

CALL FOR MORE INFORMATION



FOR SALE

SOLD

AVAILABLE SPACE

Property Size	+/- 8,050 SF
Lot Size	+/- 0.42 Acres
1st Floor	+/- 1,425 SF
2nd Floor	+/- 1,425 SF
Warehouse 1	+/- 2,800 SF
Warehouse 2	+/- 1,650 SF
Warehouse 3	+/- 750 SF

PROPERTY HIGHLIGHTS

- Large Yard & Paved Area
- Located in the heart of the northwestern ABQ
- Great Building Structure Opportunity
- 12' wide x 12' high bay doors
- Easy access to the I-25 freeway
- Office & Warehouse Available
- Zoned B1-C2 - This property can be sold separately or sold as part of a property portfolio along with 3741 Arno
- Well-maintained roof

TRAFFIC COUNT

Candelaria Rd NE: 12,870 VPD
Edith Blvd NE: 14,087
(SitesUSA 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



2020 POPULATION
3 MILE RADIUS



157,174
2020 DAYTIME POPULATION
3 MILE RADIUS



\$65,818
2020 AVERAGE INCOME
3 MILE RADIUS



14,087 VPD
EDITH BLVD NE

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3738 Arno St

NEQ OF CANDELARIA RD NE & EDITH BLVD NE
3738 ARNO ST NE
ALBUQUERQUE, NM 87107



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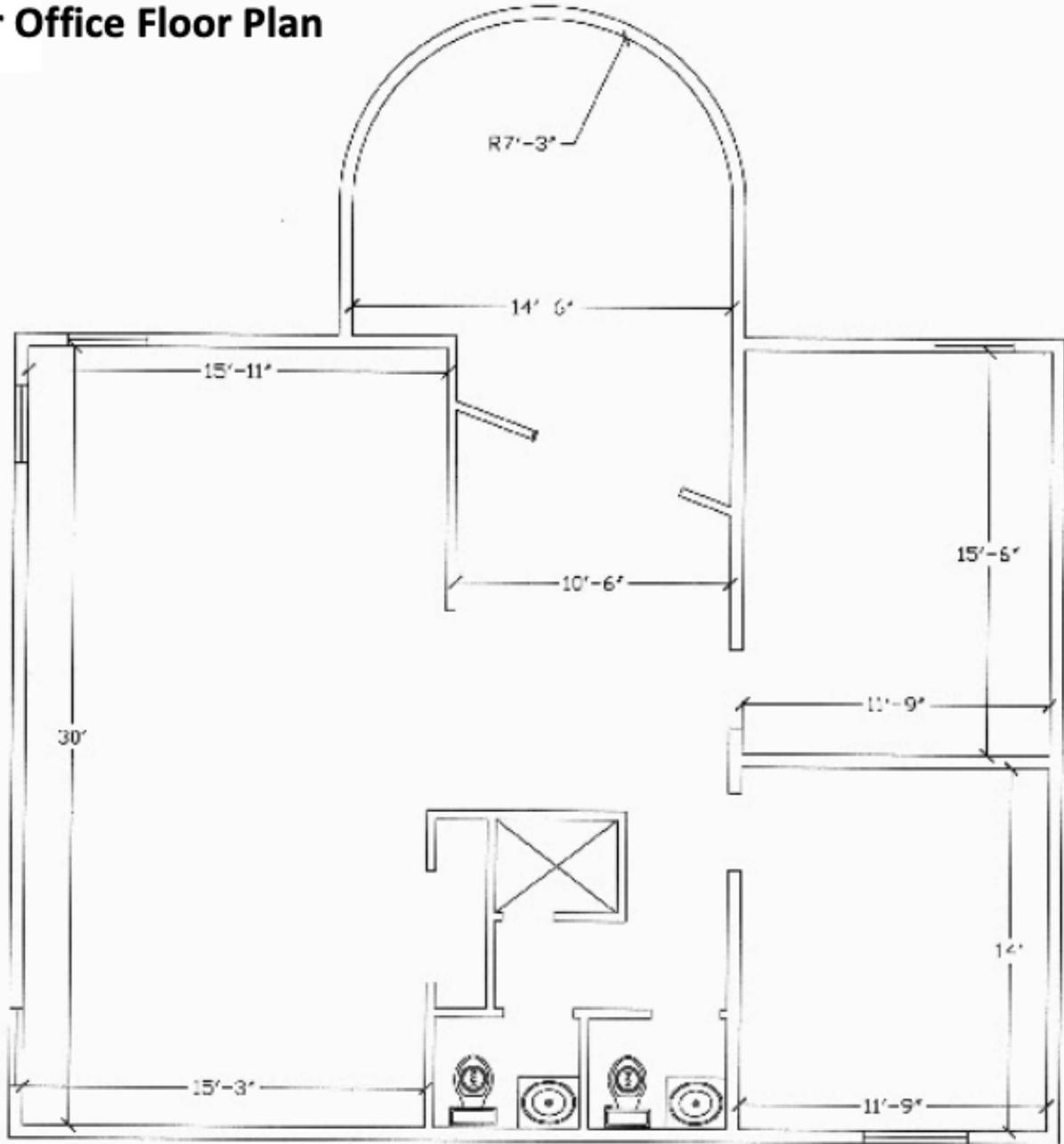


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Upper Office Floor Plan

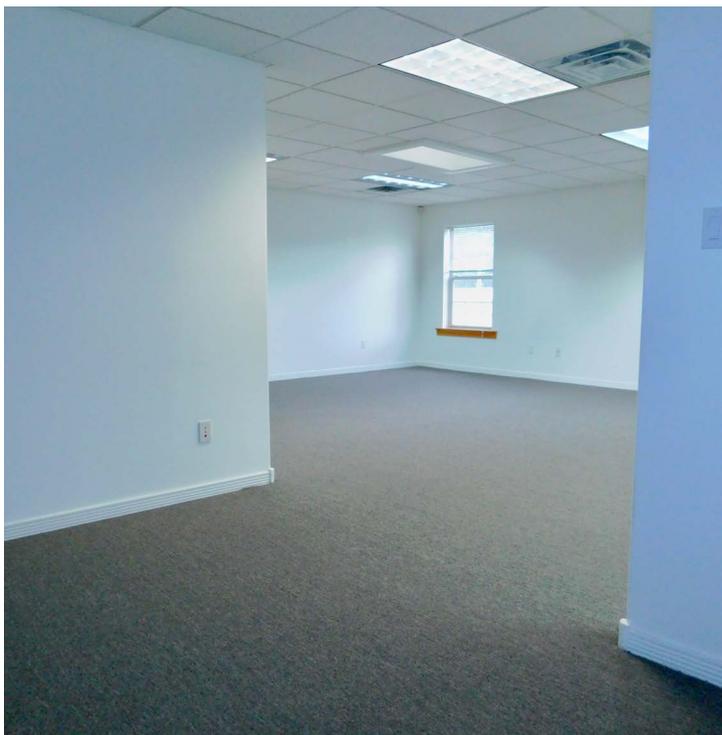


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Interior Photos



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