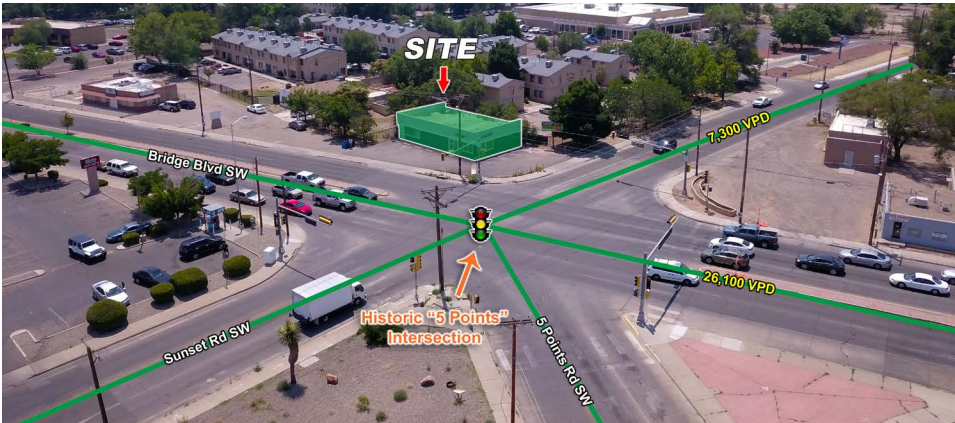


Freestanding Retail Sublease

1448 BRIDGE BLVD SW
ALBUQUERQUE, NM 87105S

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



91,282
2020 POPULATION
3 MILE RADIUS



97,440
2020 DAYTIME POPULATION
3 MILE RADIUS



\$52,130
2020 AVERAGE INCOME
3 MILE RADIUS



26,100 VPD
BRIDGE BLVD SW

FOR LEASE

\$17.00 PSF NNN

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

2,004 SF

PROPERTY HIGHLIGHTS

- Ideal-Sized Freestanding Building
- High Visibility & Traffic
- Massive Building Signage Opportunities
- Access from Bridge & Sunset
- Located at the Historic "5 Points" Intersection
- Former Wireless Store
- 4 Years Remaining on Master Lease

TRAFFIC COUNT

Bridge Blvd SW: 26,100 VPD
Sunset Rd SW: 7,300 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



Austin Tidwell
atidwell@resolutre.com
505.337.0777

Daniel Kearney
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PROPERTY OVERVIEW

Lease Rate	\$17.00 SF/yr
Available SF:	2,004 SF
Lot Size:	0.15 Acres
Master Lease:	Expires 2024
Submarket:	South Valley
Ceiling Height:	12'
Parking:	8 Spaces
Power:	120/230 V, 1 Phase, 200 Amp
Build-Out:	Wireless Stove/ General Retail
Restrooms:	2
Traffic:	33,400 VPD

PROPERTY OVERVIEW

1448 Bridge is a billboard; a freestanding retail building that the surrounding population traveling along Bridge Blvd are unable to miss. And with this property being at the intersection of the "5 Points", customers are bound to see this building each time they come to a red light. Great looking property with ideal building signage make this an easy decision for the next business wanting to come here. The existing tenant has 4 years left on their lease and are looking to sublease to a new business.

LOCATION OVERVIEW

This freestanding retail building is located at one of the most historic signalized intersections in Albuquerque, coined The Five Points. Bridge Blvd is a popular thoroughfare connecting the South Valley to I-25 and this property is perfectly positioned to cater to these commuters. Over 33,000 cars per day here in this prime South Valley location.

SPACES

Freestanding Building

LEASE RATE

\$17.00 SF/yr

SPACE SIZE

2,004 SF

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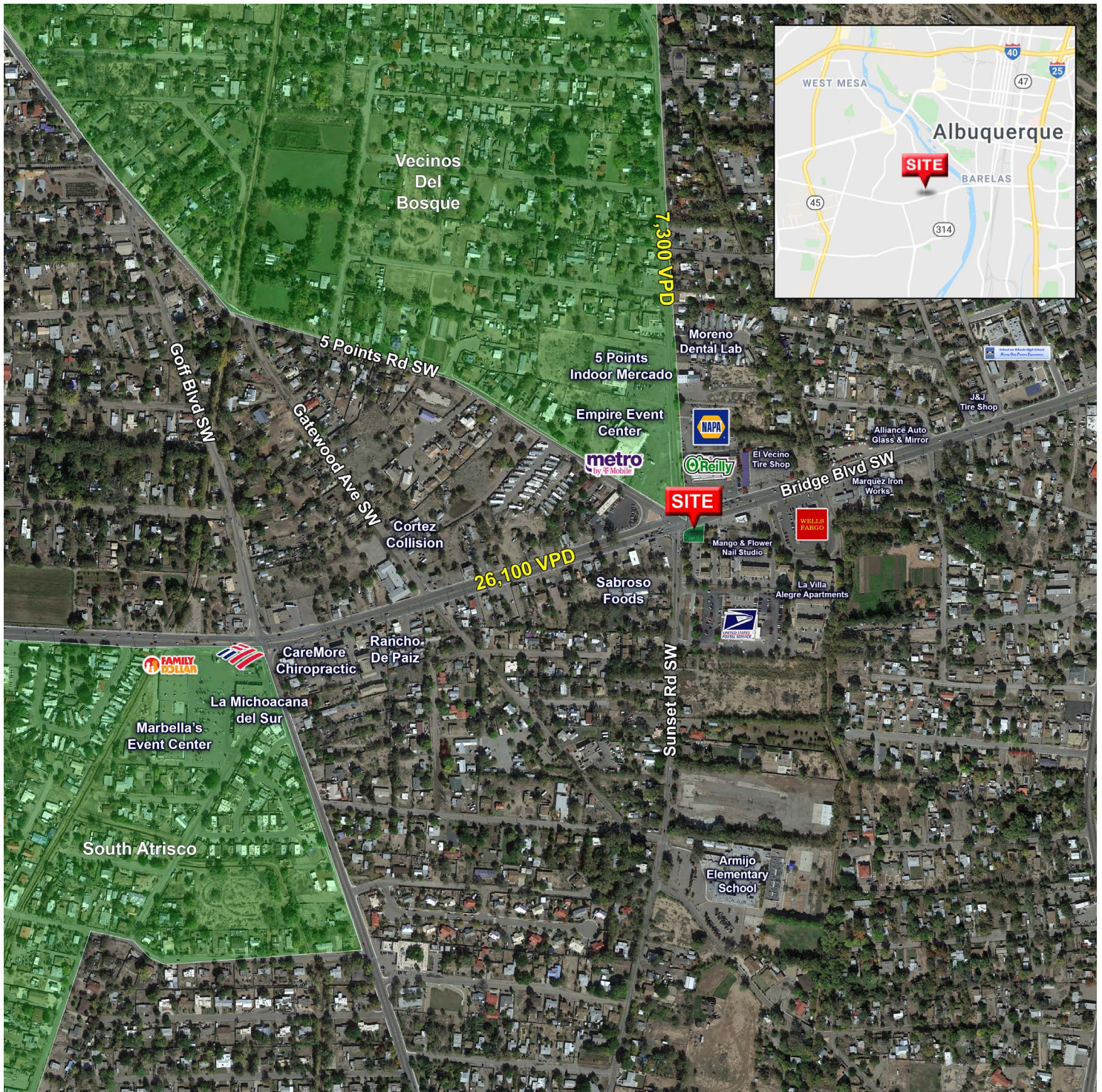
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