30K+ SF QSR/RETAIL PAD SITE @ HARD CORNER ALONG BUSTLING MONTGOMERY BLVD CORRIDOR

SWC Montgomery & Louisiana NE ABQ, NM 87110

- **30,500 SF+/ Pad Site Redevelopment Opp @ Bustling Signalized Intersection along Montgomery Blvd., One of Strongest Commercial Corridors in the City**
- **Pad Lies in Close Proximity to Established Freestanding Smith's Foods (Kroger)**
- **Flexible MX-M (Mixed Use – Moderate Intensity) Allows for a Wide Variety of Commercial Uses Coffee/Fast Food Drive Thru, Gas Station, Car Wash, Bank**
- **Property Consists of 2,800+/- SF Former C-Store Bldg w/ 2,800+/- Canopy, along with Abutting 1,300+/- SF Car Wash Structure and 2 Large Pylon Signs**
- **Well Dimensioned Site (175' by 175'+/-) Can Easily be Repurposed for a QSR with Drive-Thru or Razed for a New Prototype Concept**
- **Strong Daily Traffic Counts @ 53,000 Vehicles Per Day in the Intersection Area**
- **2 RI/RO Access Points Along Louisiana and 1 RI/RO Along Montgomery**
- **Removal of Gas Infrastructure Completed with Environmental Clearance**

FOR LEASE OR SALE – INQUIRE WITH BROKERS FOR PRICING

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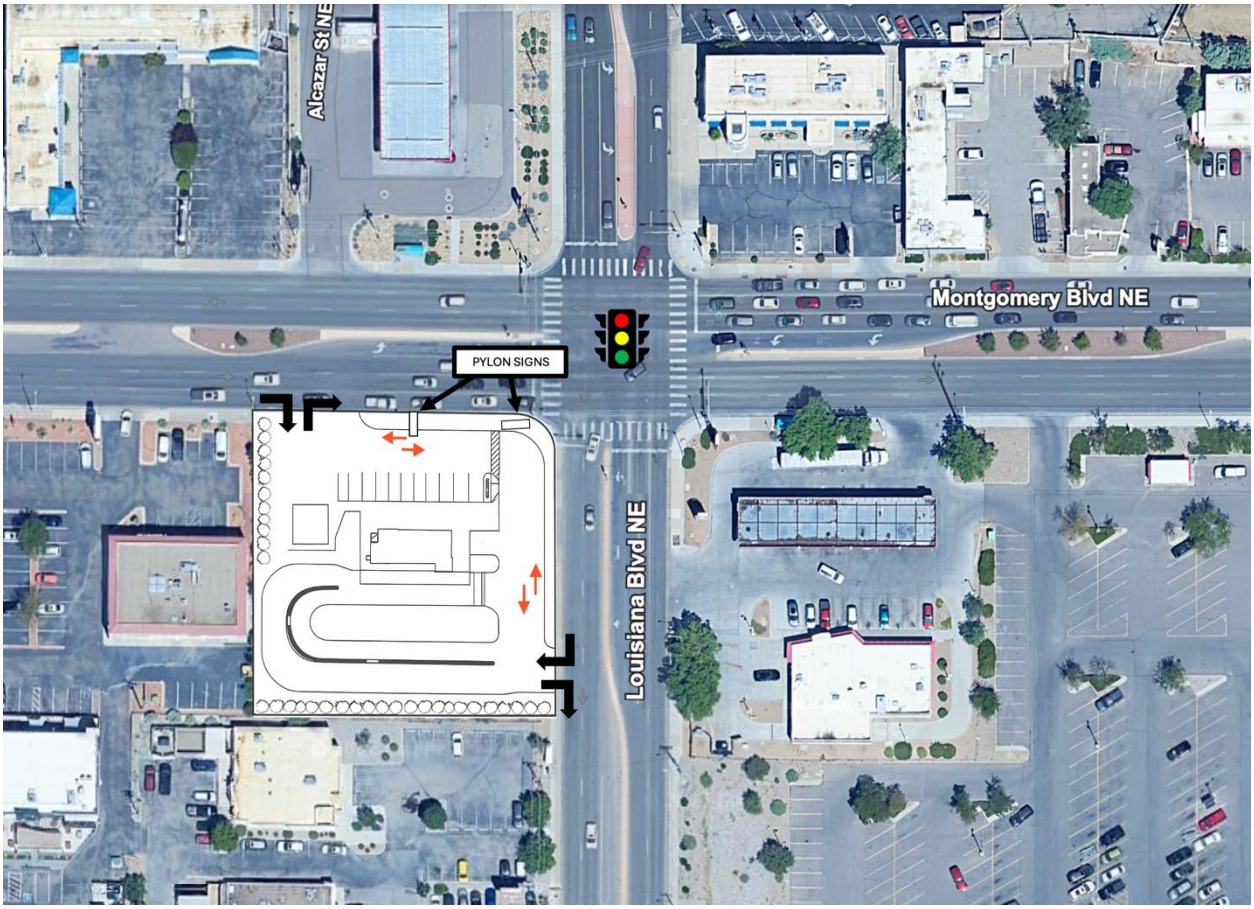
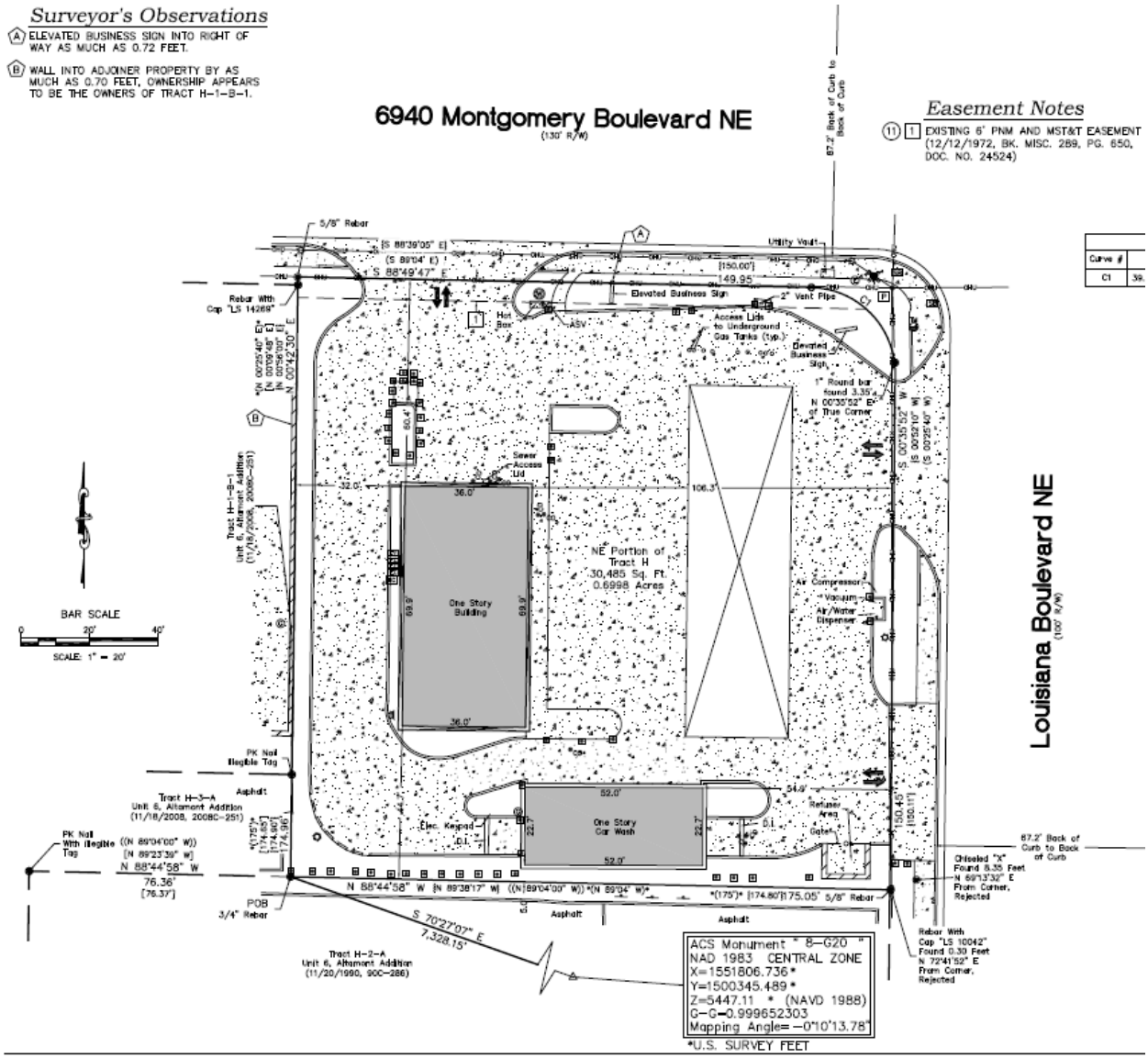
CONCEPTUAL SITE PLAN



PYLON MEASUREMENTS

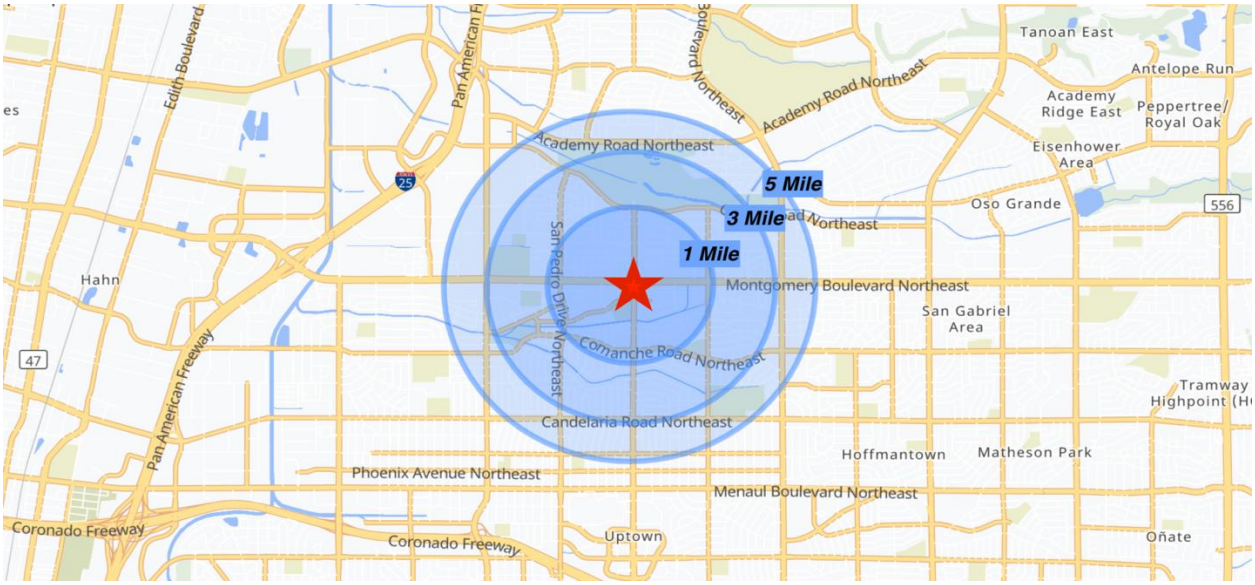
SITE PIX

SURVEY


Surveyor's Observations
(A) ELEVATED BUSINESS SIGN INTO RIGHT OF WAY AS MUCH AS 0.72 FEET.
(B) WALL INTO ADJOINER PROPERTY BY AS MUCH AS 0.70 FEET, OWNERSHIP APPEARS TO BE THE OWNERS OF TRACT H-1-B-1.
6940 Montgomery Boulevard NE
(130' R/W)
Easement Notes
(11) [1] EXISTING 6' PNM AND MST&T EASEMENT (12/12/1972, BK. MISC. 289, PG. 650, DOC. NO. 24524)
Louisiana Boulevard NE
(100' R/W)
NE Portion of Tract H
30,485 Sq. Ft.
0.6998 Acres
One Story Building
One Story Car Wash
Elevated Business Sign
Utility Vault
Hot Box
ASV
Access Lids to Underground Gas Tanks (typ.)
Sewer Access Lid
Air Compressor
Vacuum
Air/Water Dispenser
Refuse Area
Elec. Keypad
Tract H-3-A
Unit 6, Altamont Addition
(11/18/2008, 2008C-251)
Tract H-1-B-1
Unit 6, Altamont Addition
(11/18/2008, 2008C-251)
Tract H-2-A
Unit 6, Altamont Addition
(11/20/1990, 90C-286)
BAR SCALE
SCALE: 1" = 20'
POB
3/4" Rebar
5/8" Rebar
Rebar With Cap "LS 14269"
PK Nail Illegible Tag
Asphalt
N 88°44'58" W
76.36'
[76.37']
S 70°27'07" E
7,328.15'
ACS Monument " 8-G20 "
NAD 1983 CENTRAL ZONE
X=1551806.736 *
Y=1500345.489 *
Z=5447.11 * (NAVD 1988)
G-G-0.999652303
Mapping Angle= -0°10'13.78"
*U.S. SURVEY FEET
Chiseled "X" Found 8.35 Feet N 69°13'32" E From Corner, Rejected
Rebar With Cap "LS 10042" Found 0.30 Feet N 72°41'52" E From Corner, Rejected
87.2' Back of Curb to Back of Curb

ZONING

2025 DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
16,388	128,079	309,341

AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
90,147	85,233	91,872

DAYTIME EMPLOYMENT

1 MILE	3 MILE	5 MILE
4,687	94,922	195,182

TRAFFIC

Montgomery Blvd	Louisiana Blvd
37,400 VPD	15,400 VPD