



Available
0.25 Acre

SITE

**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC TRENDS

	1 MILE	3 MILE	5 MILE
2020 Total Population	12,542	87,104	268,679
2020 Average HH Income	\$54,274	\$65,818	\$65,890
2020 Daytime Population	12,542	157,542	315,269

AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Excellently Priced
- Centrally Located
- Hard-to-Find Vacant Industrial
- Telephone, and Gas
- Zoned M(M1) - This property can be sold separately or sold as part of a two property portfolio also at 3738 Arno

TRAFFIC COUNT

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

AREA TRAFFIC GENERATORS



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Christian File
cfile@resolutre.com
505.337.0777
www.resolutre.com

3741 Arno St

NWQ OF CANDELARIA RD NE & BROADWAY BLVD NE
3741 ARNO ST NE
ALBUQUERQUE, NM 87107



Christian File
cfile@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

3741 Arno St

NWQ OF CANDELARIA RD NE & BROADWAY BLVD NE
3741 ARNO ST NE
ALBUQUERQUE, NM 87107



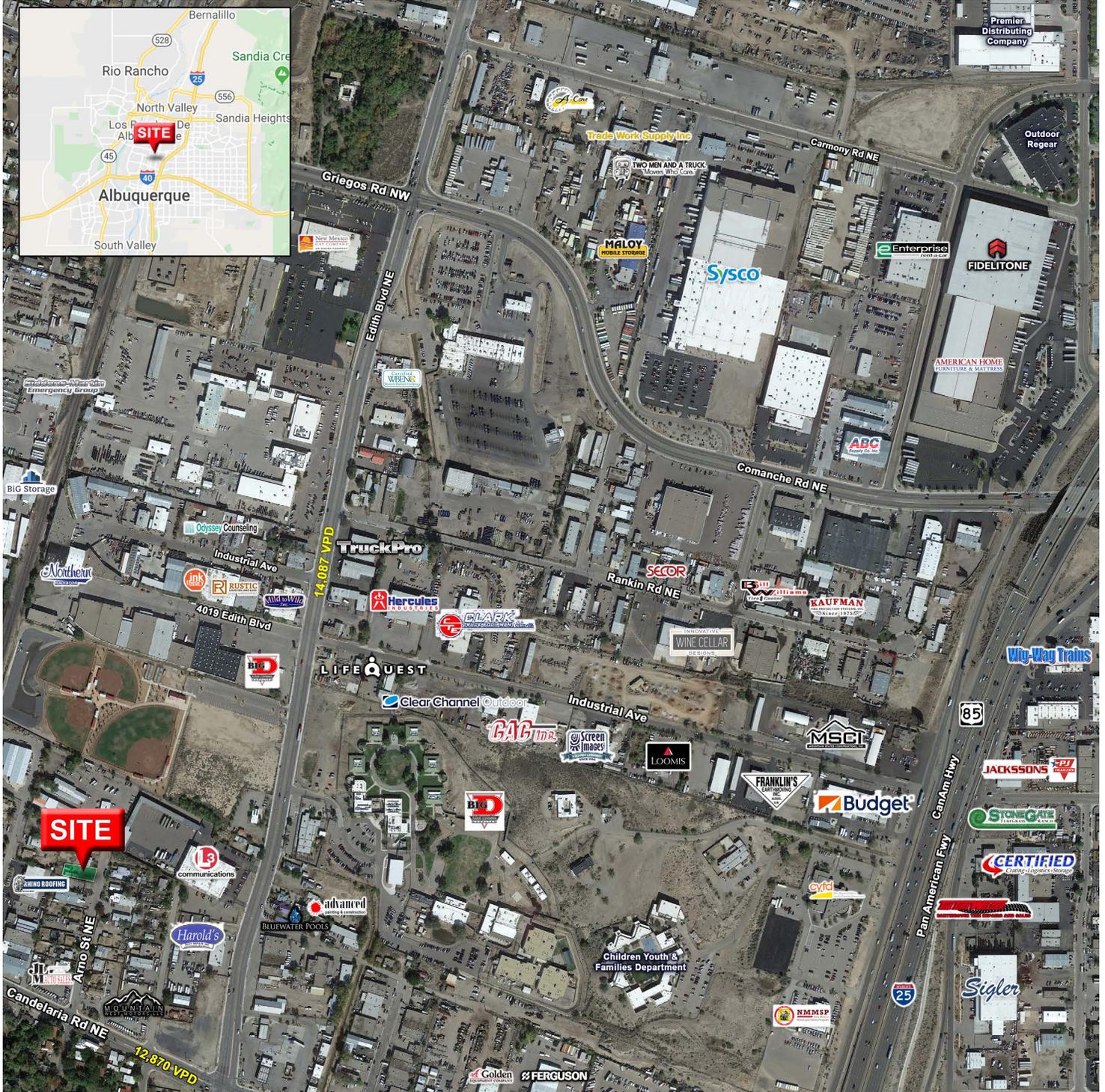
Christian File
cfile@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

3741 Arno St

NWQ OF CANDELARIA RD NE & BROADWAY BLVD NE
3741 ARNO ST NE
ALBUQUERQUE, NM 87107

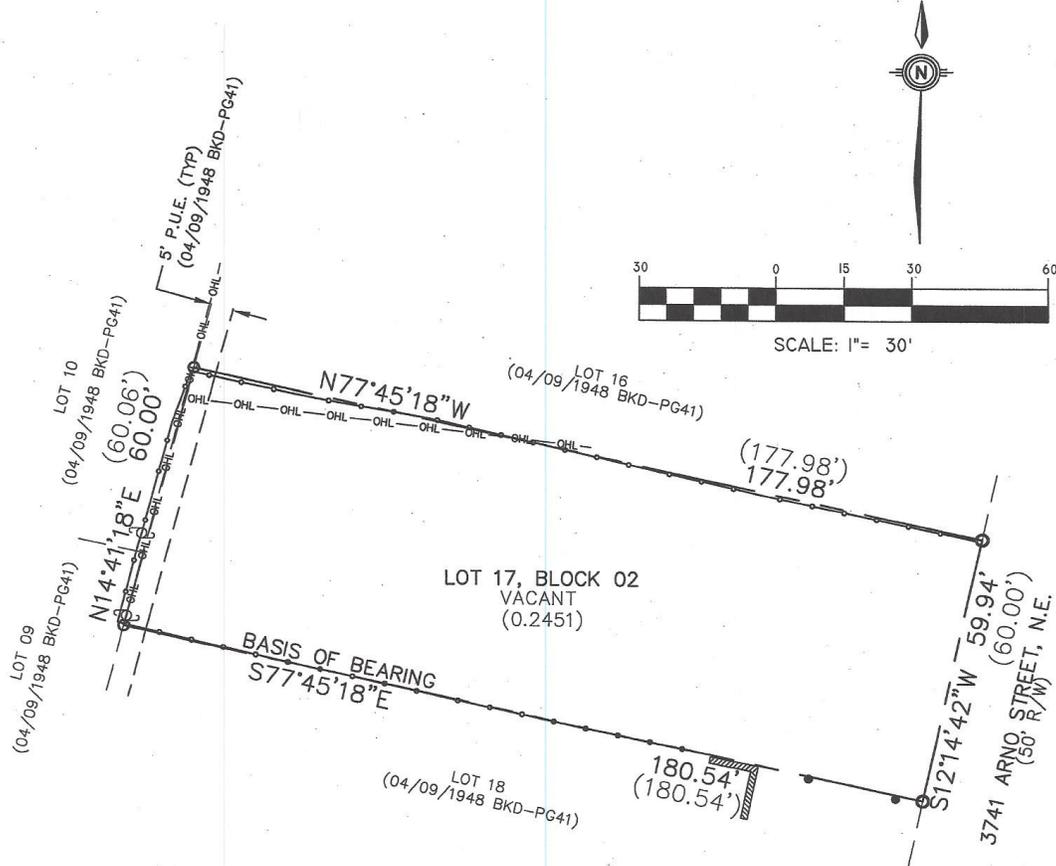


Christian File
cfle@resolutre.com
505.337.0777
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

DATE: 11/13/17 SCALE: 1"=40' CREW: CFS DRAWN: DCN JOB NO.	Community Sciences Corporation LAND SURVEYING & LAND PLANNING P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000	PLAT OF SURVEY LOT 17, BLOCK 02 GRACLAND ACRES BERNALILLO COUNTY, NEW MEXICO
---	--	--



- LEGEND**
- FND 5/8" REBAR
 - BOLLARD
 - ▨ BLOCK WALL (HT VARIES) (TYP.)
 - FENCE/GATE (WIRE)
 - SET 5/8" REBAR W/YELLOW CAP STAMPED PATRICK 12651
 - ⊙ UTILITY/POWER POLE
 - OHL— OVERHEAD UTILITY LINE

LEGAL DESCRIPTION

LOT NUMBERED SEVENTEEN (17) IN BLOCK NUMBERED TWO (2) OF GRACLAND ACRES, AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 9, 1948, IN PLAT BOOK D, FOLIO 41.

SURVEYORS CERTIFICATION:

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE ACTUAL SURVEY ON THE GROUND ON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

NOTES:

- THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN TITLE COMMITMENT NO. SP000031468

Christian File
 cfile@resolutre.com
 505.337.0777
 www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.