

**RETAIL CORNER
FOR SALE OR LEASE**

169 Griegos Rd NW/4704, 4716 2nd St NW, Albuquerque, NM 87102



BASE 5
RETAIL PARTNERS

2nd St NW
VPD ± 19,7000

Griegos Rd NW
VPD ± 12,2000

Tyrone Ave NW

AVAILABLE

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER
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505.807.0605 • WWW.BASE5RETAIL.COM



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SITE DETAILS

RETAIL CORNER FOR SALE OR LEASE

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■ **ASKING PRICE:** \$950,000.00 (\$200/SF)

■ **LEASE RATE:** \$16.00/SF NNN

■ **LAND AREA:** 0.6599 AC | ±28,745 SF
• 169 Gregos Road NW: 0.4247 AC | 18,500 SF
• 4704 2nd Street NW: 0.0882 AC | 3,842 SF
• 4716 2nd Street NW: 0.1470 AC | 6,403 SF

■ **ZONING:** MX-M

■ **BUILDING AREA:** ±5,420 SF

- 169 Gregos Road NW – East Office: 400 SF (20' × 20')
Plus Canopy Building 100SF= 500 SF
- 4704 2nd Street NW: 1,800 SF (30' × 60')
- 4716 2nd Street NW: 3,120 SF (52' × 60')

■ **TRAFFIC COUNTS:**

- 2nd Street: ±19,700 VPD
- Gregos Road: ±12,200 VPD
- Combined: ±31,900 VPD

169 Gregos Road NW and 4704–4716 2nd Street NW present a unique owner/user, automotive, or redevelopment opportunity prominently situated at the northeast corner of Gregos Road and 2nd Street in Albuquerque's established North Valley submarket.

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PHOTOS

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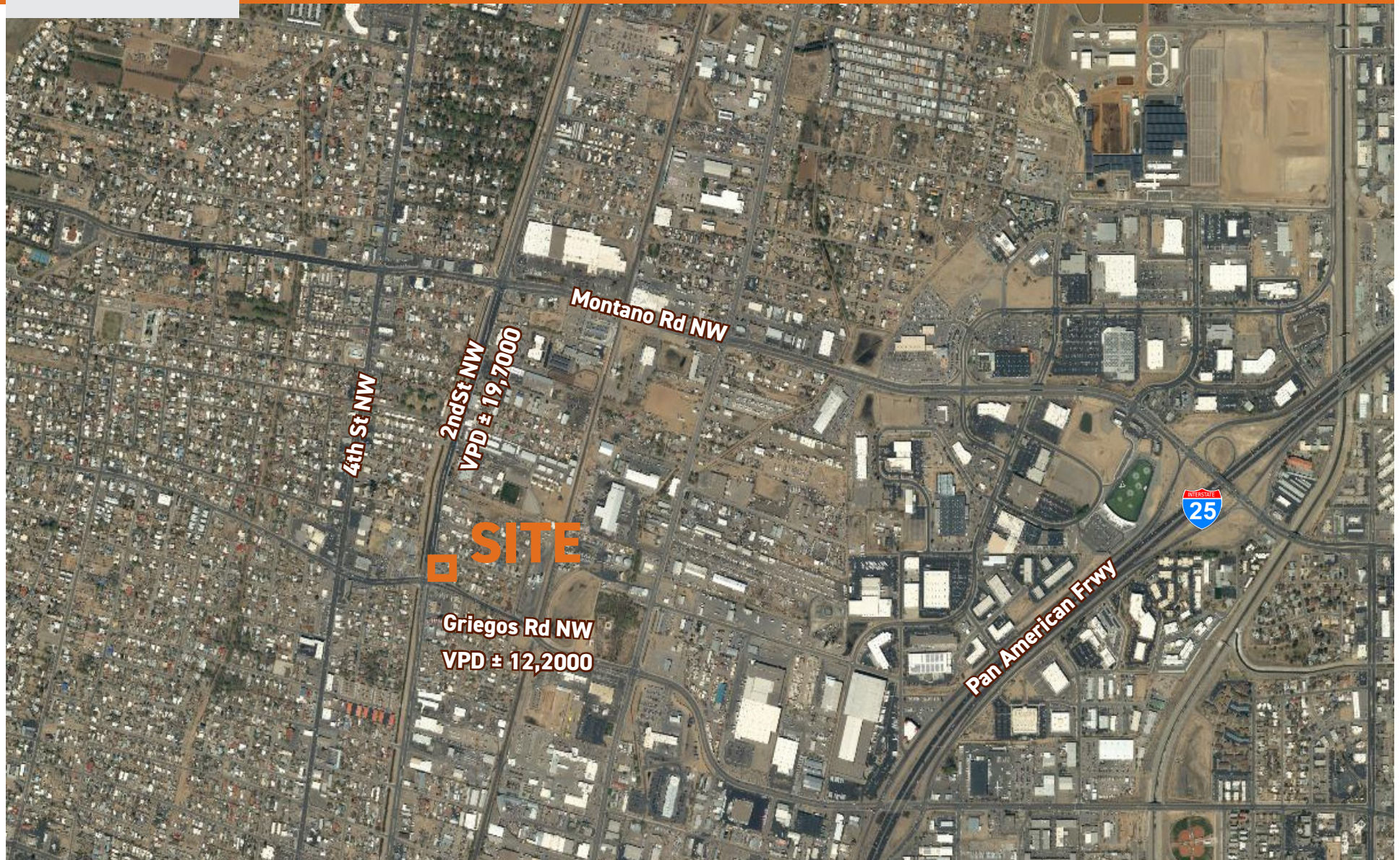


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AERIAL

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OVERVIEW

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For approximately 13 years, the property has operated as an automotive dealership. The Gregos Road portion of the property has primarily served as the vehicle sales and display area, while the buildings fronting 2nd Street have been utilized for automotive detailing and related operations. The 2nd Street buildings feature convenient drive-through access, allowing vehicles and equipment to pass through the buildings efficiently. Existing automotive improvements include floor drains and 220V electrical service for compressors and other equipment.

Situated on three parcels totaling approximately 0.66 acres, the property offers ±4,750 square feet of improvements along with substantial secured yard and vehicle storage/display areas. The entire property is fenced and provides excellent accessibility with three points of ingress and egress from Gregos Road, 2nd Street, and Tyrone Avenue.

With prominent frontage and signage opportunities along both 2nd Street and Gregos Road, combined traffic counts of approximately 31,900 vehicles per day, and flexible MX-M zoning, the property is well positioned for continued automotive use, a variety of commercial owner/user applications, or potential redevelopment.

The combination of visibility, multiple access points, secure outdoor area, existing automotive infrastructure, and a highly accessible North Valley location creates a versatile opportunity for both users and investors.

LET'S CHAT

BRANDON SAYLOR, CCIM

OWNER/BROKER

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THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY. THE VALUE OF THIS TRANSACTION SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND ADVISORS SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

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