DESIRABLE NE HEIGHTS OFFICE REDEVELOPMENT

3 BLDG COMPLEX @ 9809 CANDELARIA RD NE







- **Established Office Complex Near Eubank & Candelaria Intersection in Densely Populated and Well-Traveled Northeast Heights Trade Area**
- **Three Separate Buildings Encompassing 14,000 + SF Sitting on 1.34 AC**
- **Handful of Tenants with Short Term Leases in Place that Could be Terminated or Extended Depending on Buyer's Intentions**
- **Opportunity to Reuse Existing Structures or Raze for Redevelopment**
- **MX-M Zoning Allows for Various Multifamily, Group Living, Retail & Medical Uses Without Additional Conditional or Special Use Permit Processes**
- **Traffic Counts of 28,936 VPD Along Eubank & 19,259 VPD Along Candelaria**
- **Nearby Activity Generators Include Albertsons, USPS, Silva Lanes, Family Dollar, and a Handful of National QSR Chains**
- **2.3+/- Miles Distance to Eubank / Interstate 40 Interchange**
- **Rectangular Site: Approx. 170' Candelaria Frontage and Approx. 345' Depth**
- **PRICED @ $1,100,000.00, $78.57+/- per Bldg SF (or $18.85 per Land SF)**

CONTACT
Mark or Mariah Edwards

Edwards Commercial Realty, LLC

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.

EXTERIOR PIX







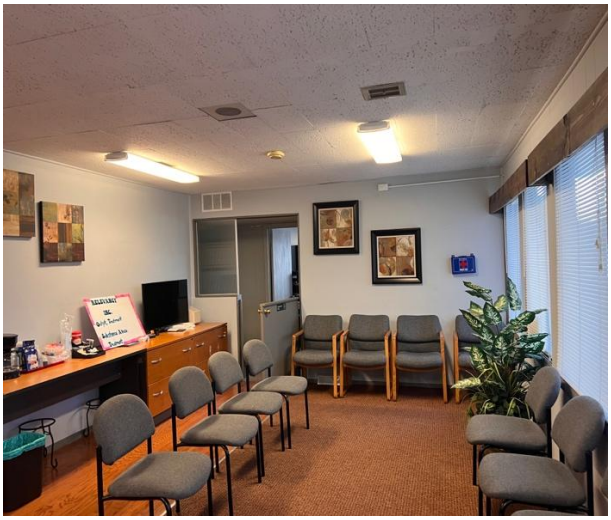






INTERIOR PIX





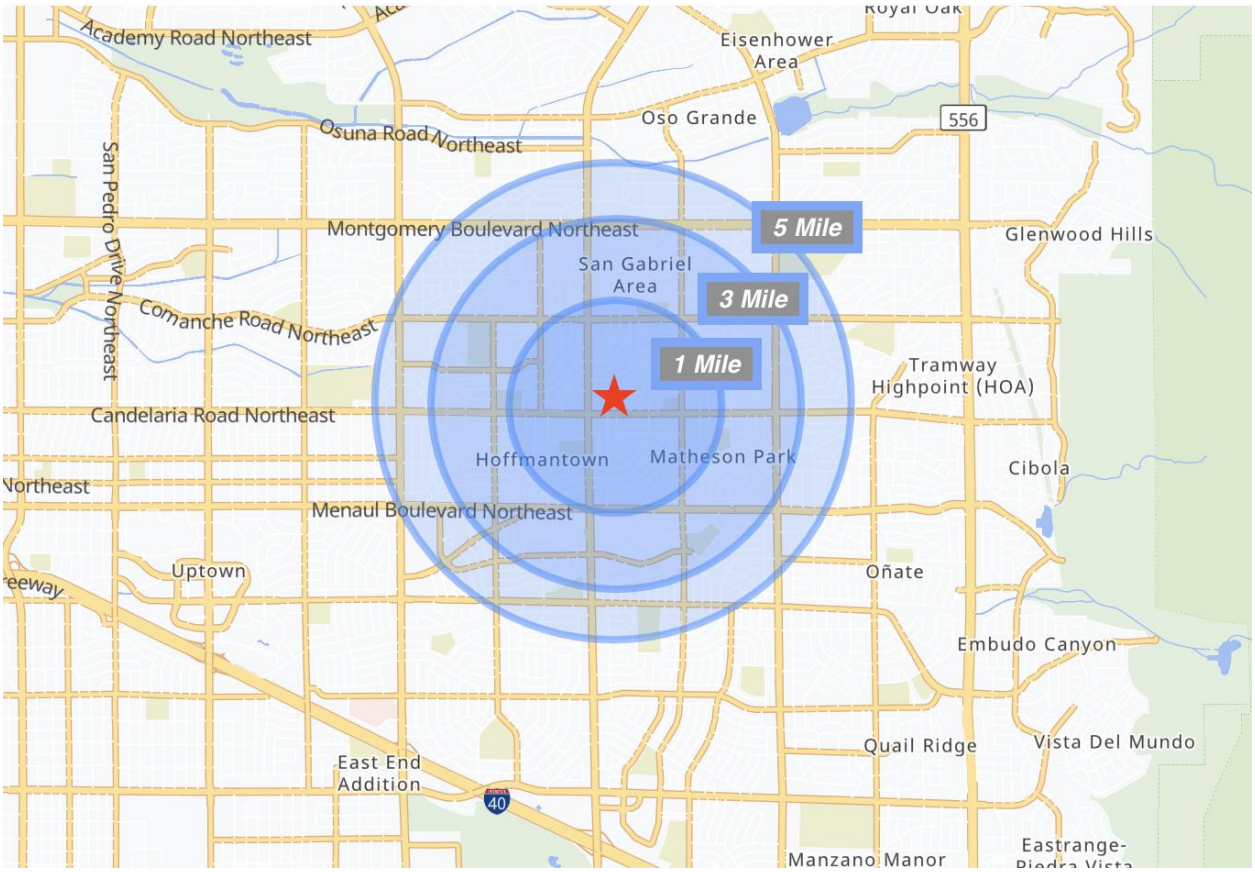








DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
18,023	138,162	288,904

POPULATION

1 MILE	3 MILE	5 MILE
81,723	95,233	93,382

AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
5,327	54,389	148,607

DAYTIME EMPLOYMENT

Candelaria Rd	*Eubank Blvd*
19,259 VPD	*28,936 VPD*

TRAFFIC