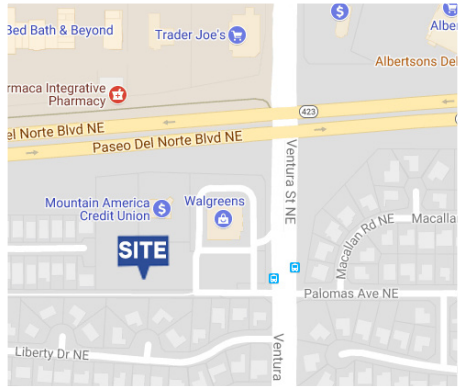
Ventura Plaza

SWC OF PASEO DEL NORTE BLVD & VENTURA ST, ALBUQUERQUE, NM 87122

Colliers INTERNATIONAL

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Land Details

- Price per SF: $16.00/SF
- Traffic Count: +/- 32,300 VPD
- Lot Size: +/- 1.4 Acres
- Zoning: SU-2/C-1

2017 Demographics

	1-MILE	3-MILES	5-MILES
Population:	16,326	70,698	77,294
Households:	6,570	30,455	77,527
Avg. HH Income:	$89,683	$84,777	$79,241

Property Highlights

- Excellent for retail, office, medical, & assisted living
- Master-planned development
- Utilities to property
- Area Tenants include Walgreens, Trader Joe's, Albertsons, Bed Bath & Beyond, & Christian Brothers Automotive
- Deed Restrictions: Drug store, health & beauty aids (>100 SF), photofinishing services (>100 SF), greeting cards & gift wrap (>100 SF), packaged food items, & convenience store

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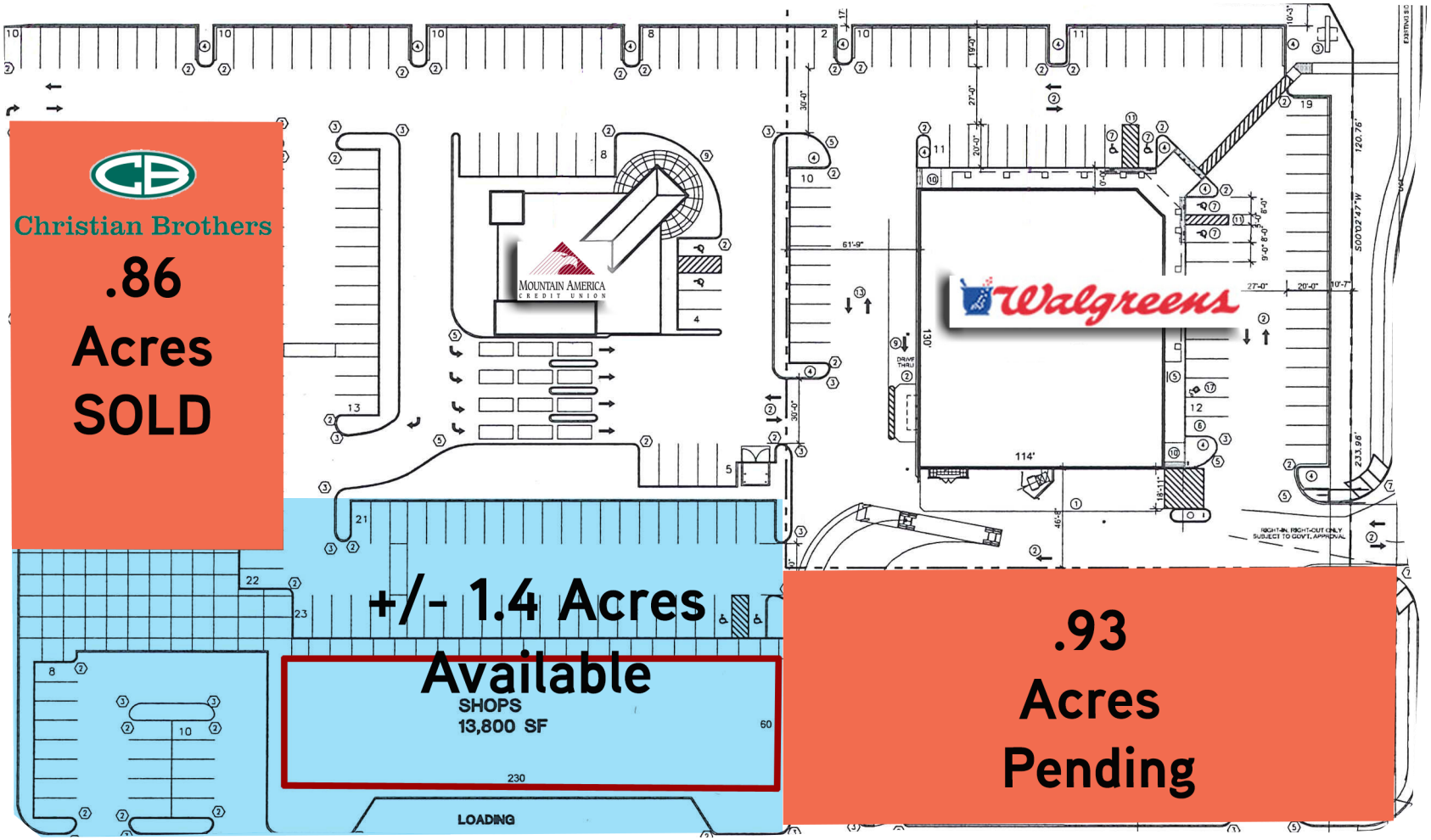
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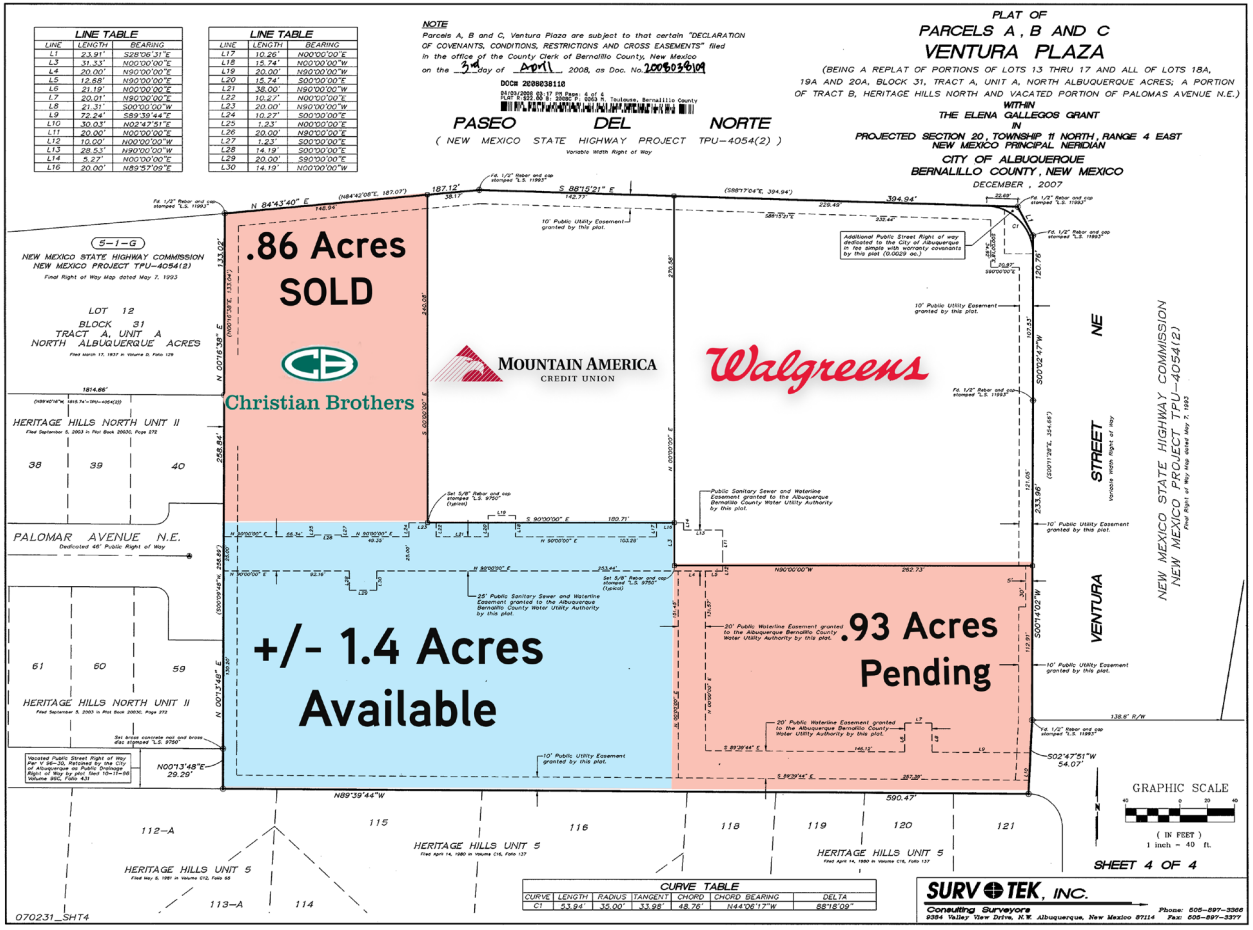
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PLAT OF
PARCELS A, B AND C
VENTURA PLAZA
(BEING A REPLAT OF PORTIONS OF LOTS 13 THRU 17 AND ALL OF LOTS 18A, 19A AND 20A, BLOCK 31, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES; A PORTION OF TRACT B, HERITAGE HILLS NORTH AND VACATED PORTION OF PALOMAS AVENUE N.E.)
WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2007

NOTE
Parcels A, B and C, Ventura Plaza are subject to that certain "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the 3rd day of April 2008, as Doc. No. 2008038110
DOC# 2008038110

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	53.94'	35.00'	33.98'	48.76'	N44°06'17"W	88°18'09"

SURV TEK, INC.
Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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