

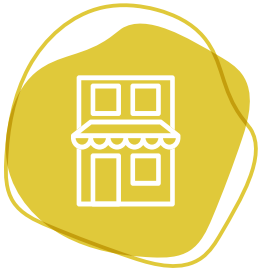
±0.7 Acre Redevelopment Retail Opportunity

AT PRIME SIGNALIZED INTERSECTION

6940 MONTGOMERY BLVD, ALBUQUERQUE, NM



Property Details



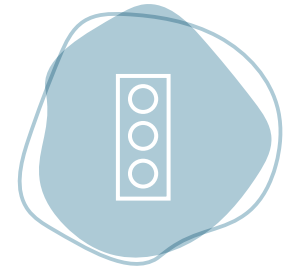
Size
±0.70 Acres
±2,520 SF Current Building



Build to Suit/
Ground Lease
See Broker



50,492 VPD
Along Montgomery Blvd



Signalized
Intersection

Highlights

- Located at the signalized intersection of Montgomery Blvd (50,492 VPD) and Louisiana Blvd (19,173 VPD)
- Adjacent to high-performing Smith's grocery store
- Possibility of drive-thru
- Surrounded by top performing national and regional retailers.
- Surrounded by dense residential development, 137,683 households in 5 mile radius
- 300,755 population and \$95,548 average HH income within a 5 mile radius



Surrounding Retailers & Dense Residential Development



Del Norte High School
±1,070 Students

±0.7 ACRES
SITE

50,492 VPD

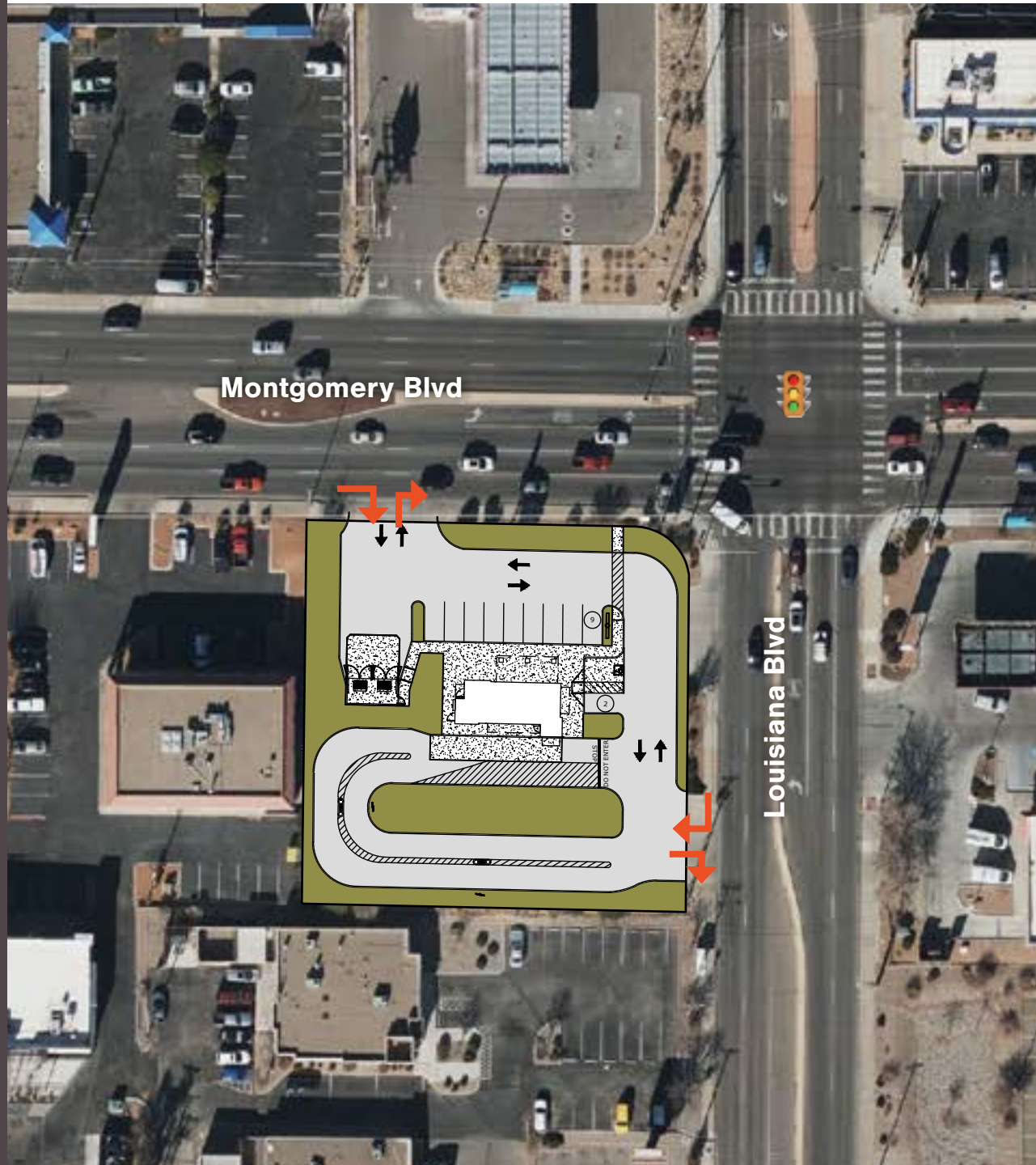
Cleveland
Middle School
±634 Students

19,173 VPD

Potential Redevelopment Opportunity with Drive-Thru

Conceptual Site Plan

±0.70 Acres





Montgomery Blvd

Louisiana Blvd

50,492 VPD

19,173 VPD





Population

1 Miles

3 Miles

5 Miles

1 Miles

3 Miles

5 Miles

1 Miles

3 Miles

5 Miles

1 Miles

3 Miles

5 Miles



±0.7 Acre Redevelopment Retail Opportunity

Louisiana Blvd

Montgomery Blvd

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CBRE

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