

CALL FOR MORE INFORMATION



AVAILABLE LAND

SOLD

PROPERTY HIGHLIGHTS

- High Traffic Signalized Corner for Lease or Build-to-Suit
- 10,000 Cars Per Day at the Intersection
- MX-Permitted Allows for Drive-Thru Use
- Full Access to San Mateo with a Total of 4 Cuts

TRAFFIC COUNT

San Mateo Blvd: 33,600 VPD
Candelaria Rd: 10,000 VPD
(STDB 2020)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



111,469
2020 POPULATION
3 MILE RADIUS

162,840
2020 DAYTIME POPULATION
3 MILE RADIUS



\$66,375
2020 AVERAGE INCOME
3 MILE RADIUS



33,600 VPD
SAN MATEO BLVD

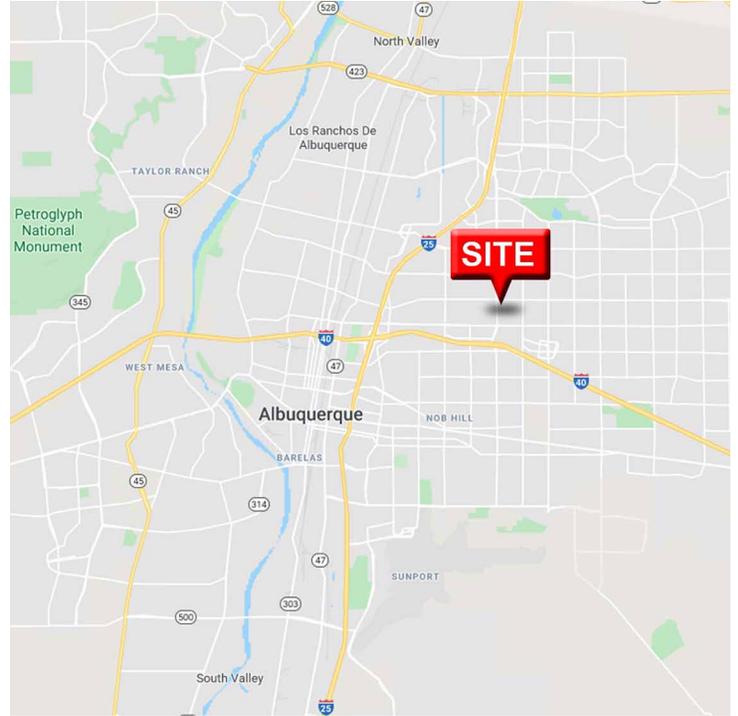
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PROPERTY OVERVIEW

Zoning: MX-M
Submarket: NE Heights
Frontage: 126' San Mateo
94' Candelaria

PROPERTY OVERVIEW

The southeast hard corner of San Mateo and Candelaria is up for grabs, an opportunity that does not come often. This .41 acre signalized site is ready for a new retail use and is perfectly positioned for a drive-thru user to take advantage of this high traffic availability. This parcel is available for ground lease or build-to-suit, leaving the options open for a retailer with interest in the site. There is a large monument sign right on the corner, full access to/from San Mateo with 126' frontage and 94' on Candelaria.

LOCATION OVERVIEW

The NE Heights submarket is considered one of the most desirable areas in Albuquerque due to its mature development and high density. With gas stations that have stood for decades now coming available, this leaves room for new concepts to break into the market. This intersection features over 50,000 cars per day with nearby retailers Peter Piper Pizza, Church's Chicken, Pizza Hut, Garcia's Kitchen, Napa Auto Parts and more! This site is sandwiched between Montgomery and I-40, making it a strong retail thoroughfare for the going-home traffic.

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NE Heights Hard Corner Pad Site

SEC SAN MATEO & CANDELARIA
2930 SAN MATEO BOULEVARD NORTHEAST
ALBUQUERQUE, NM 87110



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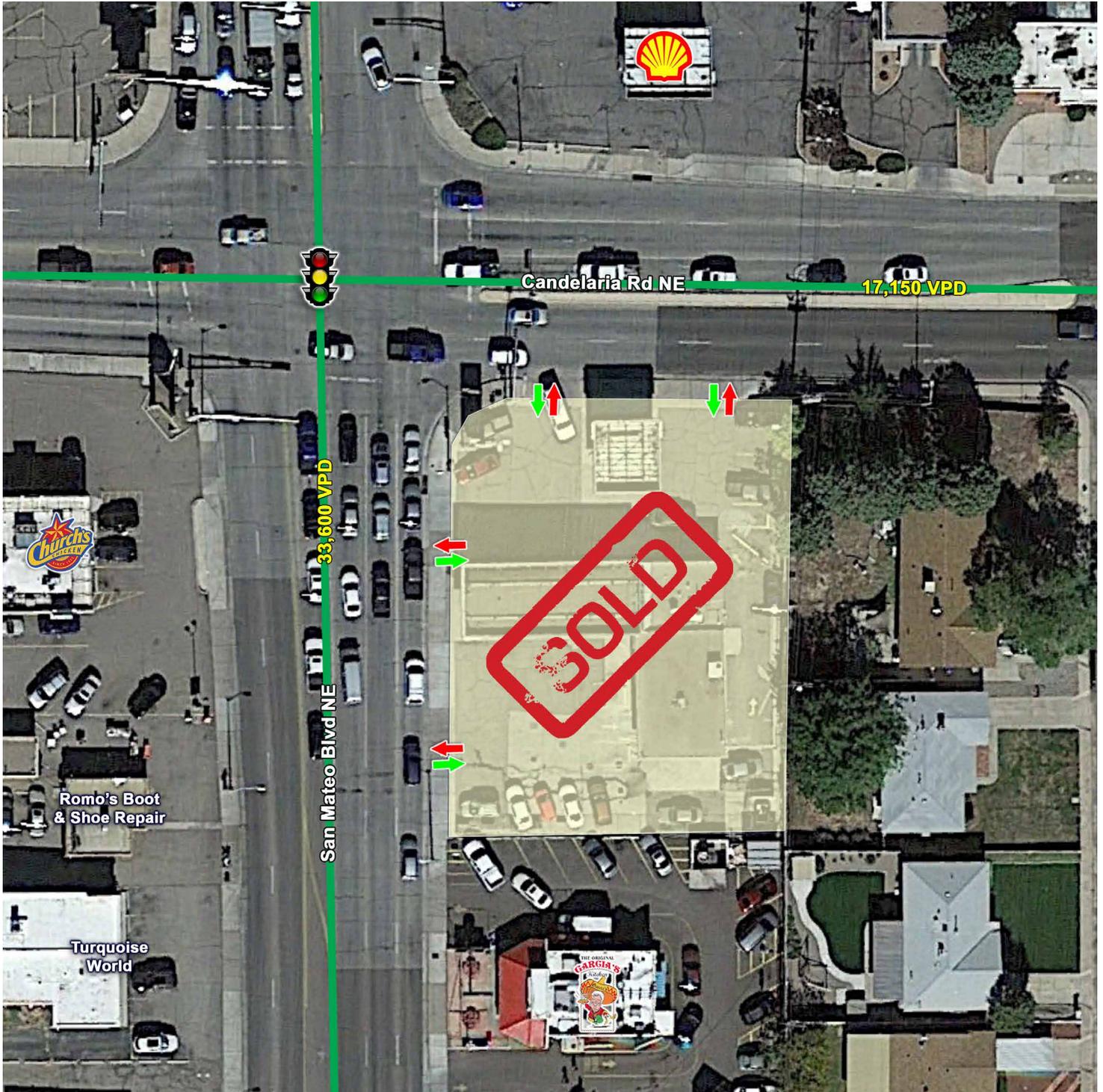
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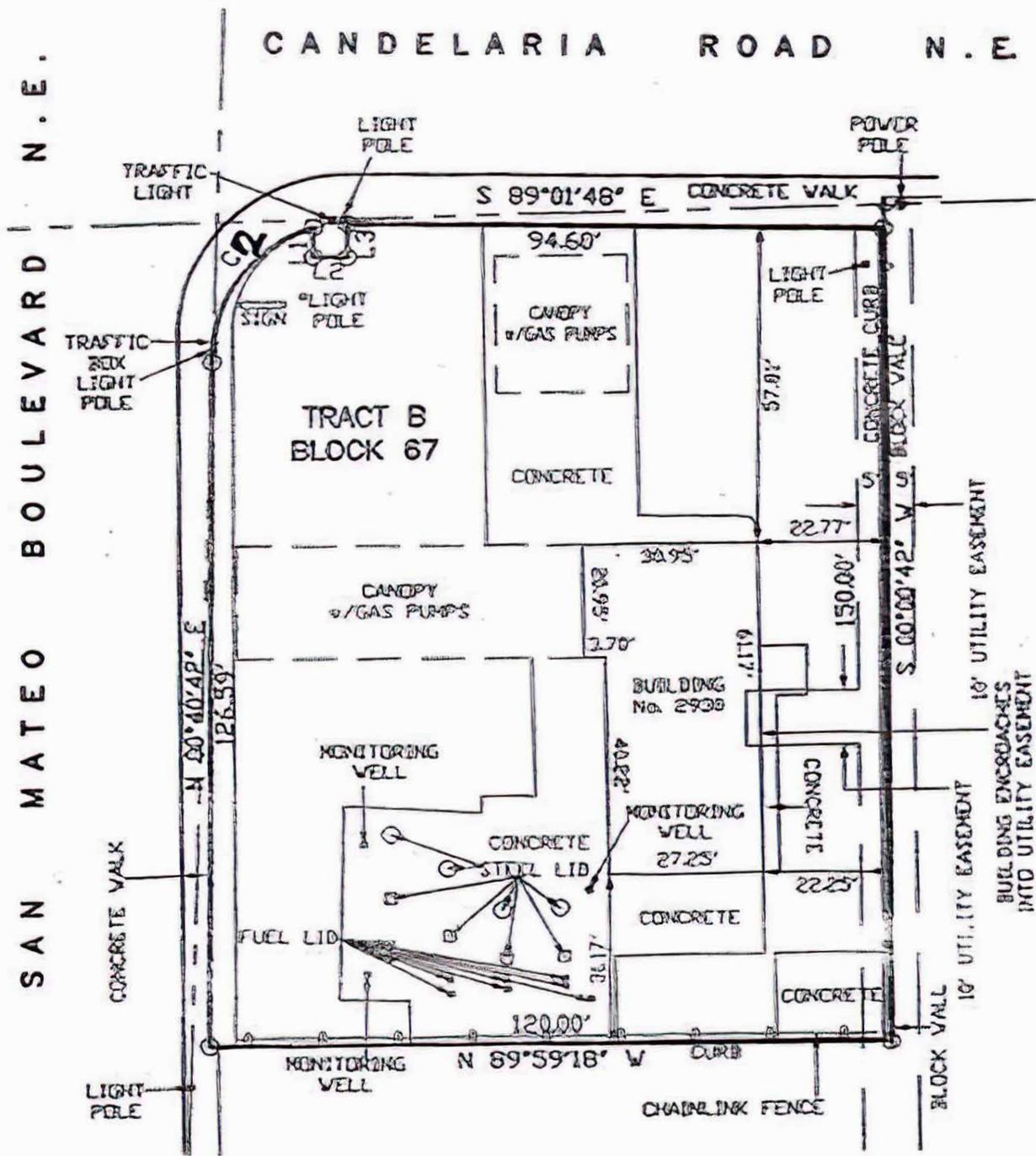
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Site Plan



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