



BASE 5

RETAIL PARTNERS

ACADEMY & WYOMING PAD

±3,100 SF/1.6 AC Freestanding Pad Building Available @ 5640 Wyoming
Sycamore Plaza – anchored by Walmart, Kroger, PetSmart



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:

David Chavez – david@base5retail.com – 505-507-3283

Kino James – kino@base5retail.com – 505-443-7191



BASE 5
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Academy & Wyoming

FREESTANDING PAD BLDG

DRONE WEST



ACADEMY RD

WYOMING BLVD



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DRONE EAST



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AERIAL

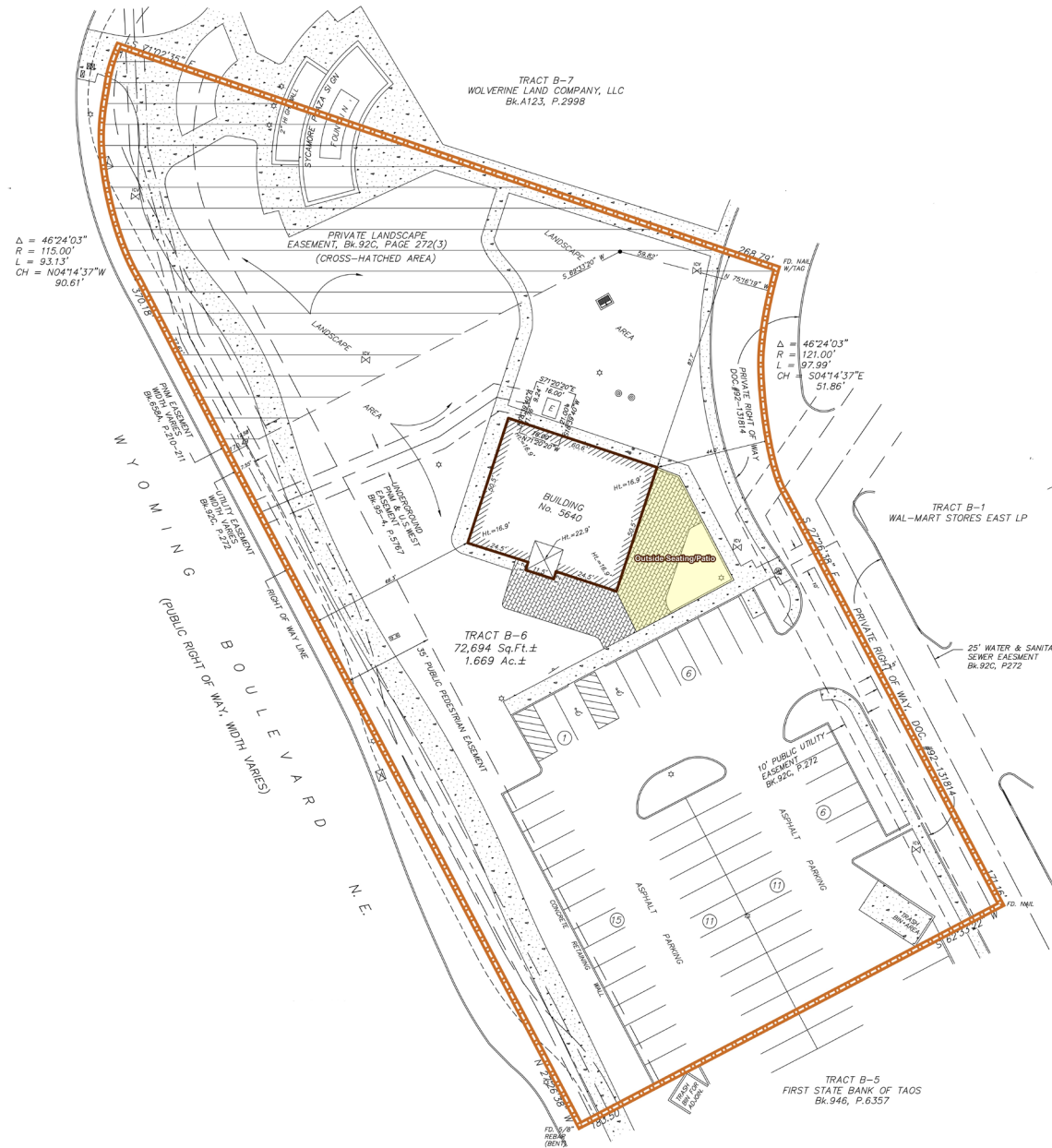


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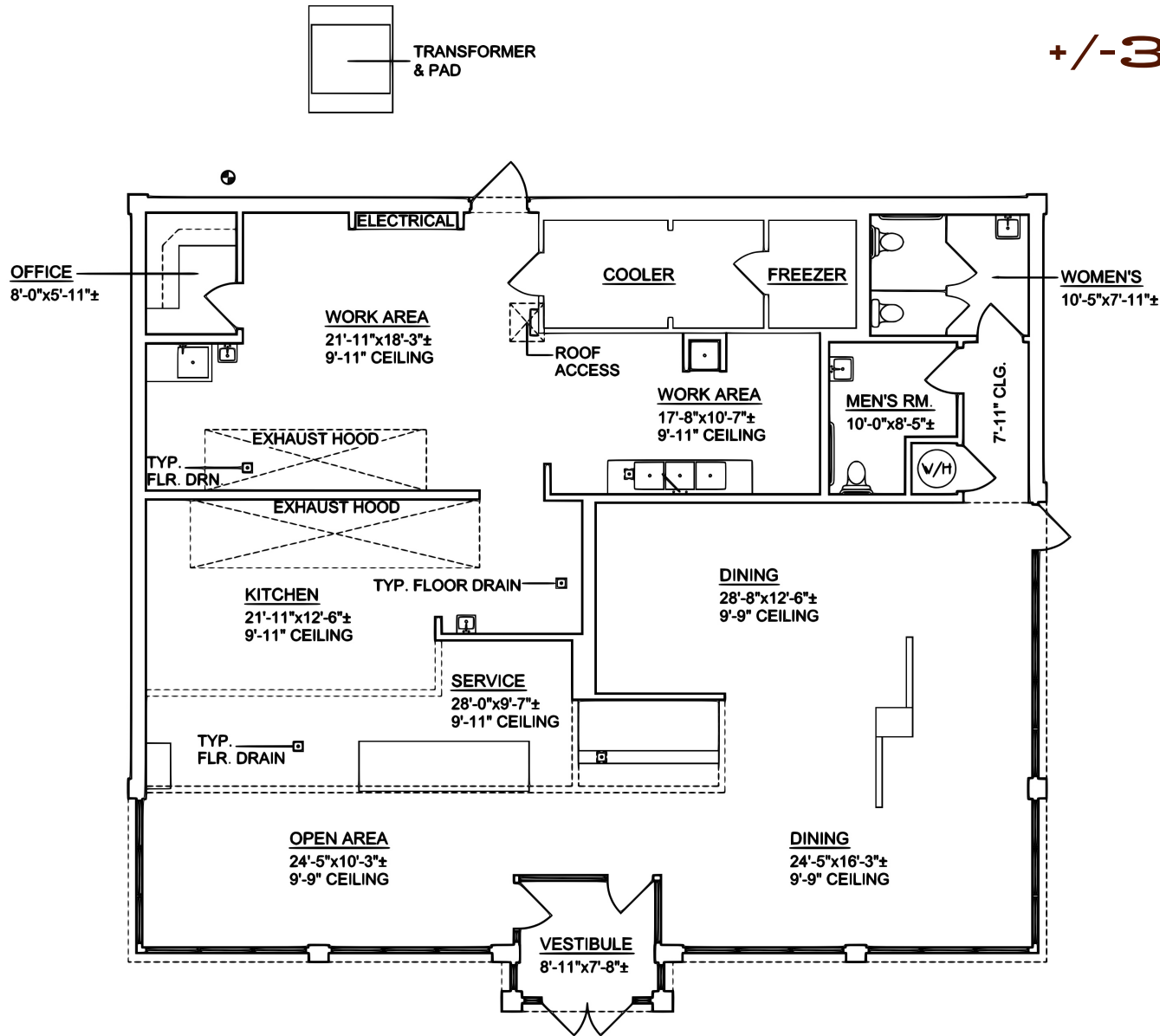


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EXISTING PLAN



+/-3,100 SF'

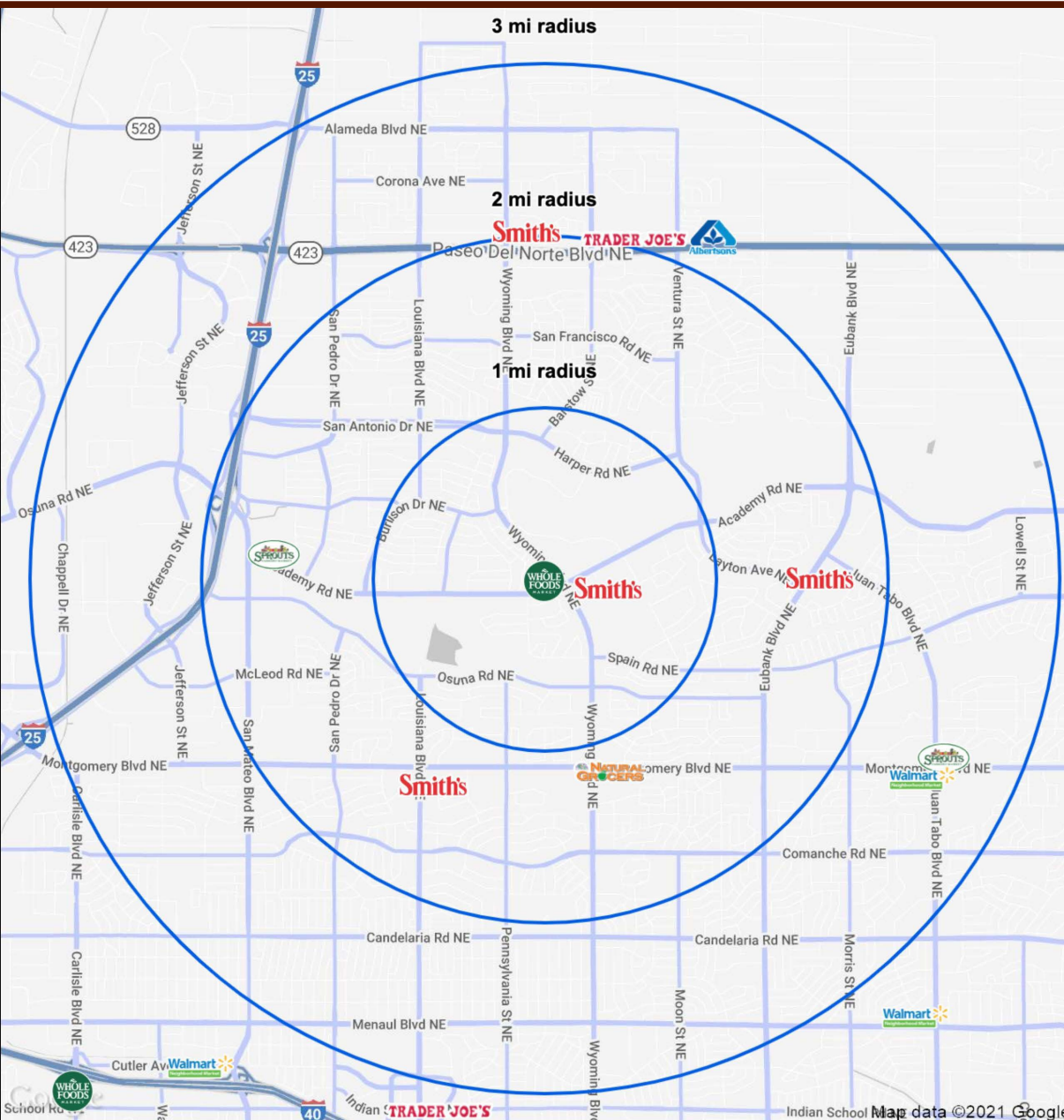


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DEMOS



POPULATION

1 MILE
10,991

3 MILE
65,282

5 MILES
122,653



INCOME

1 MILE
\$83,394

3 MILE
\$79,568

5 MILES
\$85,211



EMPLOYEES

1 MILE
6,406

3 MILE
27,293

5 MILES
83,093



TRAFFIC

Wyoming (37,700 VPD)

Academy (25,600 VPD)

TOTAL 63,300 VPD

The subject site is located at the SE corner of Academy & Wyoming in Albuquerque's Far NE trade area. Anchored by Walmart, Smith's (Kroger), PetSmart, and directly across the intersection from Whole Foods & HomeGoods.

- $\pm 3,100$ SF freestanding pad building on 1.6 AC
- Owner can accommodate creative deal structures
- Excellent access from 2 signalized intersections into the Sycamore Plaza development
- Exceptional visibility from both Wyoming & Academy
- Across from Albuquerque Academy (Private school grades 6-12)
- Unique opportunity at this established retail intersection!

Please touch base with any questions!



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