Former Denny's Restaurant

Pad to Walmart

Edgewood, New Mexico

$1,295,000

Broker of Record

King Capital CRE

Jeremy Nelson

(505) 610-1655 / Jeremy@kingcapitalcre.com

BELCO
DEVELOPMENT & INVESTMENTS

Belco Development & Investments Inc

Adam Farmer / 01370795 P: 951 764-3744

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For Sale / Former Denny's

60 State Road 344, Edgewood, NM 87015

$1,295,000

Owner User, Development Opportunity

Available 4,701 Square Foot Former Denny's Restaurant Built in 2015. Pad Site for Walmart Located on Hard Corner of Church Street and State Road with Traffic Counts of 23,226 VPD. Large 1.14 Acre Parcel, Located on Freeway off/on Ramp I-40 22,037 VPD.

Site has ATM lease through June 30, 2025 producing annual rent of $3,018.00.

INVESTMENT HIGHLIGHTS

- **4,701 square foot formers Denny's Freeway on/off ramp—pad to Walmart.**
- **Traffic Counts 23,226 VPD**
- **ATM Lease in place**
- **New Build (2015) 1.14 Acre Parcel**
- **$80,089 Average 3 mile income**
- **10,838 Population 5 mile**
- **Surrounding National Tenants Walmart, O'Reilly, Dairy Queen, Walgreens, McDonald's**
- **Corner Location**
- **Main Retail Trade Area for Community**

60 State Road 344, Edgewood, NM 87015

MARKET: Santa Fe, NM

PRICE: $1,295,000

CAP RATE: Owner User

BUILDING AREA: 4,701 SF

LAND AREA: 49,867 SF (1.14 Acres)

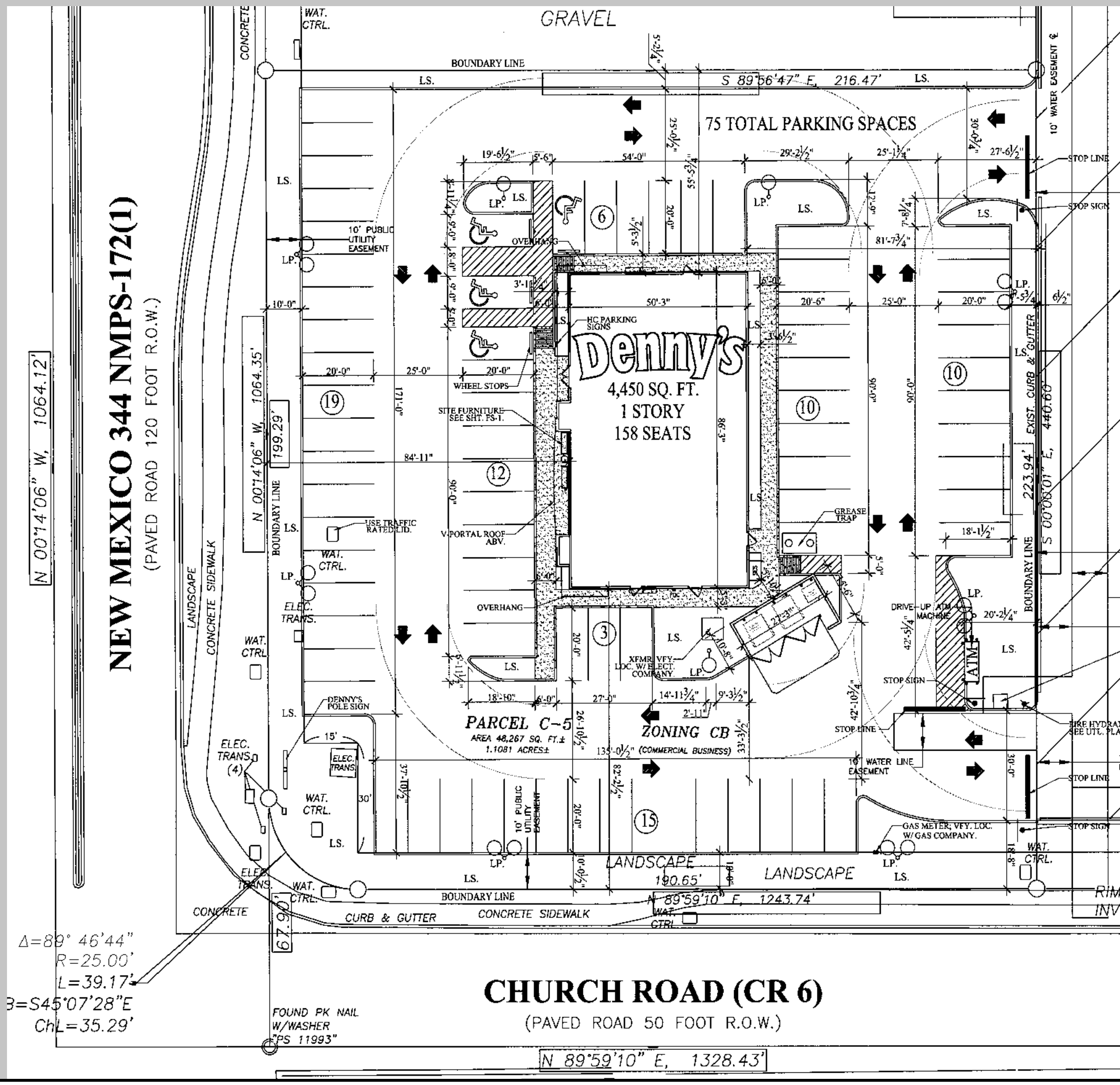
ACCESS: Easy access from State Rd. & I-40 / 22,037 CPD (I-40)

PARCEL: 099304369

YEAR BUILT: 2015 Construction

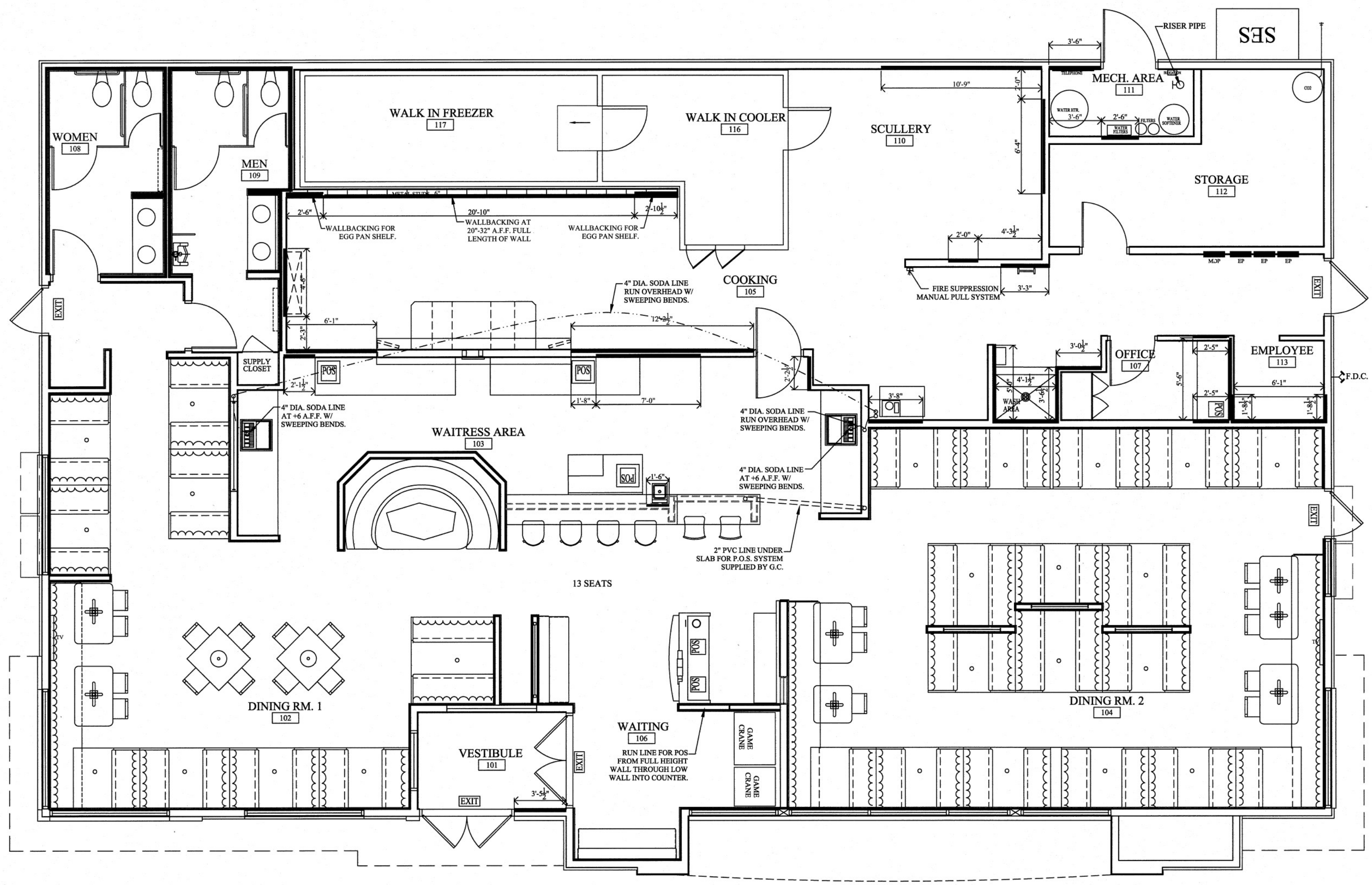
60 State Road Edgewood New Mexico

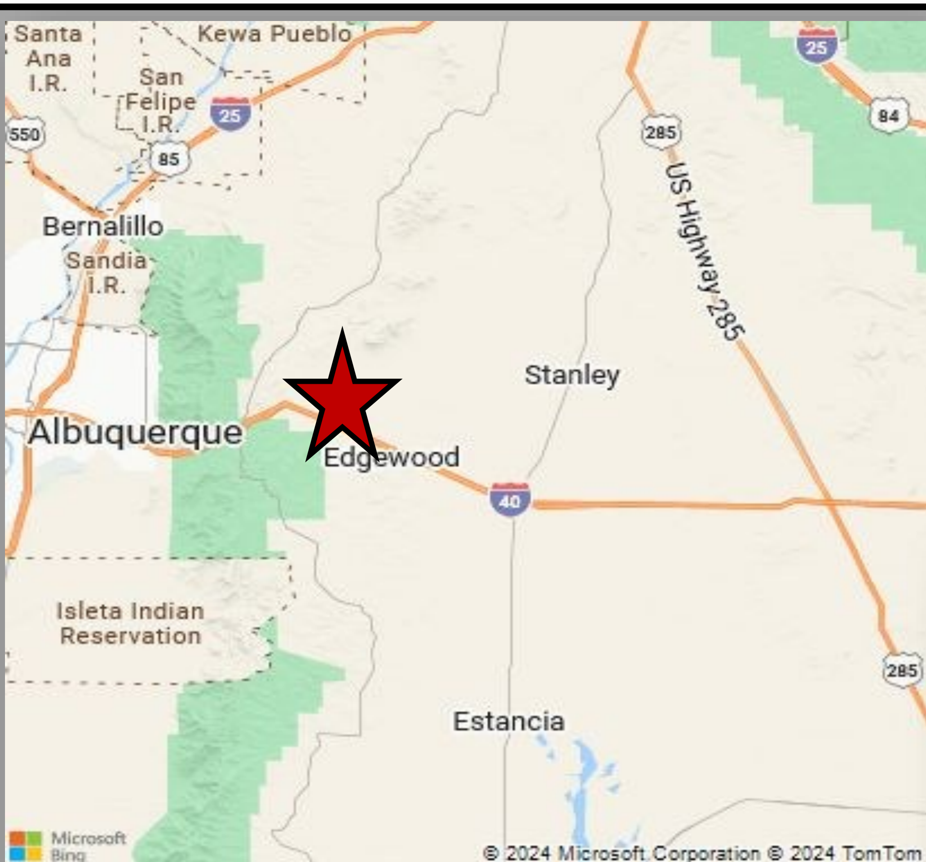
4,701 square foot former Denny's Restaurant on 1.14 acres parcel in front of Walmart



60 State Road Edgewood New Mexico

4,701 square foot formers Denny's Restaurant on 1.14 acres parcel in front of Walmart





Excellent Location - Busy Signalized Intersection on State Road 344

Primary Hard Corner PAD to Walmart Supercenter - Excellent Street Visibility

Strategically Located Right Off I-40 Freeway - Regional Draw Traffic Draw

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households	336	2,760	4,223

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population	1,330	6,680	10,838

10 Mile : 26,078

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	$76,285	$80,089	$92,988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SUBWAY
RAKS BUILDING SUPPLY
13,016 VPD
Ford
pizza Barn
344
DQ
MARATHON
20,323 VPD
333
EXIT 187
40
TRACTOR SUPPLY Co
DOLLAR TREE
UNITED STATES POSTAL SERVICE
JUNO
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STARBUCKS COFFEE
PHILLIPS 66
Smith's
FOOD & DRUG STORES
EDGEWOOD POLICE DEPARTMENT
EXIT 187
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WALKER RD
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O'Reilly AUTO PARTS
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