

CALL FOR MORE INFORMATION



AVAILABLE LAND

SOLD

PROPERTY HIGHLIGHTS

- High traffic retail corner in far NE market
- Planned redevelopment
- Great location for single tenant QSR or other retail
- 17,000 population within a 1-mile radius
- Well known auto shop for 50 years

TRAFFIC COUNT

Montgomery Blvd: 34,000 VPD
San Pedro Dr: 13,100 VPD
(STP 1000)

AREA TRAFFIC GENERATORS



PROPERTY SHOT



113,740
POPULATION
1 MILE RADIUS



POPULATION
RADIUS



\$800,000
2019 AVERAGE
3 MILE RADIUS

34,000 VPD
MONTGOMERY BLVD

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Montgomery Retail Pad Site

NEC OF MONTGOMERY & SAN PEDRO
6201 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109



PROPERTY OVERVIEW

Sale Price: Sold
Building Size: 5,500 SF
Lot Size: 0.51 Acres
Zoning: MX-L
Submarket: Far NE Heights
Power: 120/180 V, 150 Amp, 3 phase

PROPERTY OVERVIEW

6201 Montgomery is a fee simple hard corner retail pad located in the Far NE Heights submarket. Opportunities like this do not come available very often. Operated for decades as a tire shop, this high traffic intersection featuring over 47,000 cars per day can now be redeveloped for a retail use or repurposed as an automotive shop. Existing property consists of 9 car bays, yard space, car lifts, sales office and indoor storage.

LOCATION OVERVIEW

The property is located at the NEC of Montgomery & San Pedro. This signalized hard corner features a large monument sign on the corner and 3 access points. The intersection showcases 47,000 cars per day and is surrounded by retail activity and residential homes. The Far Northeast submarket has shown strong retail activity over the last few quarters and represents a low 11% retail vacancy.

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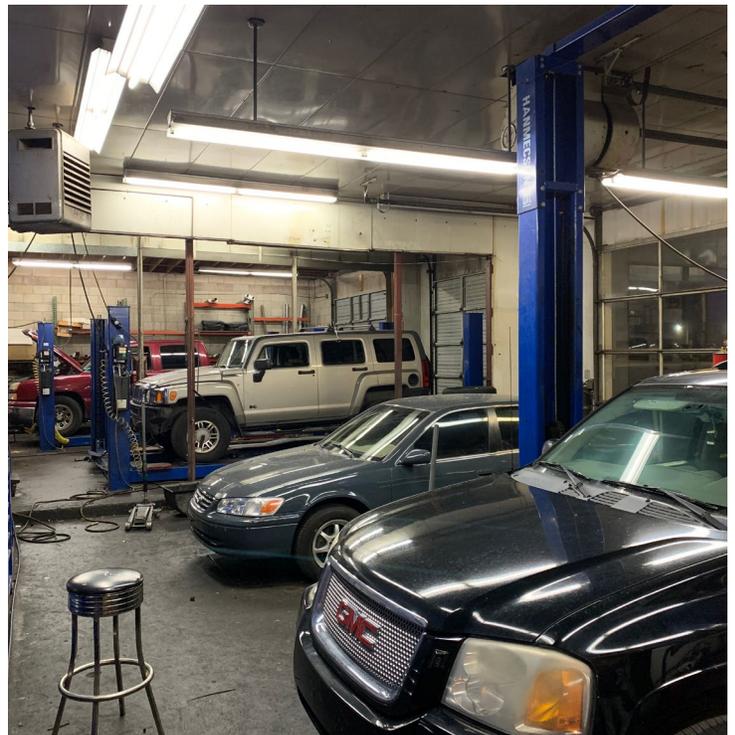
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