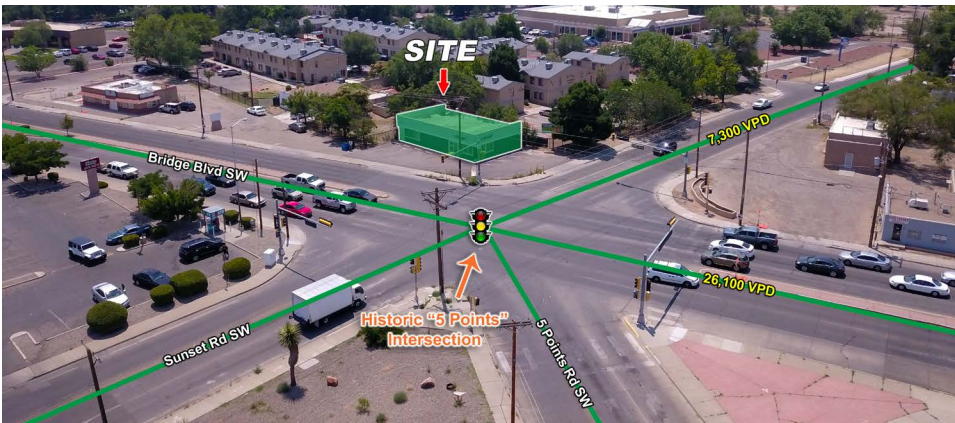


**CALL FOR MORE INFORMATION**



**AVAILABLE SPACE**

100% Leased

**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**



**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

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## PROPERTY OVERVIEW

Available SF:	100% Leased
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.

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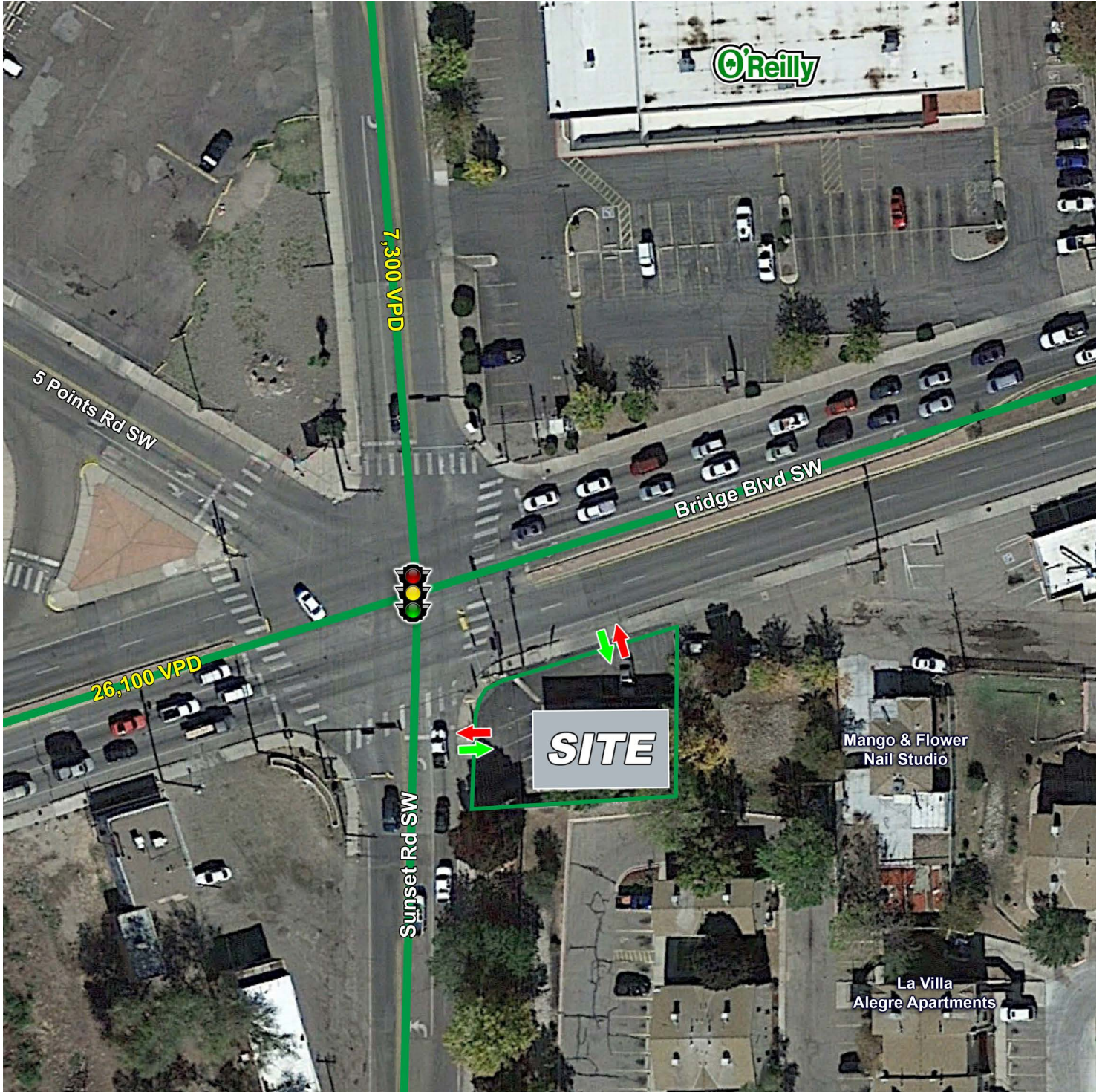


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# Freestanding Retail Sublease

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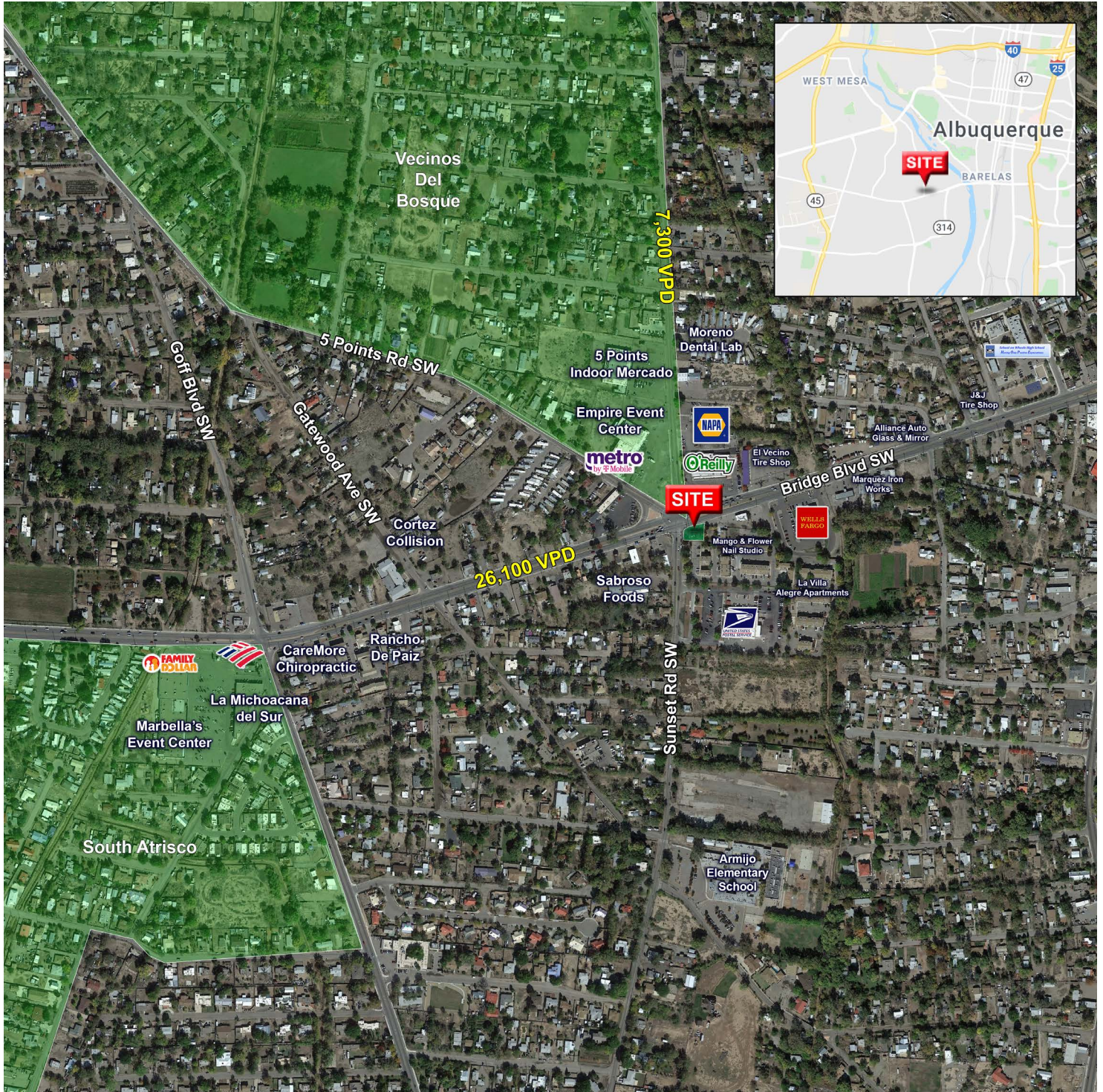


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