

HARD CORNER FOR SALE @ \$795K

25,800 SF @ WYOMING/CENTRAL

SEC Wyoming & Central – 8614 Central Ave SE





- Property Consists of 1,800 SF C-Store & 1,222 SF Car Wash Structure
- 6,154 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MPDs)
- 25,800 SF Site Zoned SU-2, Commercial in East Gateway Sector Plan
- Site Lies Along Bustling Intersection with Multiple Access Points
- Adjacent Property -11K+ Facility on 50K of Land – Also For Sale @ \$560K
- Along the Going-To-Work Side of Wyoming Blvd.
- Strong Traffic Counts: 28,300 CPD (Central) & 16,500 CPD (Wyoming)
- Site Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone Carriers)
- Nearby Employment Activity Generators Include Kirtland Air Force Base & Sandia National Laboratories
- Removal of Gas Infrastructure Negotiable

Contact:
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Leasing ♦ Brokerage ♦ Development

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| C-STORE INFORMATION | | SITE # 7 | | | |
|---|--|-----------------|---------------------|---------------------------------------|------------------|
| Property Name: Duke City Gas Station | | | | 2014 | 2015 |
| Address: 8614 Central Avenue SE | | | Fuel Gallons | 387,853 | 445,480 |
| Albuquerque, NM 87108 | | | Inside Sales | Not Tracked | Not Tracked |
| | | | Selection | Selection | |
| Property Status: (Operational/Closed) | | Operational | | | |
| Primary Characteristics of Trade Area: | | Retail | Primary | Signalized Intersection: (Y/N) | Yes |
| (Retail/Residential/Rural/Highway/Office) | | Residential | Secondary | Number of Curb Cuts: | 4 |
| | | | | Parking Spaces: | TBD |
| Access from Primary Street: | | Good | | | |
| (Excellent, Good, Fair, Poor) | | | | Size: | |
| | | | | C-Store | 1,800 SF |
| | | | | Canopy | 6,154 SF |
| C-Store | | | | Car Wash | 1,222 SF |
| Lot Surface Type: (Asphalt/Concrete/Combo) | | Combo | | Land | 25,800 SF |
| Car Wash: (Y/N) | | Yes | | | |
| 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: | 1 |
| Number of Diesel MPDs: | | 2 | | Number of Interstate Signs: | 0 |
| Sells Beer/Wine: (Y/N) | | No | | Traffic Count Main (Est ADT) | 40,000+/- (2015) |
| Sells Liquor: (Y/N) | | No | | Effective Age: | 15 YRS +/- ** |
| Cooler Doors: (#) | | 5 | | Remaining Economic Life: | 15 YRS +/- ** |
| | | | ** | As per recent appraisal | |

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