

South Valley Freestanding Retail

SEC BRIDGE BLVD & SUNSET RD
1448 BRIDGE BLVD SW
ALBUQUERQUE, NM 87105

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



88,510
2022 POPULATION
3 MILE RADIUS



72,330
2022 DAYTIME POPULATION
3 MILE RADIUS



\$54,097
2022 AVERAGE INCOME
3 MILE RADIUS



23,265 VPD
BRIDGE BLVD SW

FOR LEASE

\$17.00 PSF NNN*

*Estimate provided by Landlord and subject to change

AVAILABLE SPACE

2,004 SF

PROPERTY HIGHLIGHTS

- Ideal-Sized Freestanding Building
- High Visibility & Traffic
- Massive Building Signage Opportunities
- Access from Bridge & Sunset
- Located at the Historic "5 Points" Intersection
- Former Wireless Store
- Rare existing South Valley retail opportunity

TRAFFIC COUNT

Bridge Blvd SW: 23,265 VPD
Sunset Rd SW: 7,300 VPD
(STDB 2022)

AREA TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Available SF:	2,004 SF
Lot Size:	0.15 Acres
Ceiling Height:	12'
Parking:	8 Spaces
Power:	120/230 V, 1 Phase, 200 Amp
Build-Out:	Wireless Stove/ General Retail
Restrooms:	2
Traffic:	33,400 VPD
Submarket:	South Valley

PROPERTY OVERVIEW

1448 Bridge is a billboard; a freestanding retail building that the surrounding population traveling along Bridge Blvd are unable to miss. And with this property being at the intersection of the "5 Points", customers are bound to see this building each time they come to a red light. Great looking property with ideal building signage make this an easy decision for the next business wanting to come here.

LOCATION OVERVIEW

This freestanding retail building is located at one of the most historic signalized intersections in Albuquerque, coined The Five Points. Bridge Blvd is a popular thoroughfare connecting the South Valley to I-25 and this property is perfectly positioned to cater to these commuters. Over 33,000 cars per day here in this prime South Valley location.

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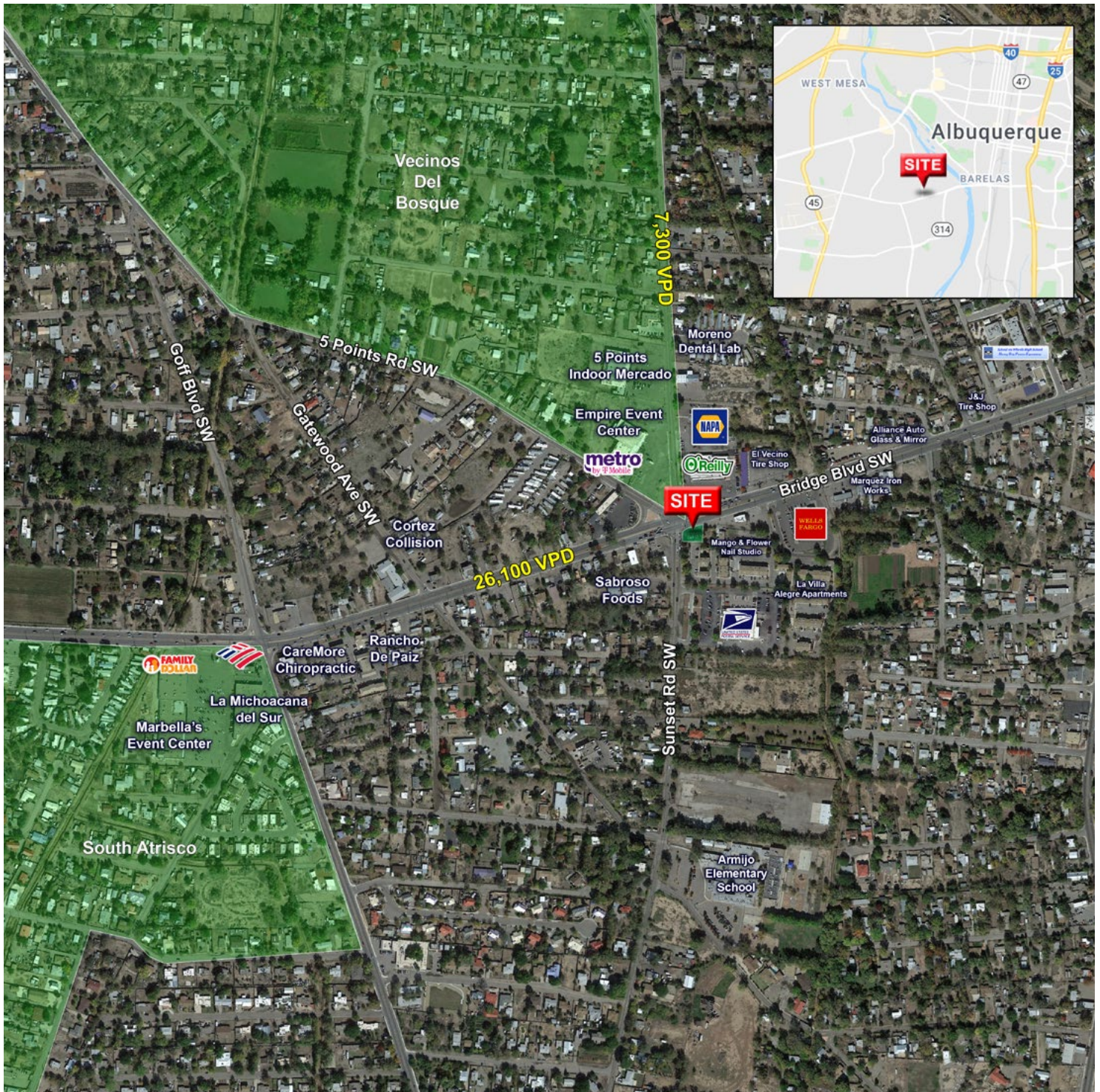
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