



Loretto Park

La Villa Elena Apartments

Joel Cumplido

505.670.3328

joel@garsagroup.com

Jonathon Rivera

505.913.0957

jonathon@garsagroup.com



Laundromat



Los 6 Hermanos

SITE

±3.30 Ac.



Under Charlie's Covers



Filiberto's Mexican Food

MVD NOW



Holiday Inn



FOR SALE

Vacant Land in Prime Retail Corridor

113 S. Camino del Pueblo Bernalillo, NM 87004

AVAILABLE

±3.30 Ac.

SALE PRICE

\$2,600,000

ZONING

C-1 | Commercial Zone



COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW

Joel Cumplido

505.670.3328

joel@garsagroup.com

Jonathon Rivera

505.913.0957

jonathon@garsagroup.com



AVAILABLE

Land: ± 3.30 Ac.

SALE PRICE

\$2,600,000

ZONING

C-1 | Commercial Zone

HIGHLIGHTS

- Prime development opportunity
- Within a vibrant residential and retail corridor
- Rapidly expanding commercial market
- Convenient location within Hwy 550 and I-25
- Visibility along Hwy 550
- Located at signalized intersection with current access from S Cam. del Pueblo
- Surrounded by:
 - National retailers
 - Banks
 - Hotels
 - Schools
 - Residential developments
 - NM Rail Runner Express
 - Santa Ana Casino & Golf Club

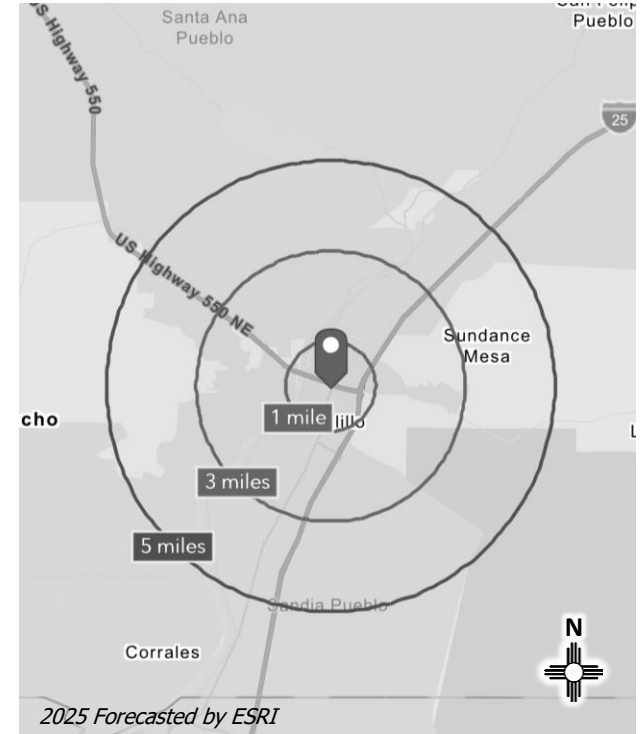
FOR SALE Vacant Land in Prime Retail Corridor



MARKET AERIAL

Joel Cumplido
505.670.3328
joel@garsagroup.com

Jonathon Rivera
505.913.0957
jonathon@garsagroup.com



Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,577	21,481	37,234
Average HH Income	\$84,794	\$109,903	\$119,012
Total Business	192	600	781
Total Employees	2,068	7,662	8,937

FOR SALE Vacant Land in Prime Retail Corridor



SURVEY

Joel Cumplido

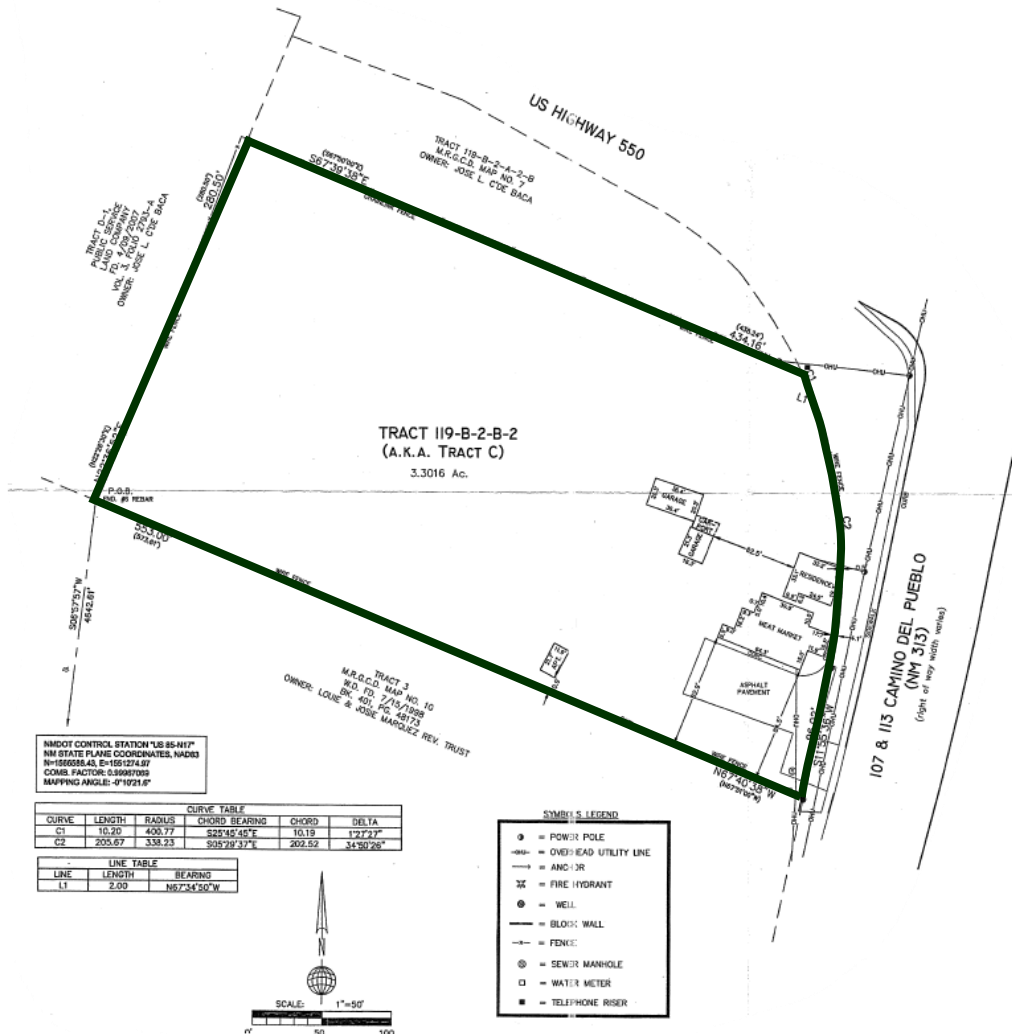
505.670.3328

joel@garsagroup.com

Jonathon Rivera

505.913.0957

jonathon@garsagroup.com



AVAILABLE

Land: ±3.30 Ac.

Sale Price: \$2,600,000

113 S Camino del Pueblo Bernalillo, NM 87004

The information contained in this flyer is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

505.473.3434

www.garsagroup.com

418 Cerrillos Rd. | Suite 11

Santa Fe, NM 87501

