

FOR SALE OR LEASE > RETAIL SITE

Albertsons Pad Site on San Antonio

7101 SAN ANTONIO NE, ALBUQUERQUE, NM 87109



New Retail Development

- > Sale Price: \$513,058
- > Sale Price/SF: \$14/SF
- > Ground Lease: \$50,000/yr (\$1.37/SF)
- > Lot Size: .84 +/- Acres
36,647 SF
- > Zoning: SU-1/C-1

Highlights

- > Albertsons anchored center
- > Excellent access and ample parking
- > Stable and well established trade area
- > Strong area demographics
- > Great visibility to east and westbound traffic
- > High traffic intersection-Wyoming/San Antonio: 52,800 VPD

Demographics 2015	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	13,395	101,575	215,427
Households	6,000	45,311	96,114
Median HH Income	\$69,464	\$76,654	\$75,647

Independently Owned and Operated

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Contact Us

BOB FEINBERG
+1 505 880 7060
ALBUQUERQUE, NM
bob.feinberg@colliers.com

TOM JONES, CCIM
+1 505 880 7063
ALBUQUERQUE, NM
tom.jones@colliers.com

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
2424 Louisiana Blvd NE, Suite 300
Albuquerque, NM 87110
www.colliers.com

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