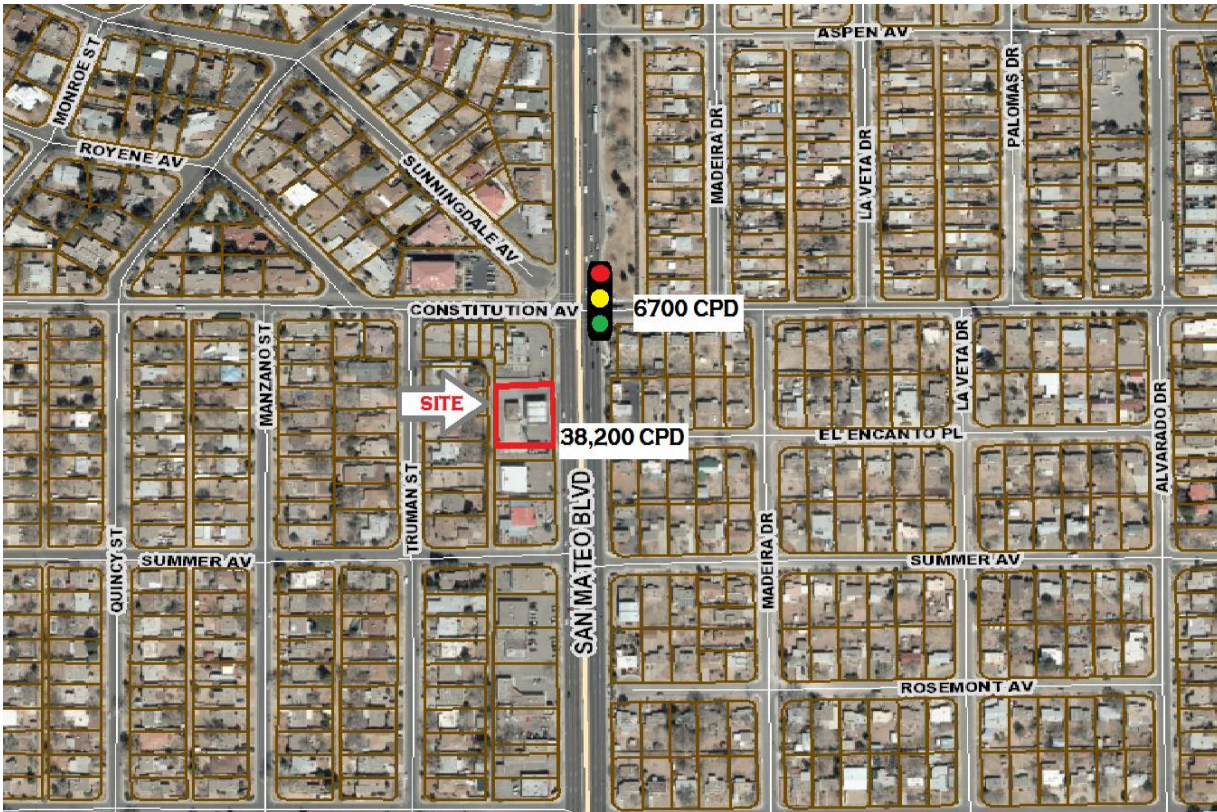


\$395K for SAN MATEO PAD SITE ALONG BUSY SAN MATEO CORRIDOR *SWQ Constitution & San Mateo Blvd.*





- **FOR SALE @ \$395,000 For High Profile San Mateo Pad Site**
- **Long Established Gas Station & C-Store Site Along Bustling San Mateo Corridor near Signalized Intersection**
- **Site Presents Great Redevelopment Opp for a Variety of Businesses Looking for High Visibility Location**
- **960+/- SF Building on Approx 20,625 SF of C-1 Zoned Land**
- **Package also includes ATM Lease Income of \$440 per Month**
- **Additional Land exists to Expand Building Footprint or Add Ancillary Uses (ie car wash) to Maximize Property's Potential**
- **Close to 44,000 Cars/Day Along San Mateo & Constitution**
- **Removal of Gas Infrastructure Negotiable**

**Contact:
Mark Edwards**

Edwards
Commmercial
Realty, 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 # 9**

Property Name: VP Fuels Gas Station
 Address: 1705 San Mateo Blvd NE
Albuquerque, NM 87110

	2014	2015
Fuel Gallons	348,622	123,565 **
Inside Sales	Not Tracked	Not Tracked

** Closed for part of 2015

	<u>Selection</u>	
Property Status: (Operational/Closed)	Re-Opened 9/16	
Primary Characteristics of Trade Area: (Retail/Residential/Rural/Highway/Office/Indust)	Residential	Primary
	Retail	Secondary
Access from Primary Street: (Excellent, Good, Fair, Poor)	Fair	
C-Store Lot Surface Type: (Asphalt/Concrete/Combo) Car Wash: (Y/N)	Combo	
	No	
Fuel System Crinds (Y/N) Number of Gas MPDs: Number of Diesel MPDs:	Yes	
	4	
	2	
Sells Beer/Wine: (Y/N)	No	
Sells Liquor: (Y/N)	No	
Cooler Doors: (#)	6	

	<u>Selection</u>
Signalized Intersection: (Y/N)	No
Number of Curb Cuts:	2
Parking Spaces:	TBD
Size:	C-Store
	Canopy
	Car Wash
	Land
	965 SF
	2,880 SF
	None
	20,724 SF
Number of Twin Pole Signs:	1
Number of Monument Signs:	0
Number of Single Pole Signs:	0
Number of Interstate Signs:	0
Traffic Count Main (Est ADT)	17,400 (2015)
Effective Age:	20 YRS **
Remaining Economic Life:	15 YRS **

** As per recent appraisal

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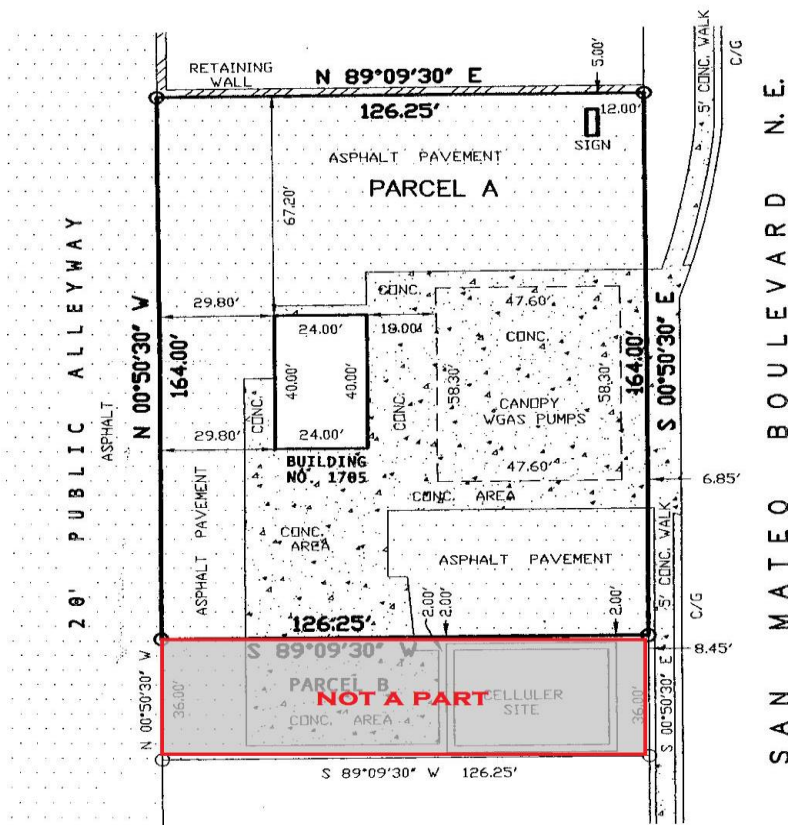
EXHIBIT 'A'

TO IMPROVEMENT LOCATION REPORT

LEGAL DESCRIPTION:

SEE EXHIBIT 'B'

This is not a survey for use by a property owner for ANY purpose.



Scale: 1" = 40'
 Order No.: 84-8327
 Field Book: S Page:
 Surveyed by: ABQSD

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE Albuquerque, New Mexico 87110
 Telephone (505) 889-8056 FAX (505) 889-8645

The property shown hereon is _____ within the
 100 year flood plain. Zone" _____", FIRH Panel
 # _____ Dated: _____