Car Wash to Operate or Redevelop

FULLY-FUNCTIONING FACILITY WITH FLEXIBLE ZONING



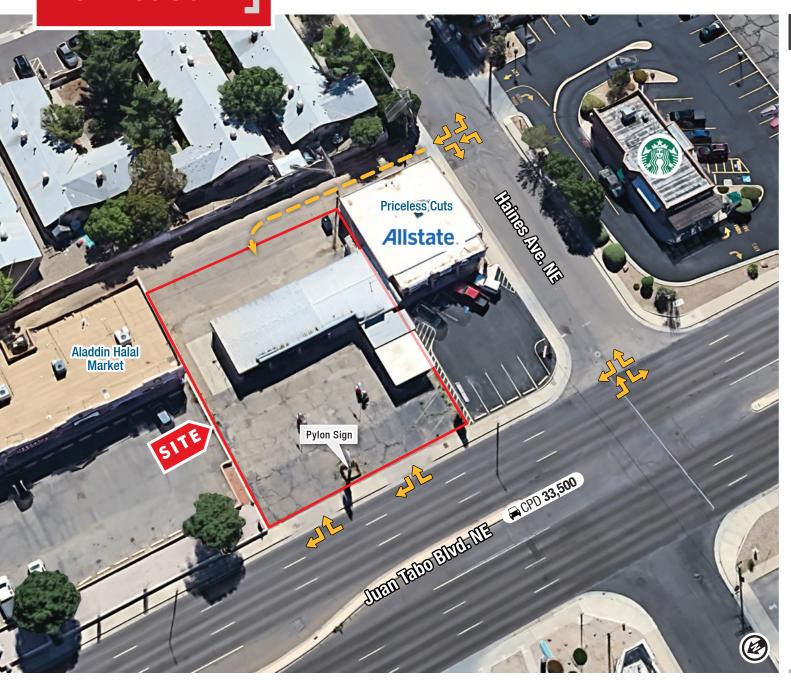
1706 Juan Tabo Blvd. NE | Albuquerque, NM 87112

Na ISunVista Got Space

Melody Torres

melody@sunvista.com | 505 280 2839

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PROPERTY

AVAILABLE

Building: ±2,535 SF Land: ±0.3 Acres

LEASE/ GROUND LEASE RATE

See Advisor

HIGHLIGHTS

- Four self-serve bays
- One dedicated diesel bay
- Two high-powered vacuums
- ±2,535 SF enclosed space ideal for auto detailing
- High-traffic location with 33,500 cars per day
- Pylon signage
- All equipment in working order
- Opportunity to operate car wash or redevelop the lot

ZONING MX-L 1/2

LOCATION

 SEQ Juan Tabo Blvd. & Indian School Rd. NE



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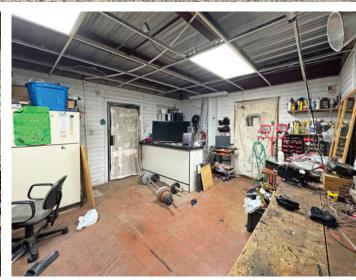


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Demographics		1 Mile	3 Mile	5 Mile					
8	Total Population	18,984	124,210	242,194					
(3)	Average HH Income	\$84,684	\$88,001	\$95,883					
Daytime Employment		4,162	42,341	101,310					
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LOCATION



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