



PASEO DEL NORTE & SAN PEDRO

NEC of Paseo and San Pedro

Albuquerque, NM

Comments: Catering to one of Albuquerque's largest residential populations this property is situated along the busy Paseo del Norte corridor. The Center is adjacent to the Kohl's complex with convenient access to the developed communities in the far northeast heights.

Available Space: 62,000^{sqft} land area +/-

Zoning: Su-c1

Area Development: Target, Lowe's, Office Depot, Smith's Grocery, Kohl's, Chick-fil-A, Starbuck's, Walgreens, Wendy's, Ashley Furniture, Jason's Deli, Discount Tire, AutoZone, Chilli's, McDonald's, Sweet Tomatoes, NutriShop, and Five Guys Burgers.

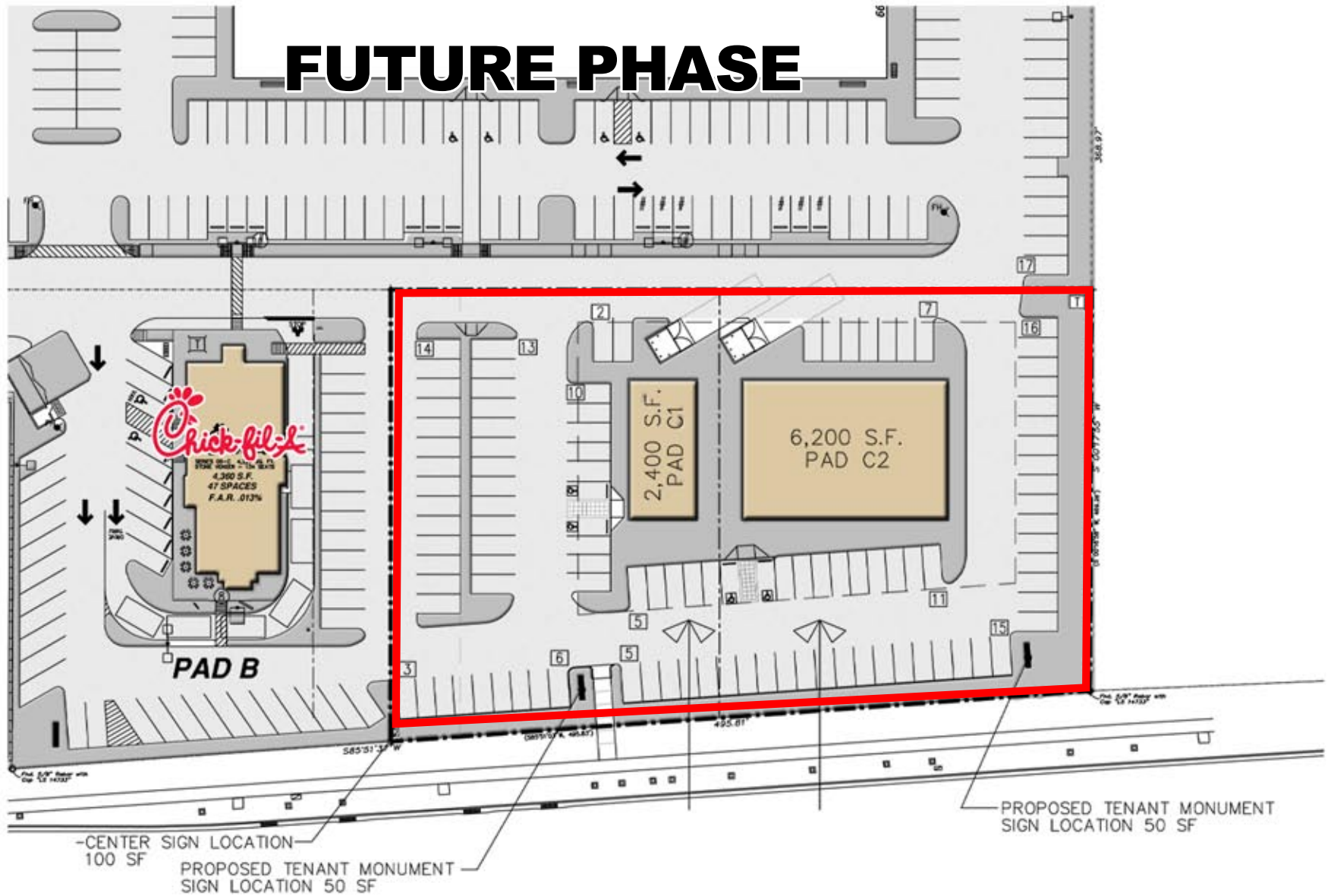
Demographics:	1 Mile	3 Mile	5 Mile
Population:	10,443	70,312	174,316
Median HH Income:	\$56,742	\$62,576	\$61,056
Traffic Counts:	Paseo del Norte. 43,900	I-25 129,100	Total 173,000



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The information above has been obtained from sources believed reliable. While we do not doubt the accuracy, we have verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

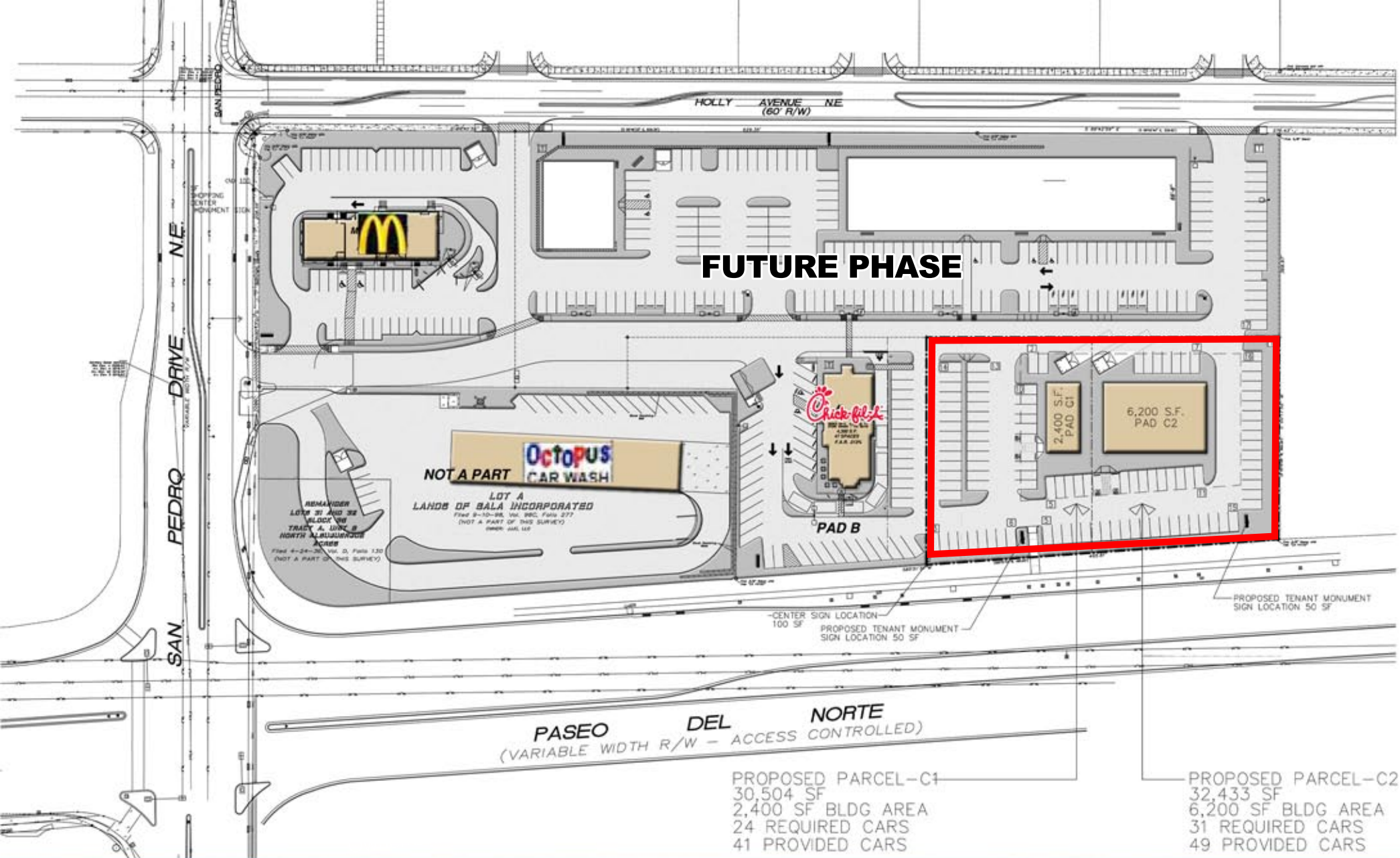
FUTURE PHASE



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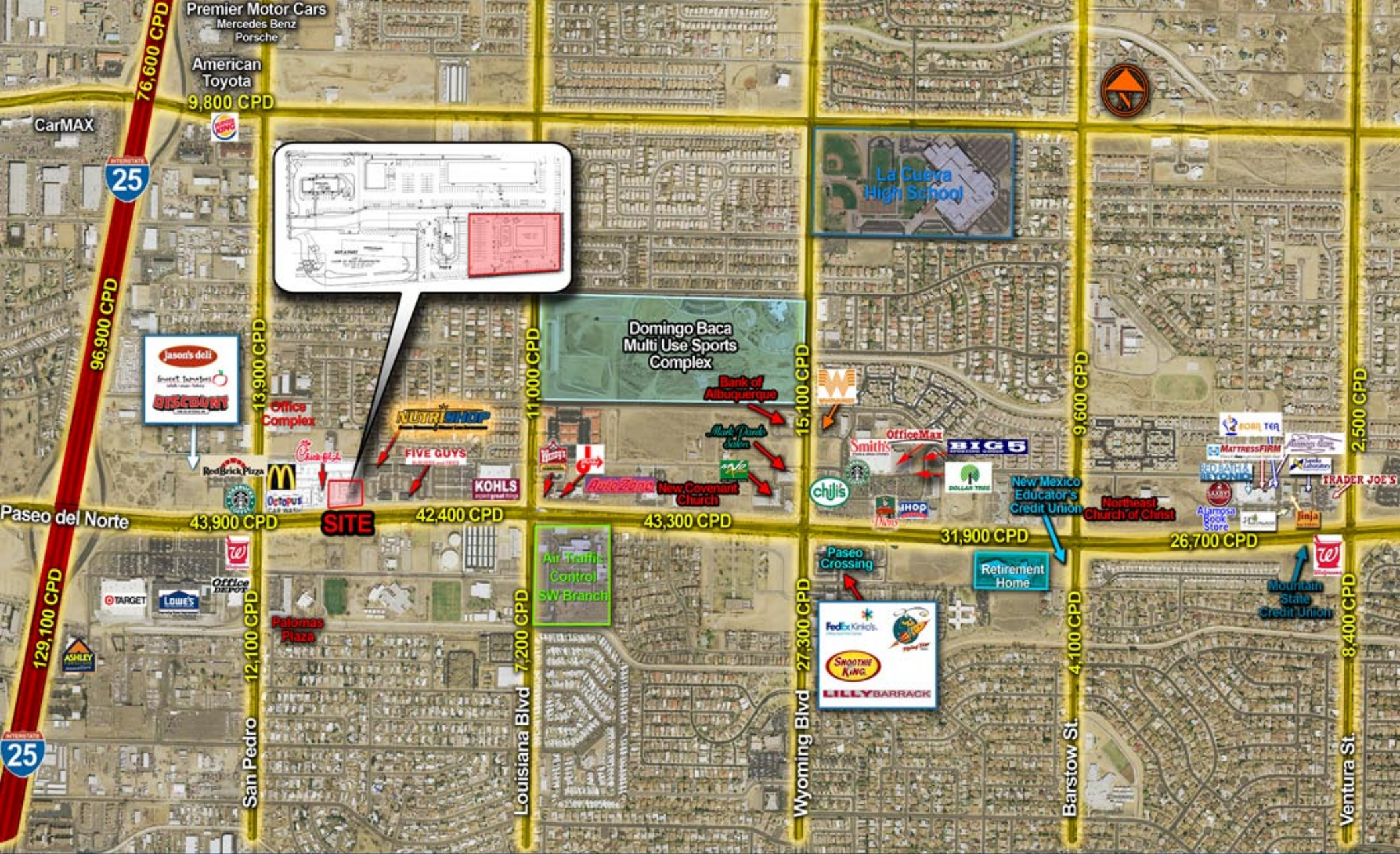
Parcel	Total Area	Building Area	Required Cars	Provided Cars
PROPOSED PARCEL-C1	30,504 SF	2,400 SF BLDG AREA	24 REQUIRED CARS	41 PROVIDED CARS
PROPOSED PARCEL-C2	32,433 SF	6,200 SF BLDG AREA	31 REQUIRED CARS	49 PROVIDED CARS



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