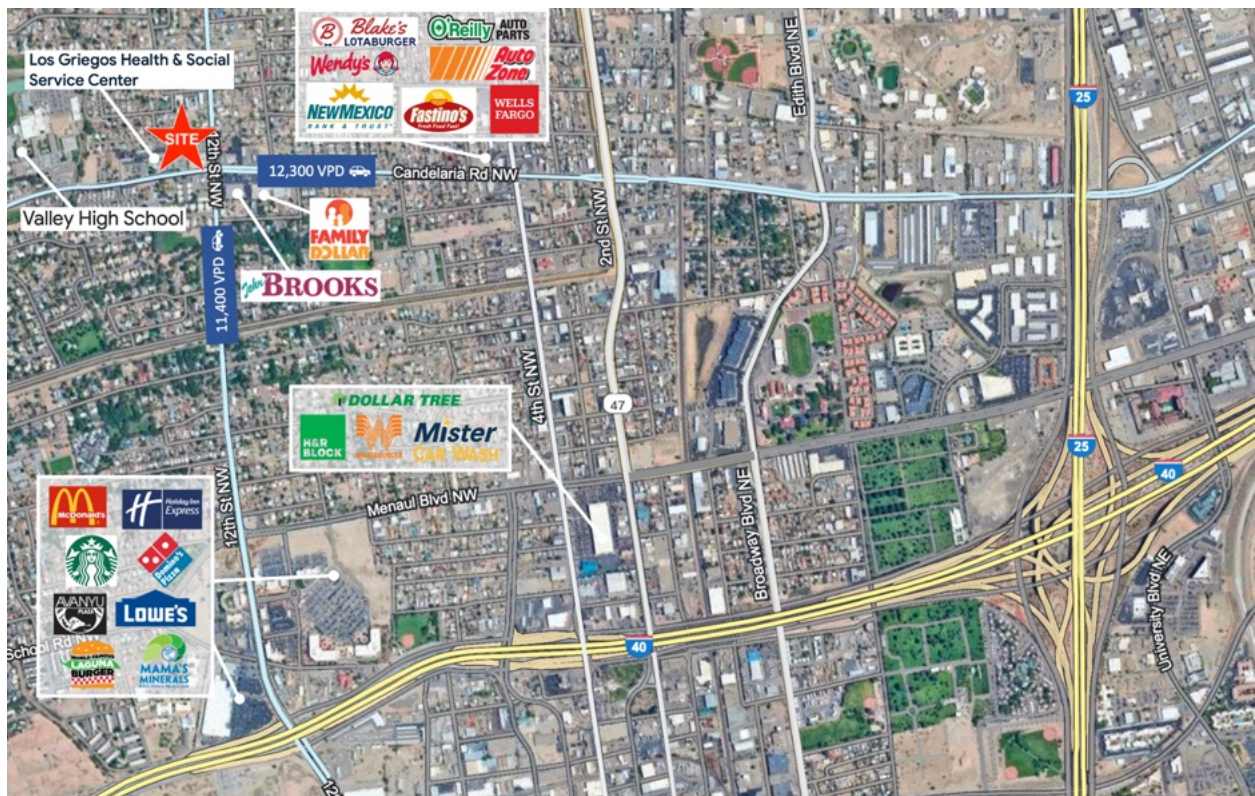


HARD CORNER AVAILABLE NORTH VALLEY C-STORE

NWC 12TH STREET & CANDELARIA – SIGNALIZED CORNER
1201 CANDELARIA RD NW ALBUQUERQUE, NM 87107





- 34,195 SF Hard Corner, C-Store Site in Heart of North Valley
- Long Established Commercial Intersection
- Flexible MX-L Commercial Zoning, City of Albuquerque
- Property Consists of 1,500 SF C-Store with a 3,000 SF Canopy
- 750 SF, Separate Building (formerly an Automated Car Wash)
- 6 Dual-Sided Multi-Pump Dispensers (MPDs)
- Site is also Poised for Potential Redevelopment
- Close to 20,000 Cars/Day in the Intersection Area
- Full Access from All Directions with Close Proximity to 12th Street and I-40 Interchange (approx. 1.25 miles south)
- Nearby Users are John Brooks Supermarket & Family Dollar
- LEASE RATE: \$5,000 PER MONTH NNN
- Ground Lease or BTS Considered for Qualified Prospects

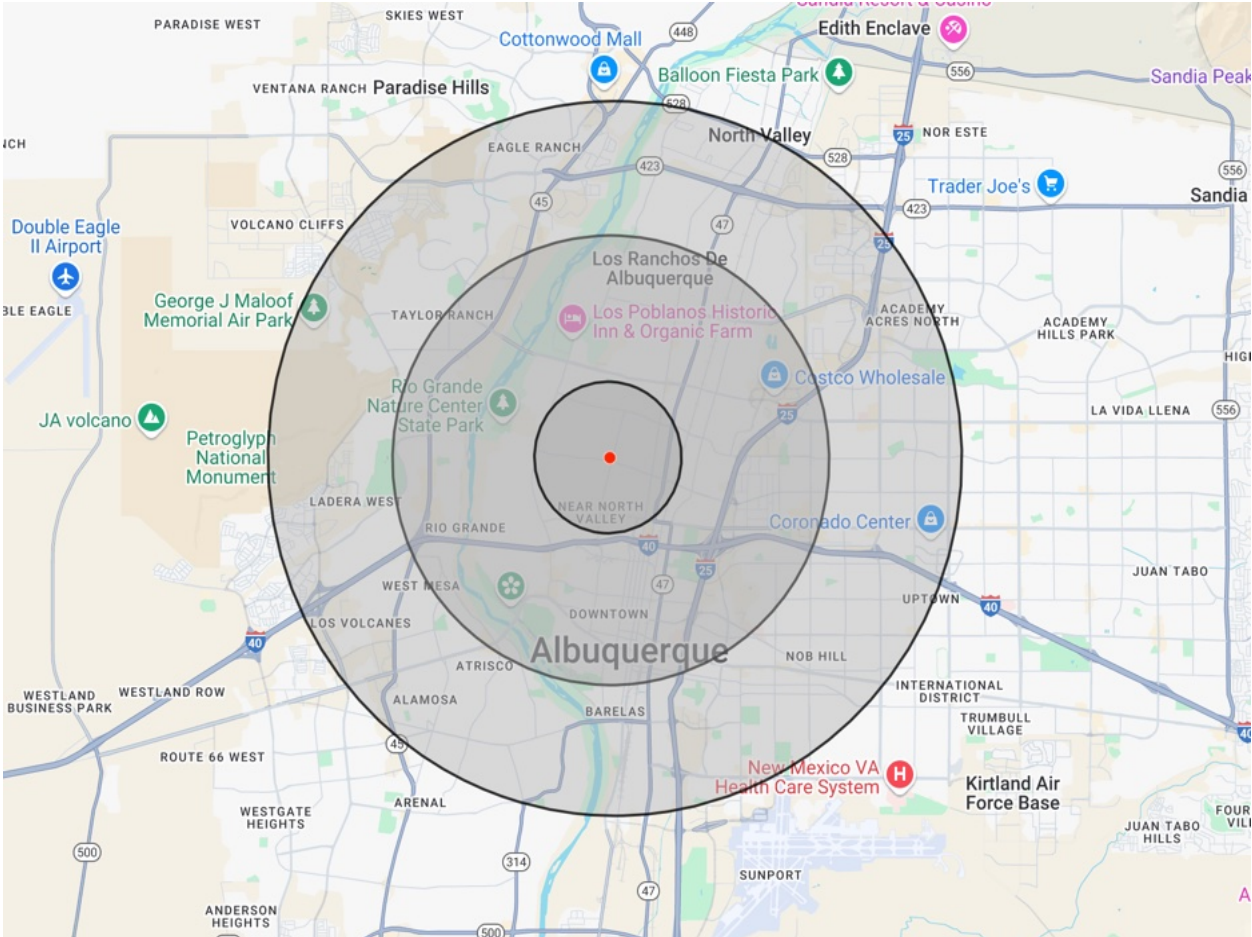
Contact:
Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development
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 505-998-7298 Cell 505-350-8211 Fax 505-998-7299
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DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
12,558	76,100	242,077



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$80,190	\$76,715	\$78,883



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
3,415	91,086	193,581



TRAFFIC

Candelaria Rd NW	12,300 VPD
12th St NW	11,400 VPD