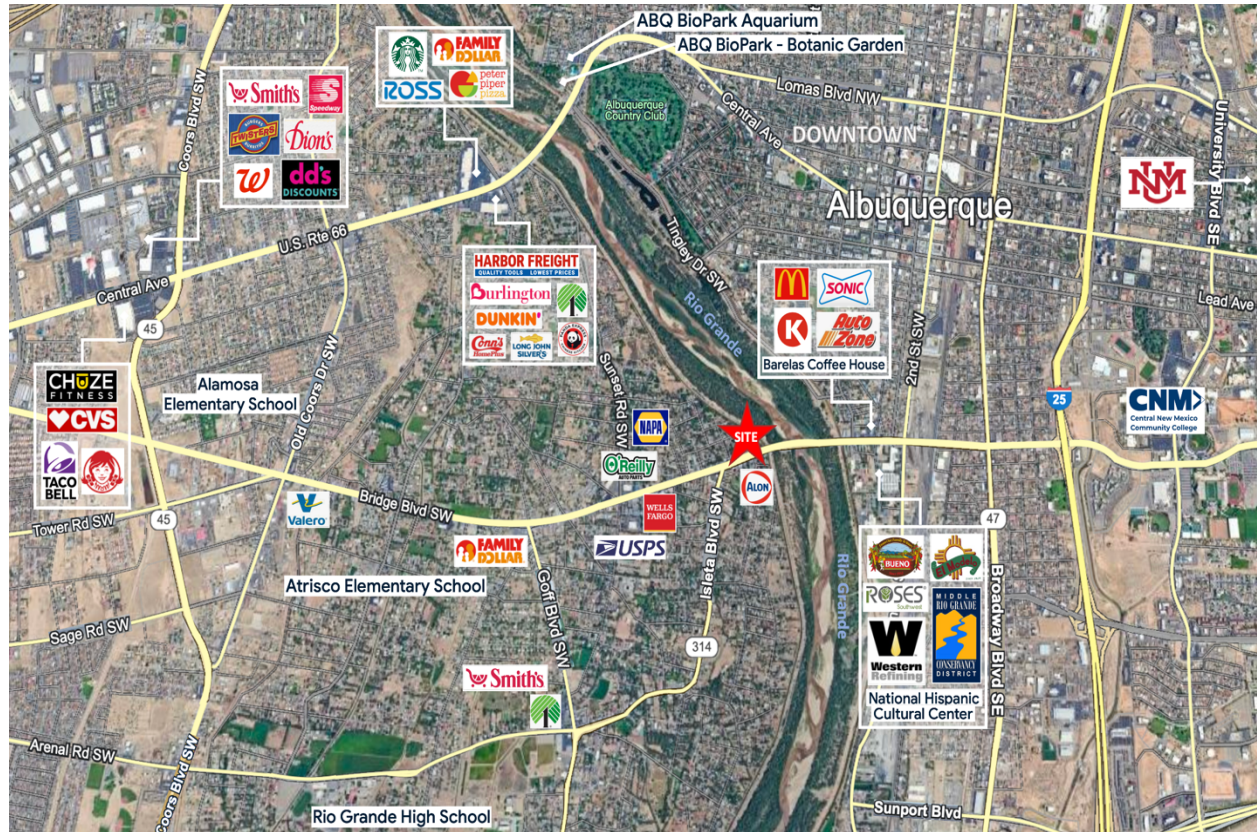


PRIME SITE DEVELOPMENT @ SOUTH VALLEY GATEWAY

Main Entry into ABQ's South Valley - Avenida Dolores Huerta & La Vega





- 2.35+ acre prime site development along major commercial river crossing artery
- One of the most heavily traveled corridors in entire city with over 46K cars/day
- Strategically positioned @ signalized intersection - Dolores Huerta (aka Bridge Blvd) & La Vega Drive – offering full accessibility to site
- SD-IVC (Sector Development – Isleta Village Center) zoning within Bernalillo County allows for numerous commercial uses
- Ownership open to carving out portions of site for various tenant prospects
- One to two high-profile QSR pad sites could be created along Avenida Dolores Huerta with an interior pad for a variety of retail and/or office uses
- Extensive visibility with over 275' of frontage along Avenida Dolores Huerta
- Excellent access with up to four points of ingress and egress
- Major street & infrastructure enhancements (asphalt resurfacing with new curbs & gutter system, ADA compliant sidewalks & bike lanes, improved lighting, new storm drain system) close to completion along this part of corridor
- Underserved trade area creating opportunities for numerous QSR & retail users
- Contact brokers for lease and sale economics

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

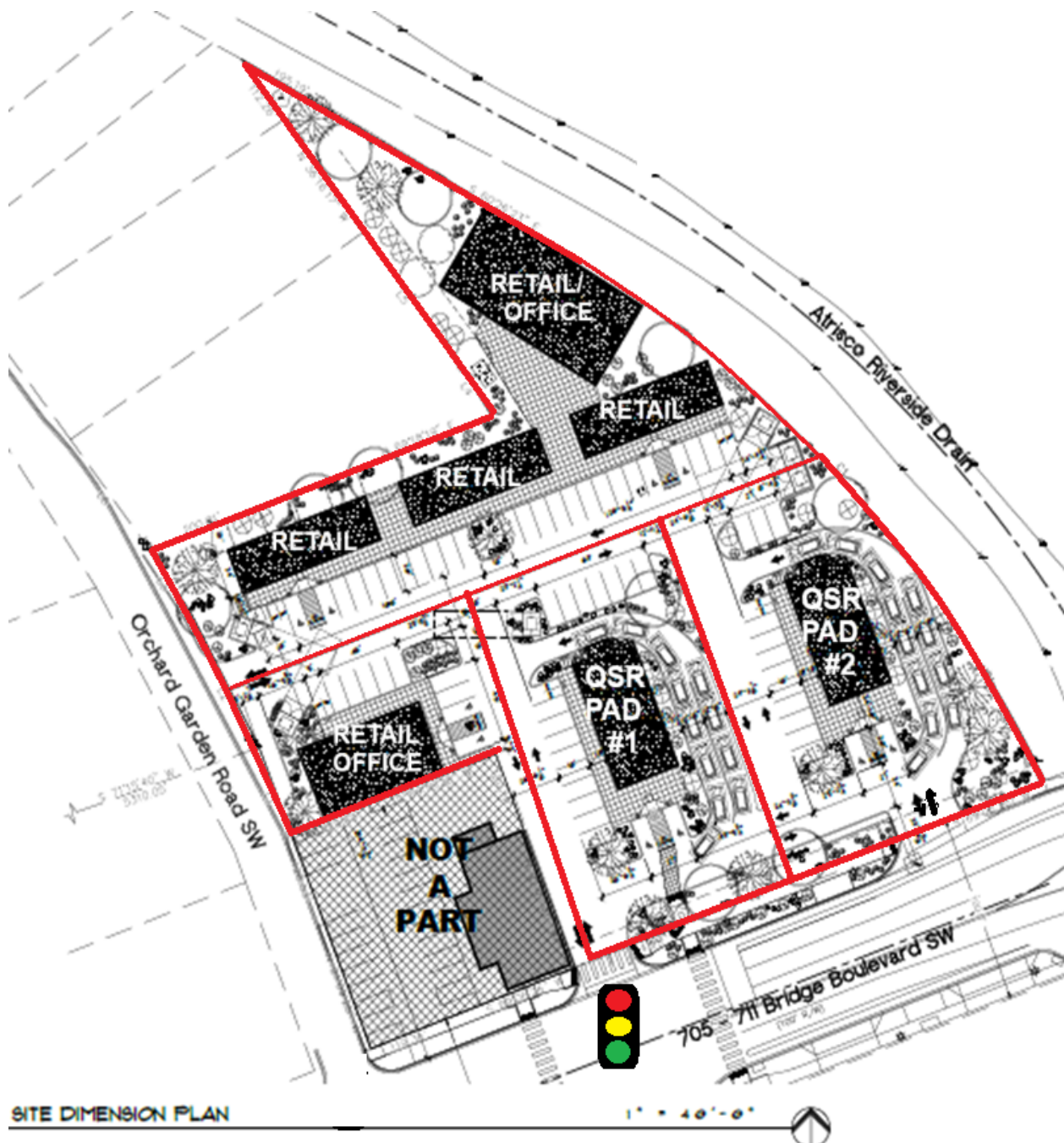
Mark.Edwards@EdwardsCommercialRealty.com

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

CONCEPTUAL SITE PLAN (TWO FRONT PAD SCENARIO)



ALTA SURVEY

Boundary Survey and ALTA/NSPS Land Title Survey for Tract 1 Garden Bridge Subdivision Bernalillo County, New Mexico October 2018

Apparent Encroachments

- (A) THIS AREA IN USE BY THE OWNER OF LOT 6, ORCHARD GARDENS ADDITION.
- (B) WIRE FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 7.29 FEET.
- (C) WIRE FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 10.04 FEET.
- (D) 3 BUILDINGS INTO EASEMENT BY AS MUCH AS 9.8 FEET.

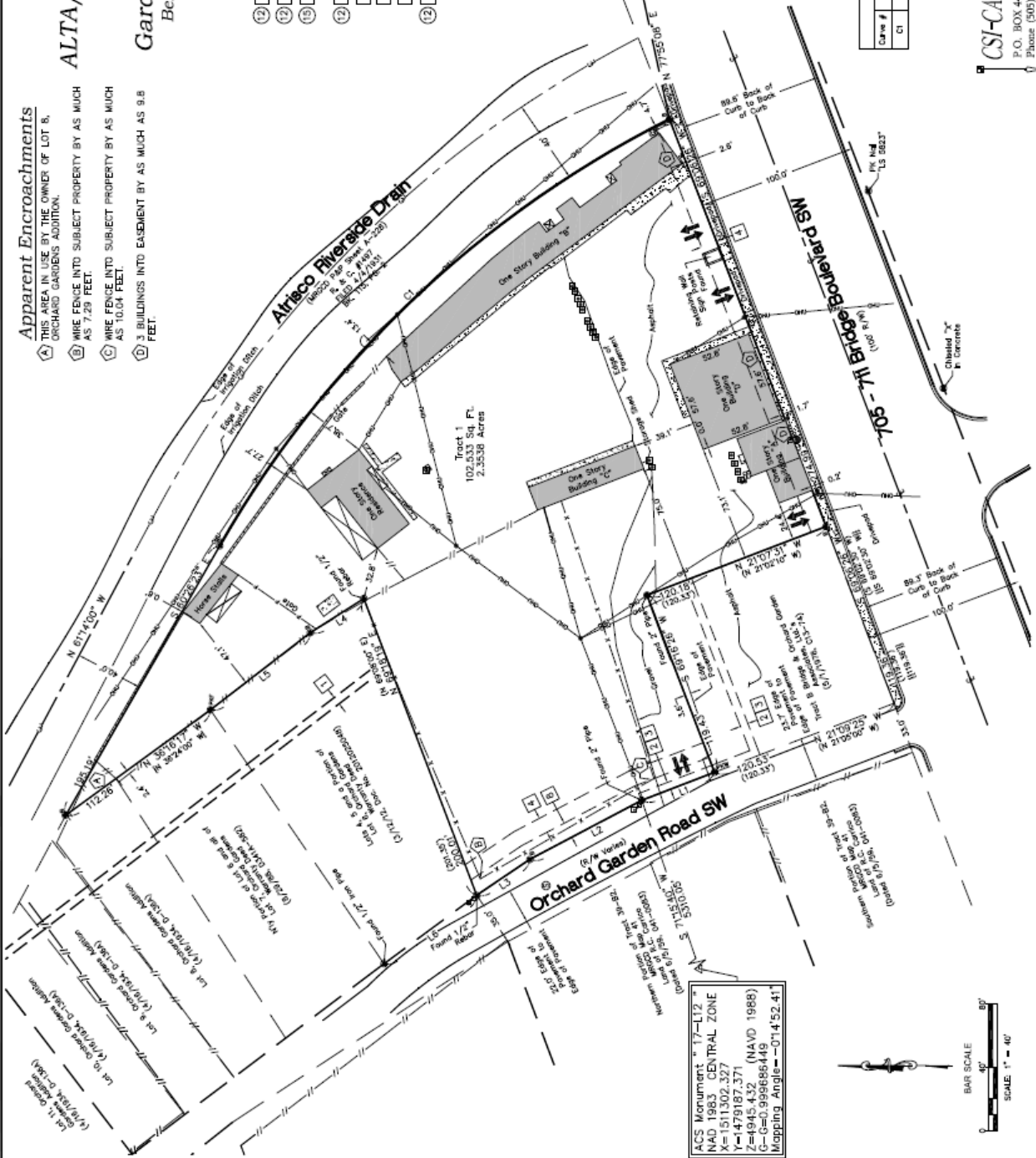
Easement Notes

- (1) EXISTING 5' IRRIGATION DITCH (4/16/1934, D-136)
- (2) EXISTING 5' UTILITY EASEMENT (5/1/78, C13-74)
- (3) EXISTING 5' MISTAT RIGHT OF WAY EASEMENT (11/29/77, MISC. 573-188)
- (4) EXISTING 10' P.U.E. (5/17/2018, 2018C-65)
- (5) INTENTIONALLY OMITTED
- (6) INTENTIONALLY OMITTED
- (7) INTENTIONALLY OMITTED
- (8) EXISTING 10' RESERVED FOR FUTURE RIGHT OF WAY DEDICATION (5/17/2018, 2018C-65)

ACS Monument "9-L13"
NAD 1983 CENTRAL ZONE
X=1516927.103
Y=1480911.429
Z=4954.41 (NAVD 1988)
G-G=0.999684383
Mapping Angle=-071°13.68"

Line #	Direction	Length (ft)
L1	N 21°02'25" W	44.88'
L2	N 27°03'35" W	78.38'
L3	N 54°14'04" W	40.38'
L4	N 32°07'15" W	38.75'
L5	N 57°53'16" W	78.30'
L6	N 36°03'53" W (N 21°02'00" W)	72.37' (78.50')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	385.16'	978.20'	33°29'02"	385.50'	S 43°15'07" E



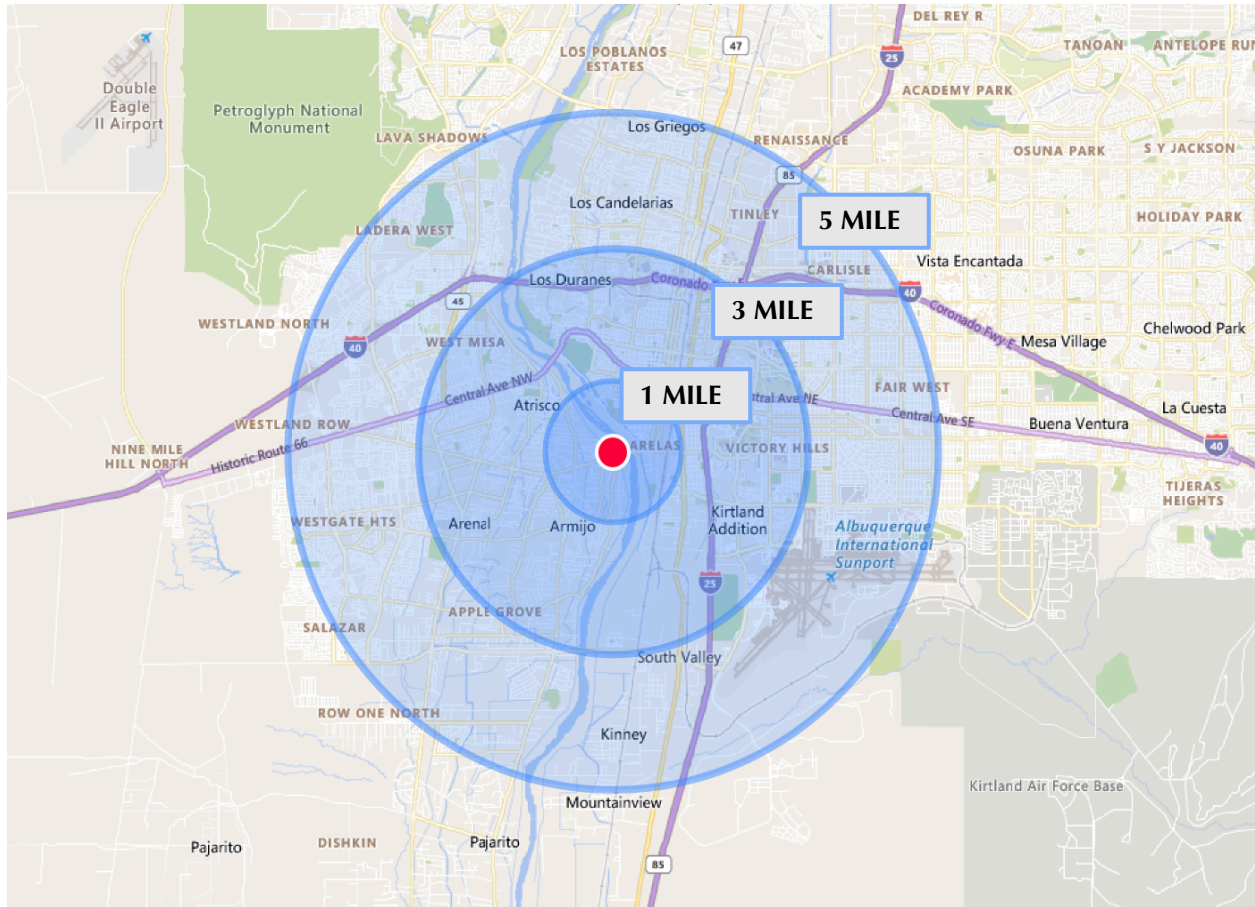
ACS Monument "7-112"
NAD 1983 CENTRAL ZONE
X=151302.377
Y=1479187.371
Z=4945.432 (NAVD 1988)
G-G=0.999685446
Mapping Angle=-071°45'2.41"

BAR SCALE
0 10 20
SCALE: 1" = 40'

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 856-3050 Fax (505) 891-0246
Sheet 2 of 3
180270

DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
10,475	86,266	234,345



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$53,495	\$58,394	\$69,732



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
3,109	82,509	145,215



TRAFFIC

Av Dolores Huerta	46,200 VPD
Isleta Blvd. SE	15,300 VPD