

RETAIL PAD for SALE

NORTH VALLEY MX-M CORNER

2601 2nd Street NW Albuquerque, NM 87107





- 40,855 SF+/- Hard Corner Pad Site @ Prime Intersection in North Valley
- Property Consists of Former 1,316 SF C-Store & 1,142 SF Car Wash Structure
- Site Has Multiple Access Points Along Double Going-To-Work Side
- Heavy Traveled Arteries: 18,300 CPD (2nd Street) & 21,300 CPD (Menaul)
- Site Presents Excellent Opportunity for Redevelopment into a Variety of Retail and Quasi-Retail Uses (ie Bank, Fast Food, Mobile Phone)
- Nearby Retail Activity Generators Include 4th & Menaul Retail Center, Whataburger and Dunn & Edwards Paints
- Removal of Gas Infrastructure Completed with Environmental Clearance
- Priced @ \$1.25 Million

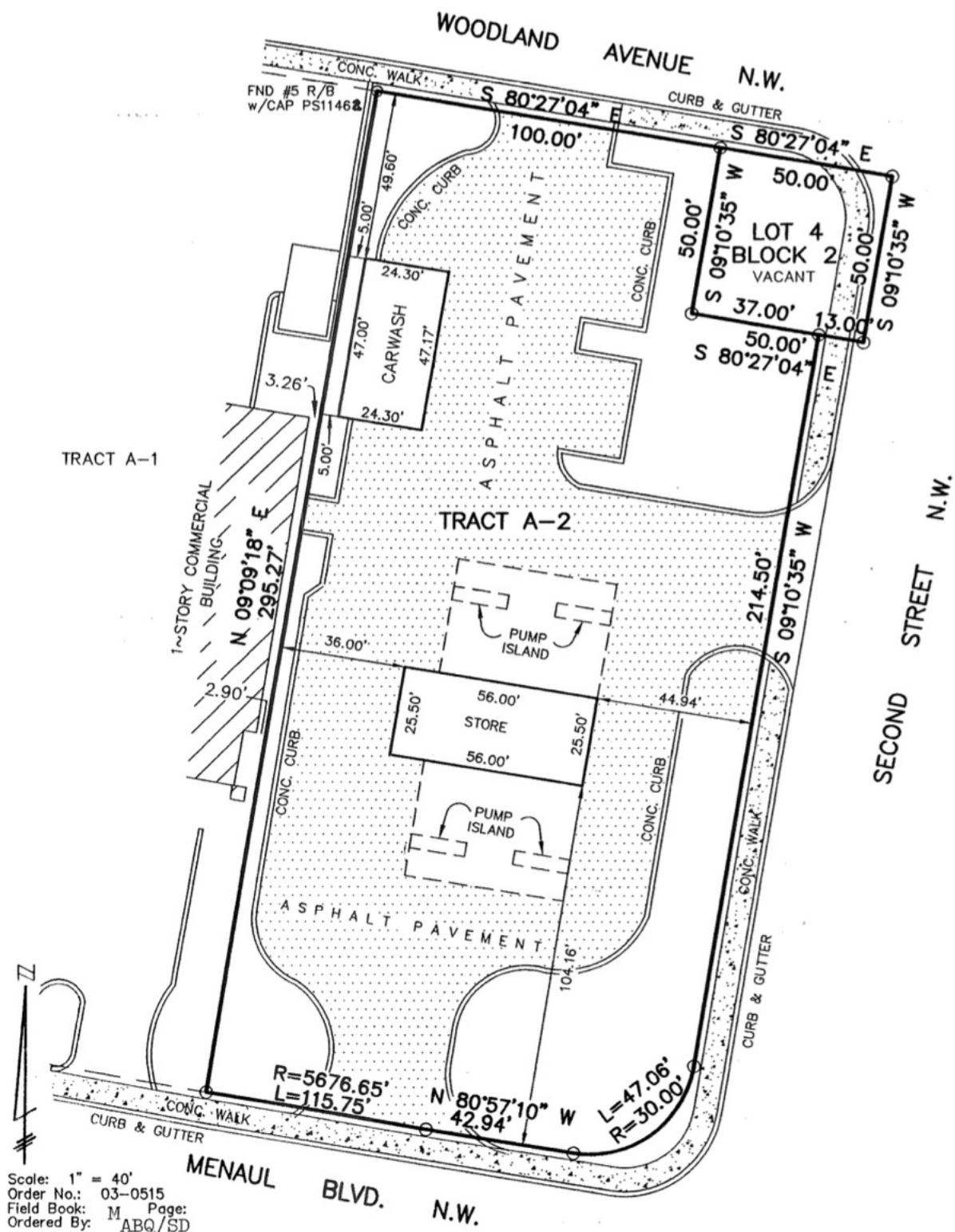
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SURVEY



PLACER AI STATS / DEMOGRAPHICS

WHATABURGER: 200 MENAUL BLVD NW



VISITOR HEAT MAP

