

Grocery Anchored Pad Site with I-40 Frontage

6 NM-344 | Edgewood, NM 87015

Smith's

AutoZone

Domino's T

SONIC
America's Drive-In.

Walgreens



According to Placer.ai, this Smith's has **937.5K Annual Visits**

Smith's
Fuel Center



According to Placer.ai, this McDonald's has **704.3K Annual Visits**

SITE
0.69 Acres

NM-344



KING
CAPITAL
COMMERCIAL REAL ESTATE

For Lease

Clayton King

Principal
clayton@kingcapitalcre.com

505-292-9607

kingcapitalcre.com

Property Details



Lease Availability
Lot Size **0.69 acres**



Lease Rate
See Broker



Zoning
C-2 Commercial



According to Placer.ai, this
Champion Xpress Carwash has
150.6K Annual Visits



According to Placer.ai,
this Starbucks has
217.7K Annual Visits



9,120 VPD



8,100 VPD

40,000 VPD



NM-344

SITE
0.69 Acres

Property Benefits

- Smiths (Kroger) Anchored Pad Site
- Interstate 40 Visibility/Frontage
- Cross Access with Smith's
- Access off NM 6
- Potential for Massive Signage
- Surrounded by National Co-Tenancy
- Underserved Trade Area



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.



Large Lot



Adjacent to I-40 Frontage



Anchored by Smith's (Kroger)



Adjacent to McDonald's



Adjacent to Starbucks



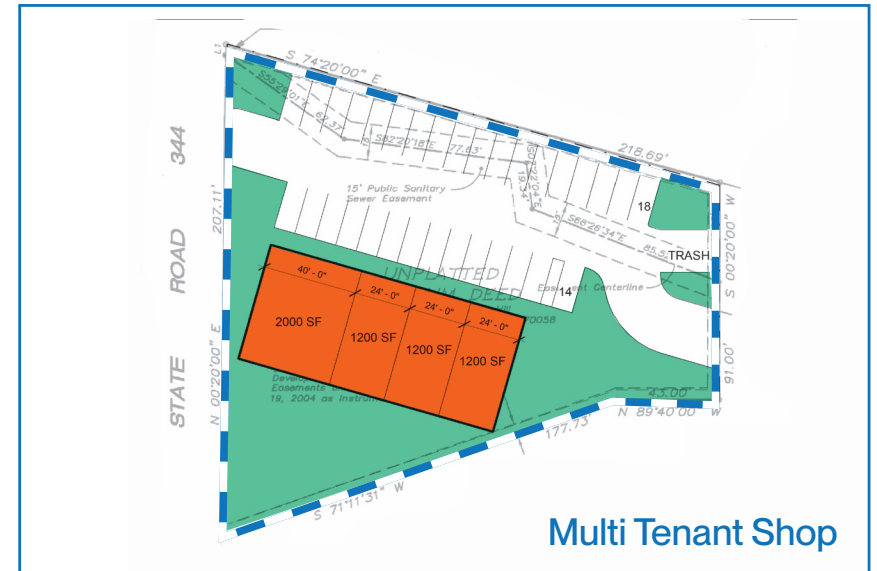
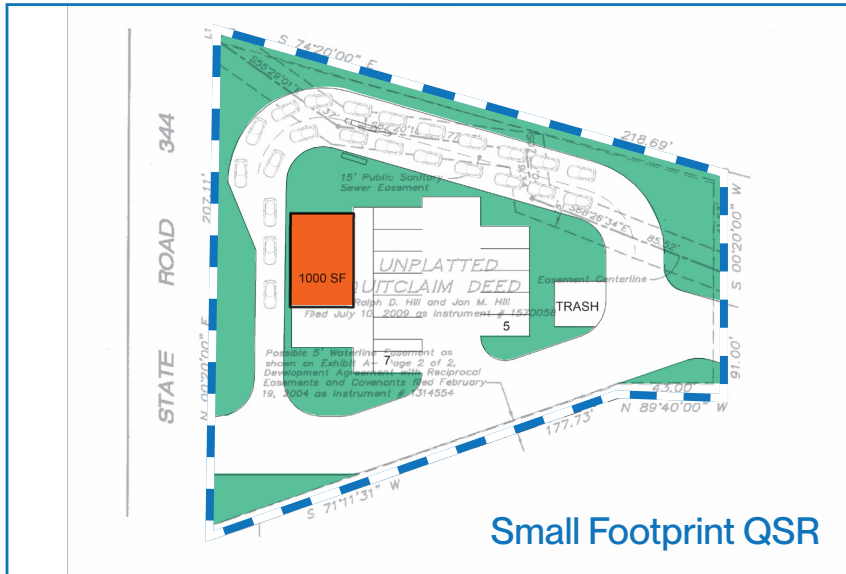
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Conceptual Site Plans *Subject to Change



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Market Aerial



Distance From

Albuquerque	←	30 Miles
Tijeras	←	13 Miles
Moriarty	→	11 Miles



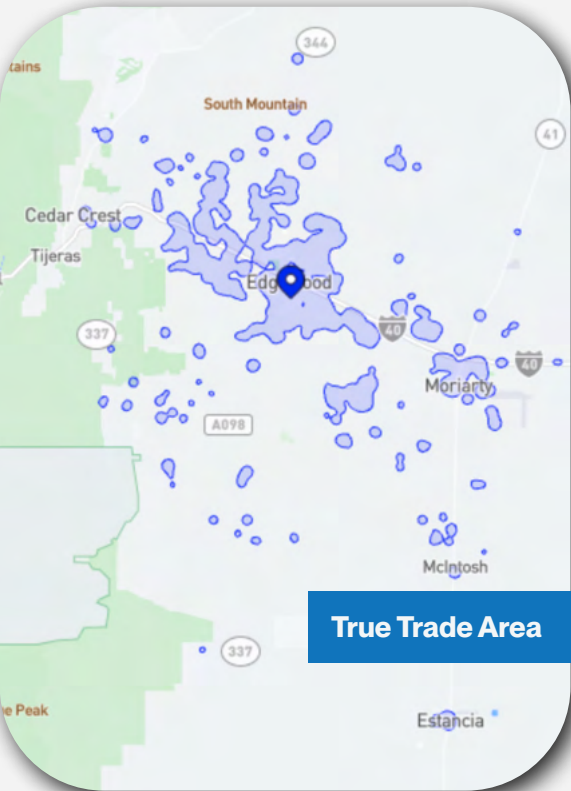
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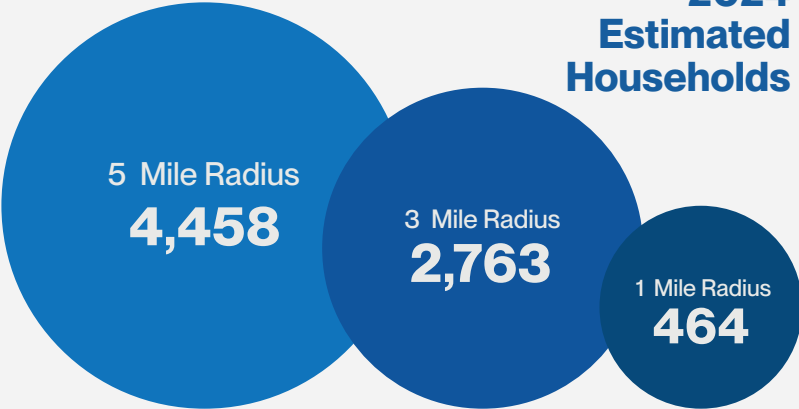
Market Overview



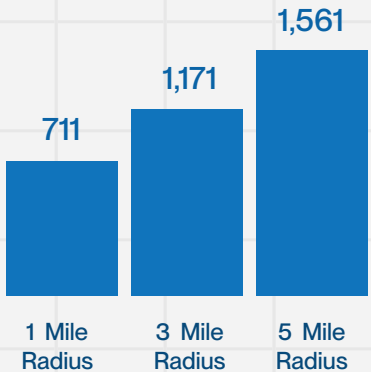
Average Household Income

86K

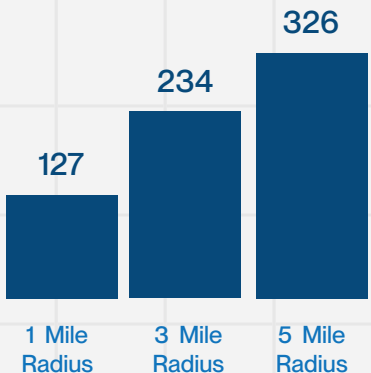
2024
Estimated
Households



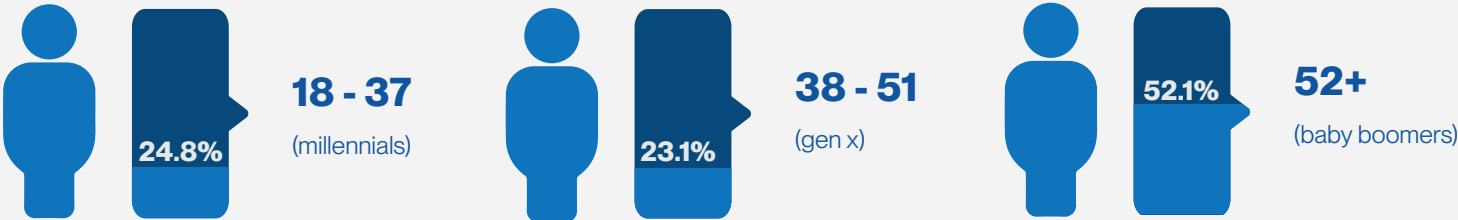
2024 Estimated
Total Employees



2024 Estimated
Total Businesses



Age





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