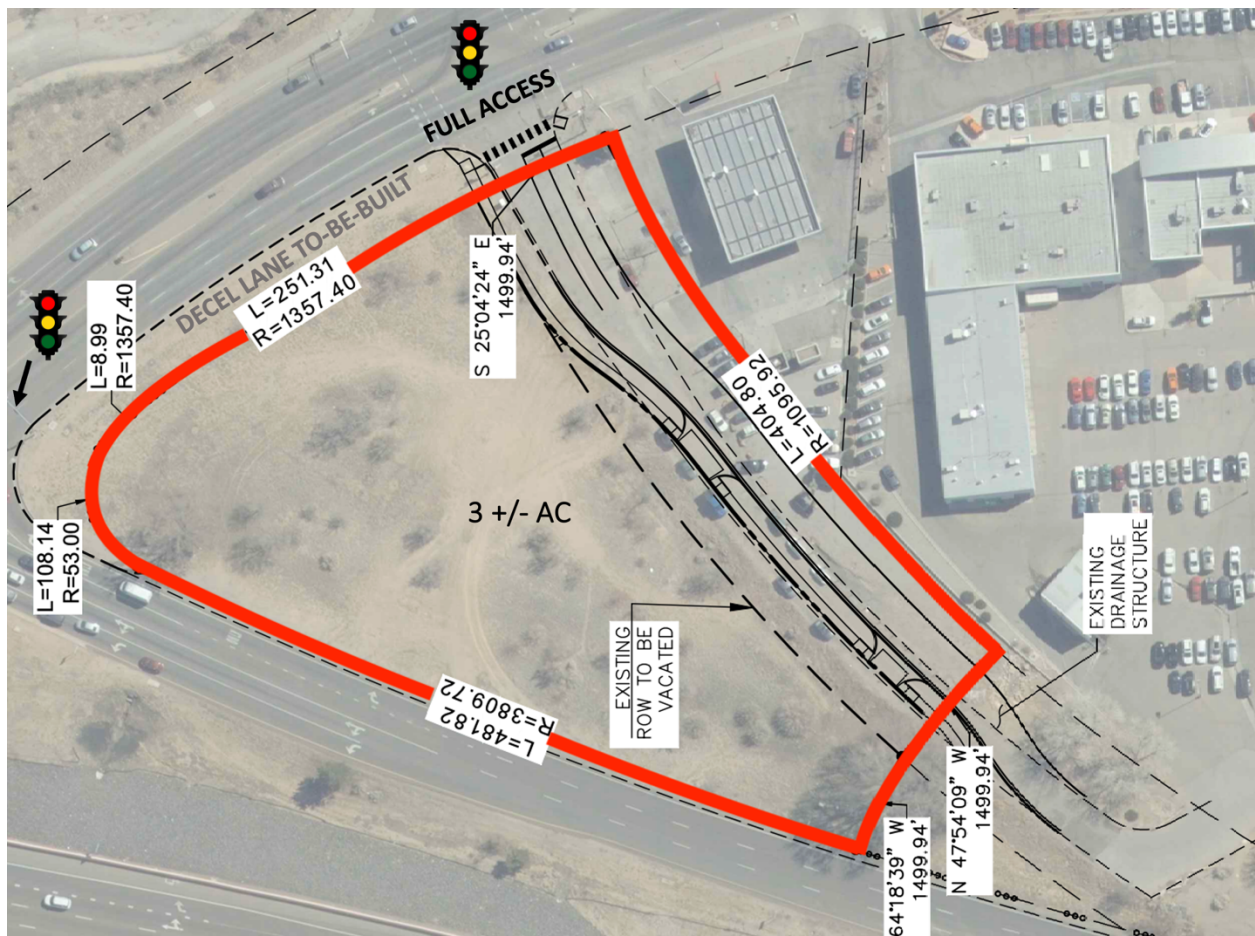


Southeast Corner San Mateo & Interstate 25, Albuquerque, NM





- 3-acre+/- prime commercial site development with entitlements being finalized
- Strong regional location with numerous large employment activity generators within 3-Mi radius
- The last undeveloped freeway site @ major interchange in Albuquerque
- One of the heaviest traveled interchanges in all of ABQ with close to 150,000 CPD along I-25 and over 44,000 CPD along San Mateo fronting the subject site
- Approximately 220,000 people within 5-Mi radius
- Daytime population approaching 270,000 people within 5-Mi radius
- Extensive Interstate 25 and San Mateo Blvd frontage
- Site positioned at two signalized intersections right off I-25
- Full access at easternmost signalized intersection
- Three pad sites with ability to accommodate two QSRs of approx 2,500 SF apiece and a multi-tenant commercial building in the 5,700 SF size range
- Contact brokers for ground lease economics

Owner/Broker: Mark Edwards or
Mariah Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120

505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com

Mariah@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.

BLDG 1
QSR 2,472 SF
1 STORY

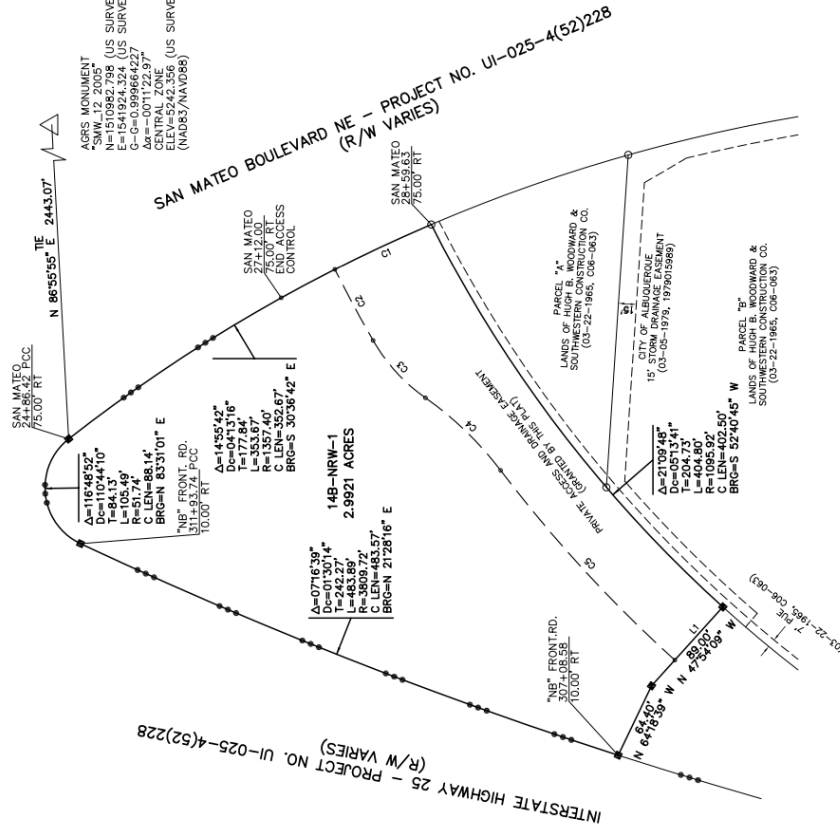
BLDG 2
QSR 2,472 SF
1 STORY

BLDG 3
MULTI-TENANT
RETAIL, OFFICE,
AND/OR
RESTAURANT
5,688 SF
1 STORY

SKETCH PLAT FOR
PARCEL 14B-NRW-1
TRINCHERA RANCH
(A REPLAT OF A PORTION OF
INTERSTATE HIGHWAY 25 RIGHT-OF-WAY)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 26,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2024

CURVE	CHORD ANGLE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	034°52'	89.05'	1,957.40'	N 25°01'58" W	89.04'
C2	037°06"	67.59'	184.92'	S 71°45'19" W	67.59'
C3	23°01'44"	65.53'	150.07'	S 47°26'14" W	65.01'
C4	174°21'01"	87.75'	284.00'	S 43°56'37" W	87.40'
C5	104°15'01"	215.82'	1155.92'	S 47°26'46" W	215.50'

LINE	BEARING	DISTANCE
L1	S 47°54'09" E	60.00'

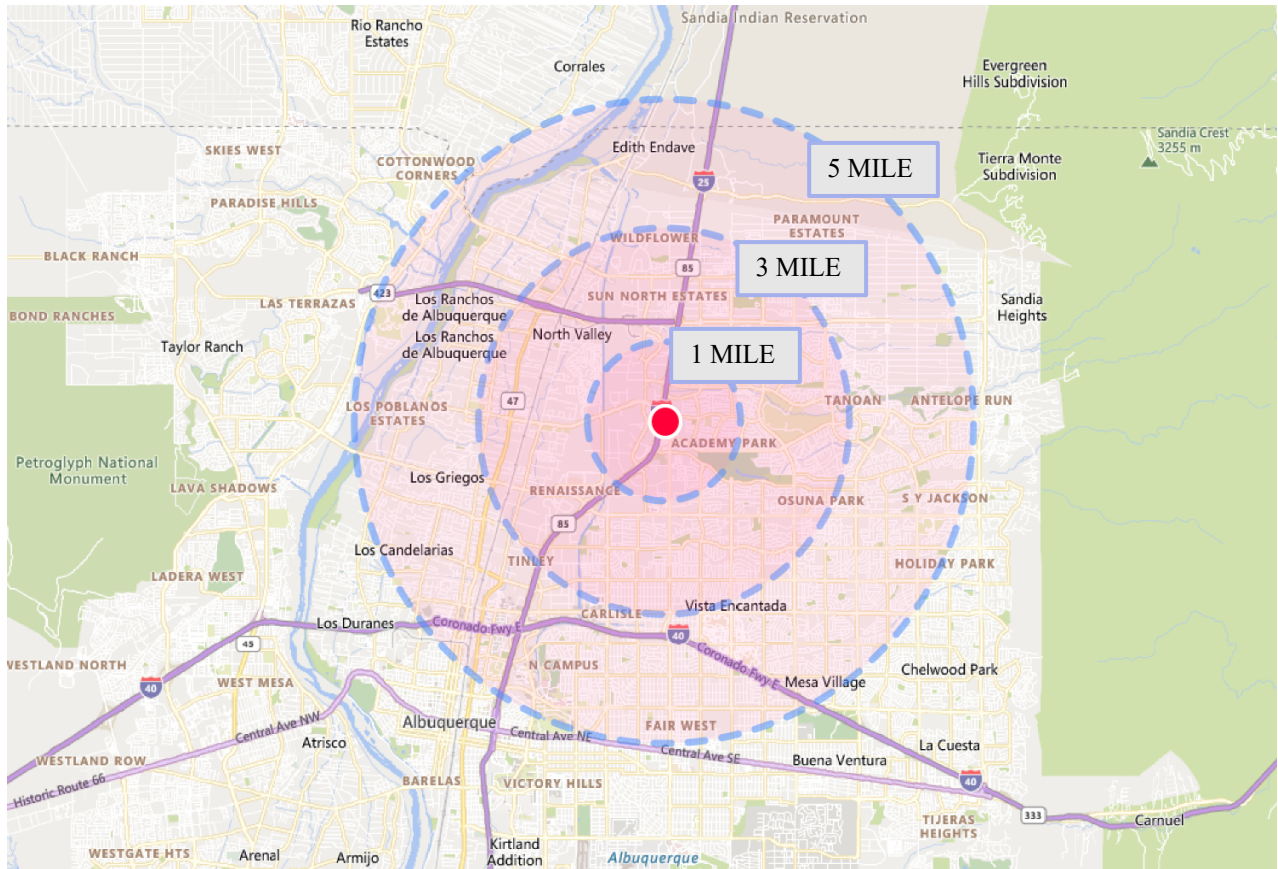


- LEGEND**
- | | |
|-----------|--------------------------------------|
| ■ | SET 5/8" REBAR WITH CAP "LS 7719" |
| ○ | FOUND 5/8" REBAR |
| △ | FOUND CONTROL MONUMENT AS NOTED |
| —●●●— | EXISTING ACCESS CONTROL LINE |
| — — — | ACCESS AND UTILITY EASEMENT AS NOTED |
| - - - - - | EXISTING EASEMENT AS NOTED |

Drawn By:	TA	Date:	07-20-2024
Checked By:	TA	Drawing Name:	22172PLT.DWG
Job No.:	22-172	Sheet:	2 of 2

**ALDRICH LAND
SURVEYING**
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
9,568	98,800	228,335



**AVG
HOUSEHOLD
INCOME**

1 MILE	3 MILE	5 MILE
\$71,551	\$85,566	\$91,465



**DAYTIME
EMPLOYMENT**

1 MILE	3 MILE	5 MILE
18,784	90,469	180,704



TRAFFIC

INTERSTATE 25	147,770 VPD
SAN MATEO BLVD.	37,852 VPD