responsibility or liability of any kind in connection with the information and the recipient's reliance upon such information.