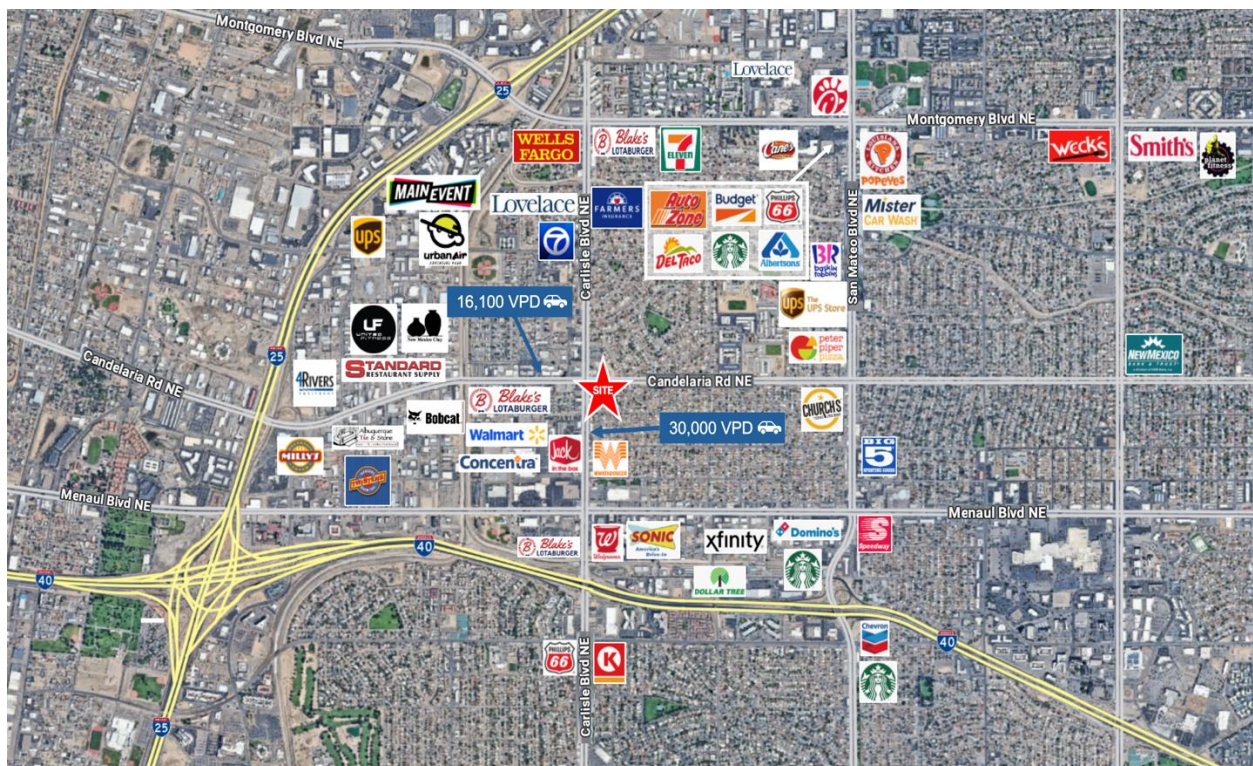


BITE SIZE INVESTMENT OPP

C-STORE® SIGNALED HARD CORNER

3610 Candelaria Rd Ave NE Albuquerque, NM 87110





- Long Established Convenience Store Site @ Signalized Intersection of Carlisle & Candelaria Rd in Densely Populated Northeast Heights
- 2,500 SF C-Store Sitting on 0.4274 AC of Flexible [MX-L](#) Commercial Zoning
- C-Store Operator Carries a Liquor License that is Not Part of Sale
- Strong Traffic Counts with 30K+/- Along Carlisle & 16K+ Along Candelaria
- Nearby Activity Generators Include Walmart, Savers, Bank of America, Furniture Row and Numerous National QSR Chains
- Site Lies Within 1 Mile North of Carlisle/Interstate 25 Interchange
- NNN Goes Thru March 2026 with Two 5-Year Renewal Options w/ Bumps
- For Sale at \$525K, Equivalent to 8% Cap Rate on 1st Renewal Option Rent

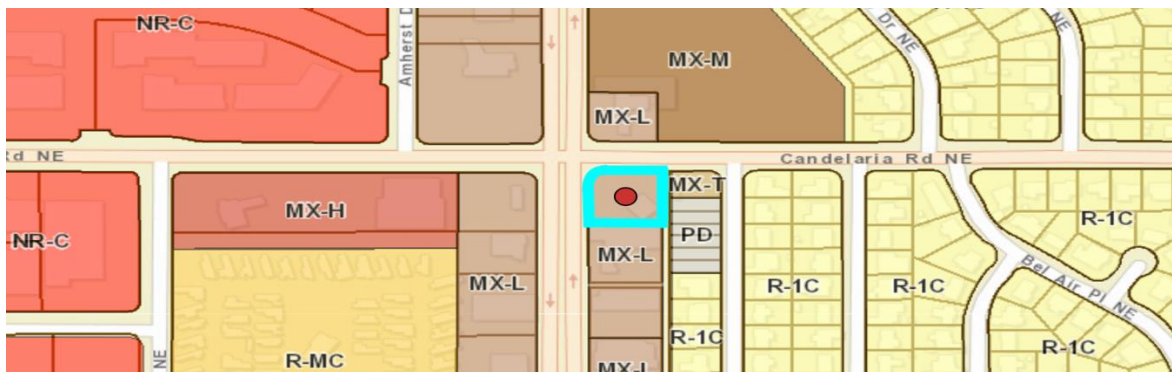
Contact:
Mark or Mariah Edwards



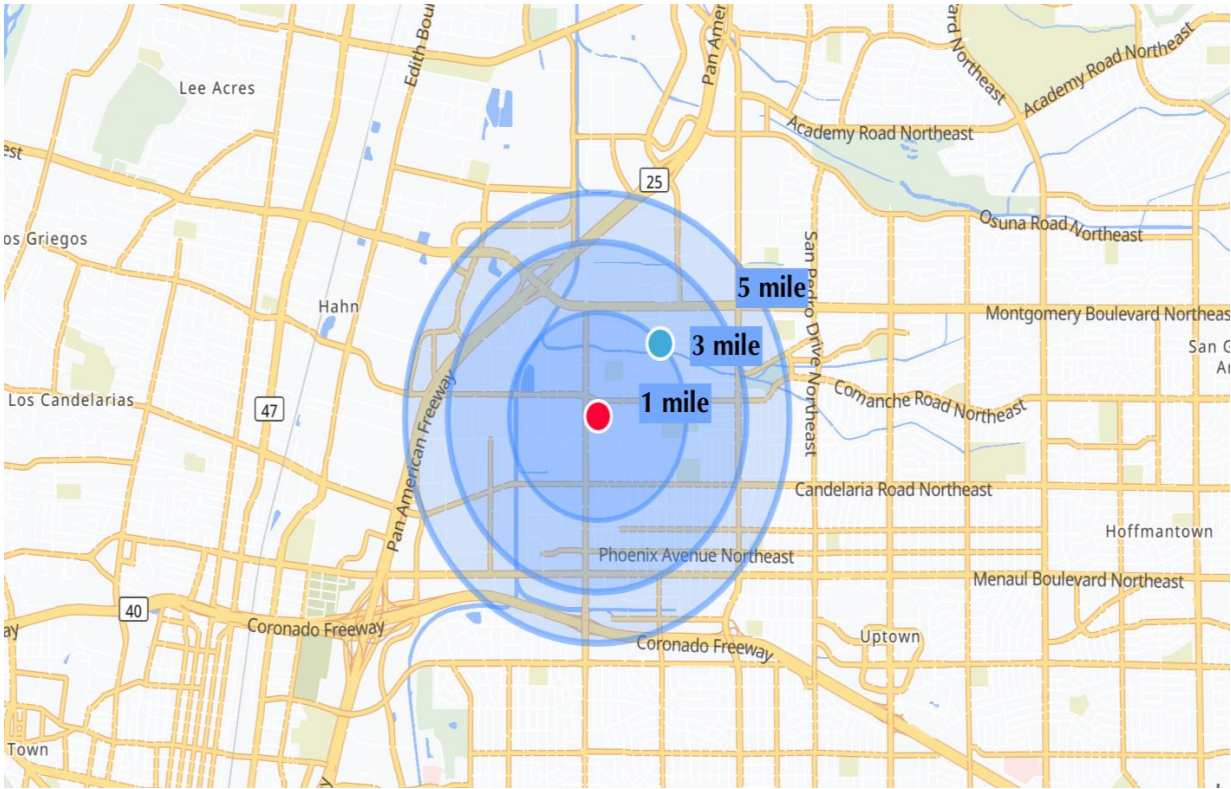
Leasing ♦ Brokerage ♦ Development
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com

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SITE PIX



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
14,725	104,537	285,735



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
65,411	74,983	75,188



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
12,669	122,012	237,146



TRAFFIC

Candelaria Rd	Carlisle Blvd
16,100 VPD	30,000 VPD