FOR GROUND LEASE
NE HEIGHTS ½ AC PAD SITE

Between Montgomery & Comanche *– 4000 Carlisle Blvd NE*







- **Property Consists of 792 SF C-Store & 1868 SF Car Wash Structure Which Includes 4 Bays with 1 Bay Used by Auto Mechanic**
- **2,600 SF Canopy with 4 Dual-Sided Multi-Pump Dispensers (MPDs)**
- **23,905 SF Site with Attractive MX-L Commercial Zoning**
- **Site Lies Along Carlisle Corridor Between Montgomery & Comanche**
- **Over 150' of Carlisle Frontage With Full Access To/From Carlisle**
- **21,600 Cars/Day Along Established Commercial Corridor**
- **Site Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Fast Food, Mobile Carrier, Smoke Shop)**
- **Nearby Employment Activity Generators Include KOAT –TV News Station, ABQ Healthcare Partners Clinic & Established Office Park**
- **For Lease @ $4,500/Month NNN**

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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

SITE PICTURES

PHOTOGRAPHS OF THE SUBJECT PROPERTY

(PHOTOGRAPHED SEPTEMBER 14, 2015)

EXTERIOR – FRONT FROM SOUTHWEST



EXTERIOR – FRONT FROM NORTHWEST



EXTERIOR – REAR FROM NORTHEAST



EXTERIOR – CAR WASH AND MECHANIC'S BAY



EXTERIOR – REAR VIEW FROM SOUTHEAST



INTERIOR – C-STORE



INTERIOR – C-STORE



INTERIOR – C-STORE



STREET – CARLISLE NORTH



STREET – CARLISLE SOUTH



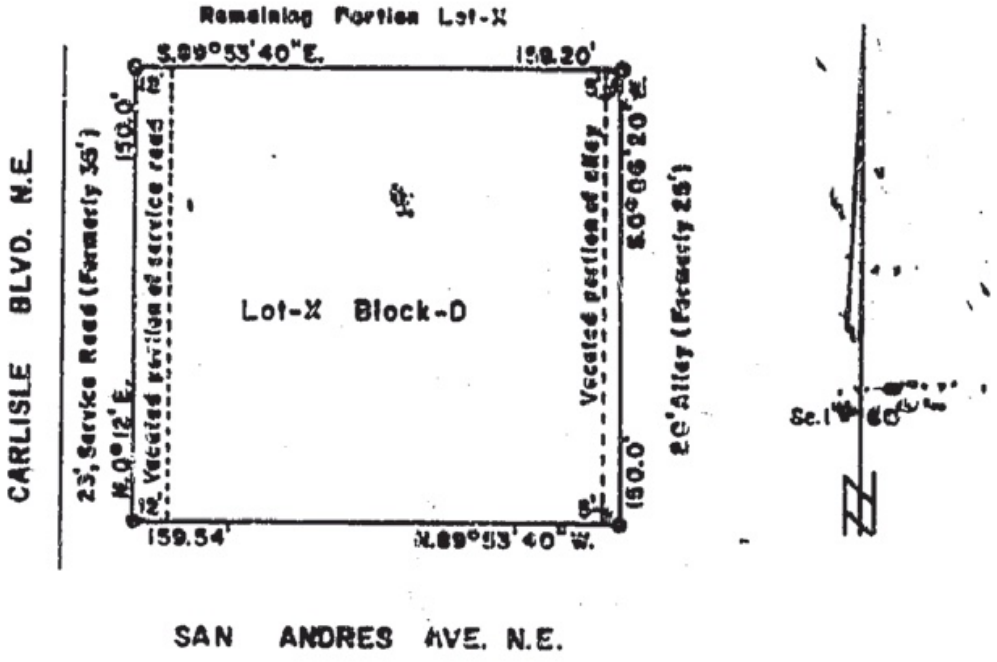
STREET – SAN ANDRES EAST FROM CARLISLE



C-STORE INFORMATION	SITE # 5				
Property Name: Duke City Fueling Station				2014	2015
Address: 4000 Carlisle Blvd. NE			**Fuel Gallons**		385,100
Albuquerque, NM 87107			**Inside Sales**	Not Tracked	Not Tracked
	Selection			**Selection**	
Property Status: (Operational/Closed)	Operational				
Primary Characteristics of Trade Area:	Retail	Primary	**Signalized Intersection:** (Y/N)	No	
(Retail/Residential/Rural/Highway/Office/Indust)	Residential	Secondary	**Number of Curb Cuts:**	4	
			Parking Spaces:	TBD	
Access from Primary Street:	Excellent				
(Excellent, Good, Fair, Poor)			**Size:**		
			C-Store	792 SF	
			Canopy	2,592 SF	
C-Store			Car Wash	1,868 SF	
Lot Surface Type: (Asphalt/Concrete/Combo)	Combo		Land	23,905 SF	
Car Wash: (Y/N)	Yes				
Fuel System			**Number of Twin Pole Signs:**	1	
Crinds (Y/N)	Yes		**Number of Monument Signs:**	0	
Number of Gas MPDs:	4		**Number of Single Pole Signs:**	0	
Number of Diesel MPDs:	4		**Number of Interstate Signs:**	0	
Sells Beer/Wine: (Y/N)	No		**Traffic Count Main (Est ADT)**	21,500 (2015)	
Sells Liquor: (Y/N)	No		**Effective Age:**	15 YRS +/-	**
Cooler Doors: (#)	0		**Remaining Economic Life:**	15 YRS +/-	**
			** As per recent appraisal		

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PLAT MAP


Remaining Portion Lot-X
S.89°53'40"E.
159.20'
150.0'
N.0°12'E.
23' Service Road (Formerly 35')
Vacated portion of service road
Lot-X Block-D
Vacated portion of alley
S.0°06'20"E.
150.0'
20' Alley (Formerly 25')
159.54'
N.89°53'40"W.
CARLISLE BLVD. N.E.
SAN ANDRES AVE. N.E.