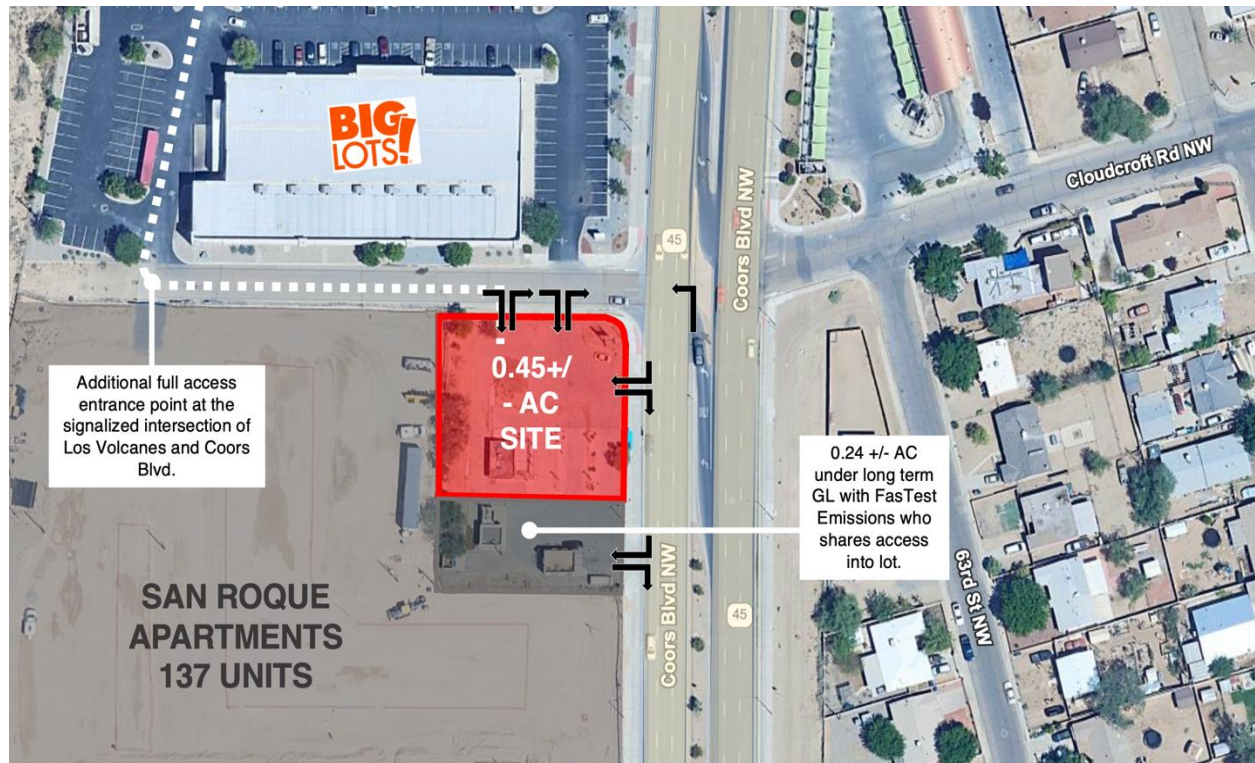


PRIME QSR PAD ALONG COORS READY FOR DEVELOPMENT

455 Coors Blvd NW Albuquerque, NM 87121





- **0.45+/- AC Commercial Pad Along Bustling Coors Corridor**
- **Site Sits Approximately 0.5 Miles North of Coors / Central Intersection & 1.19 Miles South of Coors / I-25 Interchange**
- **Property Consists of 499 SF Building w/ Separate Restroom Structure**
- **Large Pylon Signage Along Coors Blvd.**
- **Direct Site Access from Northbound & Southbound Coors Blvd**
- **Over 33,600 Cars/Day Along Heavily Traveled Commuter Corridor**
- **NR-BP Zoning Lends Itself Well to Redevelopment into a Variety of Retail & Quasi-Retail Uses (i.e., Bank, QSR, Mobile Phone)**
- **Nearby Retail Activity Generators Include Newly Built San Roque Apartments, Big Lots Retail-Anchored Center as Well as Nearby Smith's Anchored Shopping Center Nearby**
- **LEASE RATE @ \$4,900 PER MONTH**

Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

**Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120**

505-998-7298 Cell 505-350-8211 Fax 505-998-7299

Mark.Edwards@EdwardsCommercialRealty.com






This information was obtained from sources deemed reliable.

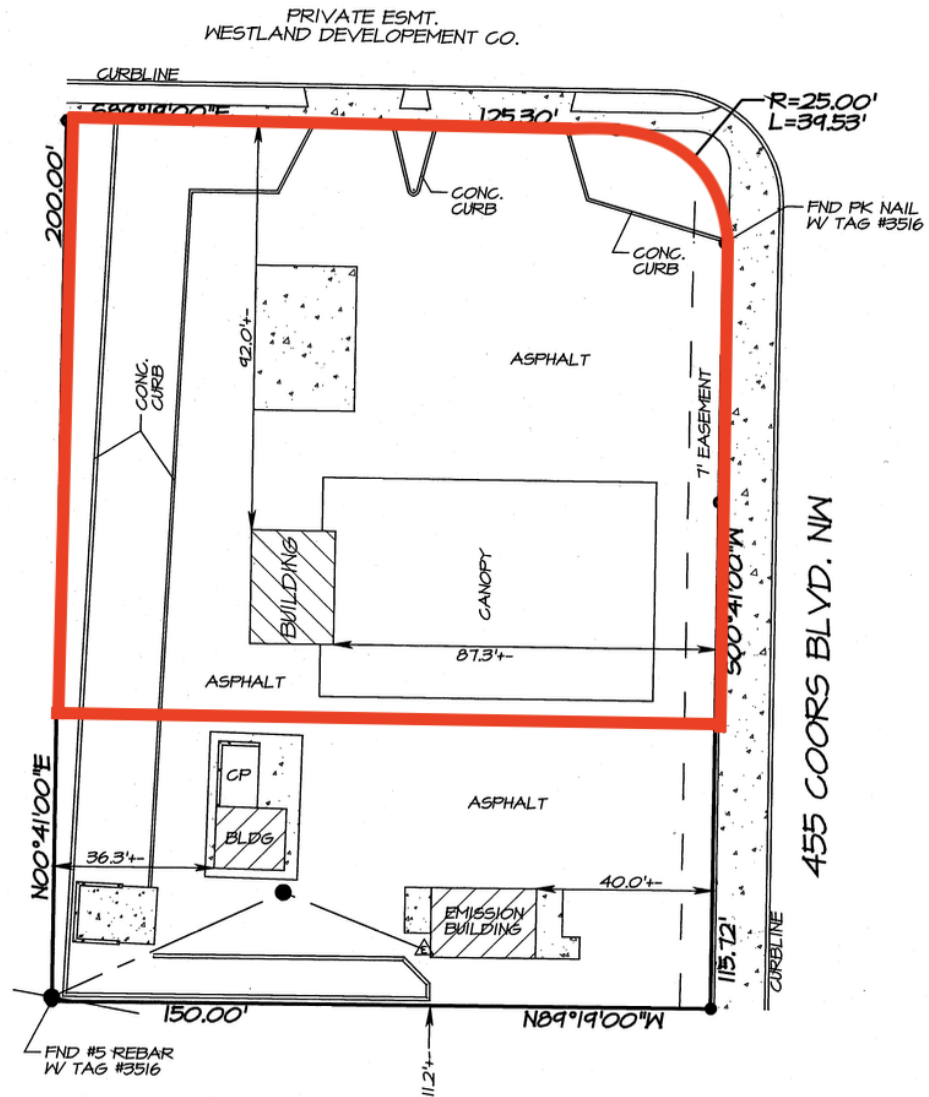
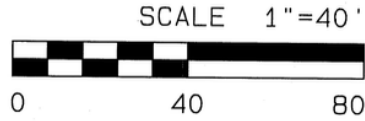
No warranty is made by Edwards Commercial Realty, LLC as to the accuracy or completeness of this material.

The pricing and sale/lease terms are subject to change

2015 SURVEY

LEGEND

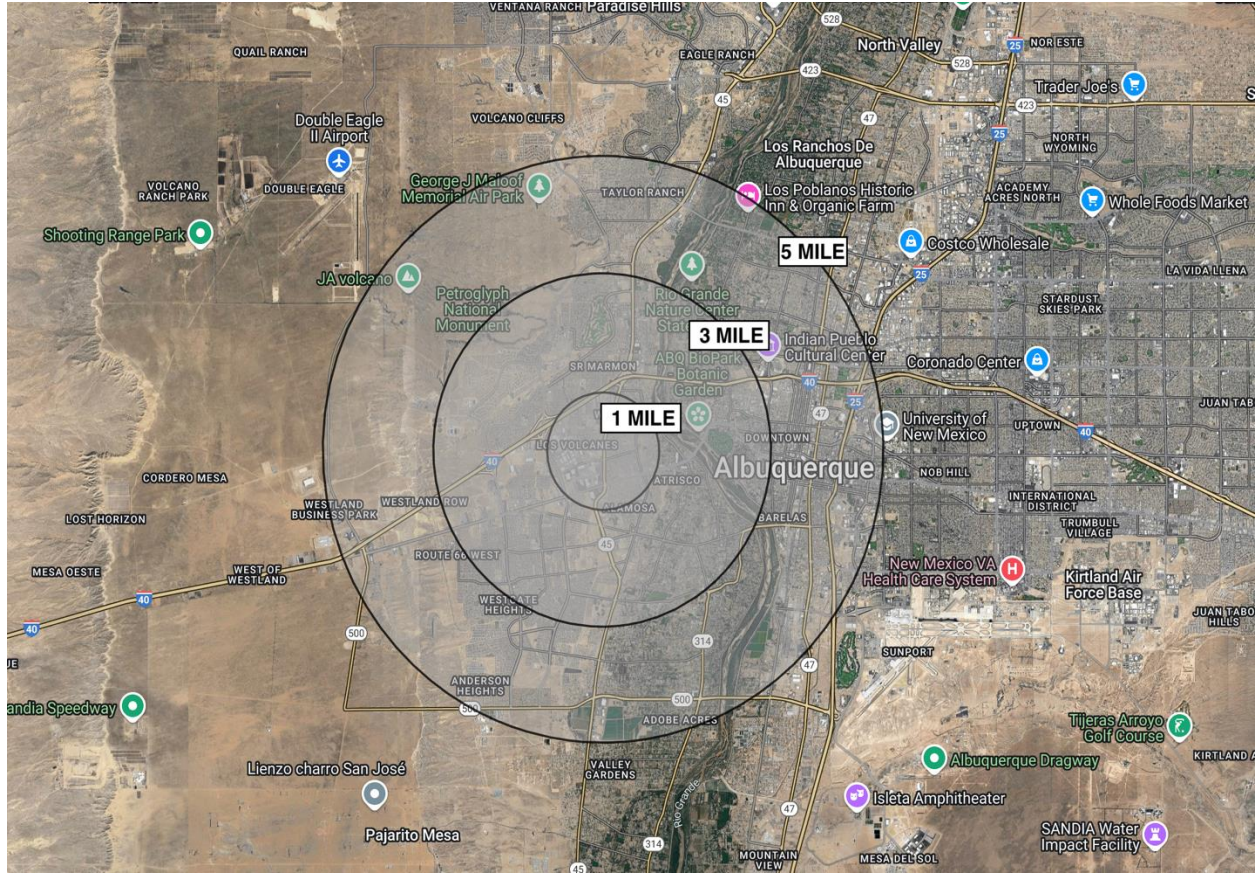
-  ELEC. METER
-  POWER POLE
-  OVERHEAD UTILITIES
-  BLOCK WALL
-  CONCRETE



CURRENT SITE CONDITION



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
13,181	103,885	210,260



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$51,305	\$73,529	\$71,920



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
5,149	25,109	95,560



TRAFFIC

Coors Blvd. NW	33,600 VPD
Central Ave NW	16,600 VPD