



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	16,716	113,740	299,157
2019 Average HH Income	\$52,444	\$63,367	\$68,740
2019 Daytime Population	15,307	144,516	330,646

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FOR SALE

\$750,000

AVAILABLE LAND

0.51 Acre

BUILDING SIZE

5,500 SF

PROPERTY HIGHLIGHTS

- High Traffic Retail Corner in Far NE Submarket
- Prime Retail Redevelopment
- Optimal Lot Size for Single Tenant QSR Concept
- 17,000 Population Within a 1 Mile Radius
- Well Known Automotive Shop for Over 50 Years

TRAFFIC COUNT

Montgomery Blvd: 34,000 VPD
(STDB 2018)

San Pedro Dr: 13,100 VPD
(STDB 2018)

AREA TRAFFIC GENERATORS



Austin Tidwell

atidwell@resolutre.com

505.337.0777

Daniel Kearney

dkearney@resolutre.com

Rob Powell

rpowell@resolutre.com

www.resolutre.com

High Traffic Retail/Automotive

NEQ OF MONTGOMERY AND SAN PEDRO
6201 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87109



OFFERING SUMMARY

Sale Price: \$750,000

Lot Size: 0.51 Acres

Price/Land SF: \$33 PSF

Building Size: 5,500 SF

Zoning: MX-L

Power: 120/180 V, 150 Amp,
3 Phase

Submarket: Far NE Heights

PROPERTY OVERVIEW

6201 Montgomery is a fee simple hard corner retail pad located in the Far NE Heights submarket. Opportunities like this do not come available very often. Operated for decades as a tire shop, this high traffic intersection featuring over 47,000 cars per day can now be redeveloped for a retail use or repurposed as an automotive shop. Existing property consists of 9 car bays, yard space, car lifts, sales office and indoor storage.

LOCATION OVERVIEW

The property is located at the NEC of Montgomery & San Pedro. This signalized hard corner features a large monument sign on the corner and 3 access points. The intersection showcases 47,000 cars per day and is surrounded by retail activity and residential homes. The Far Northeast submarket has shown strong retail activity over the last few quarters and represents a low 11% retail vacancy.

Austin Tidwell
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Daniel Kearney
dkearney@resolutre.com

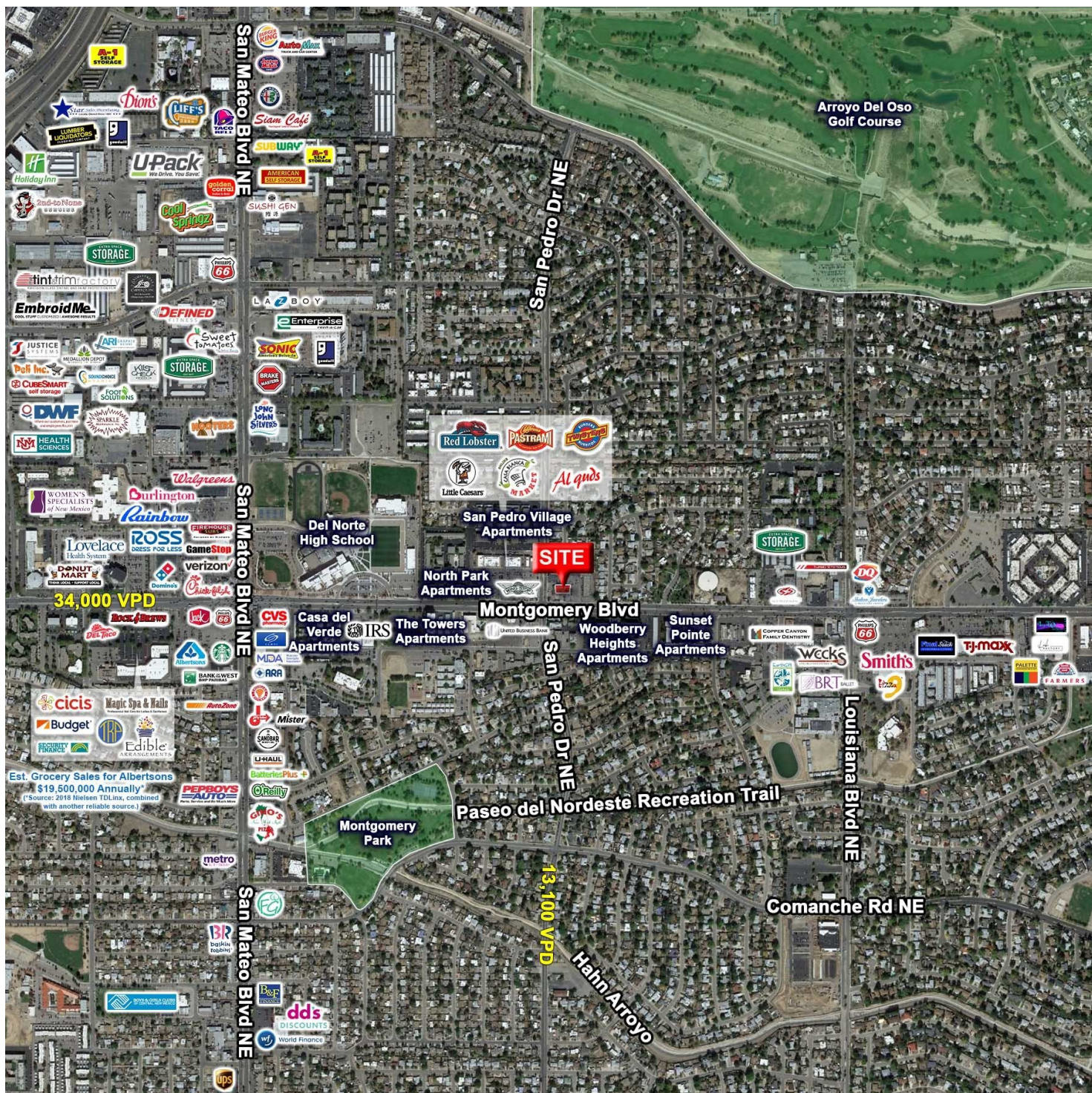
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rpowell@resolutre.com
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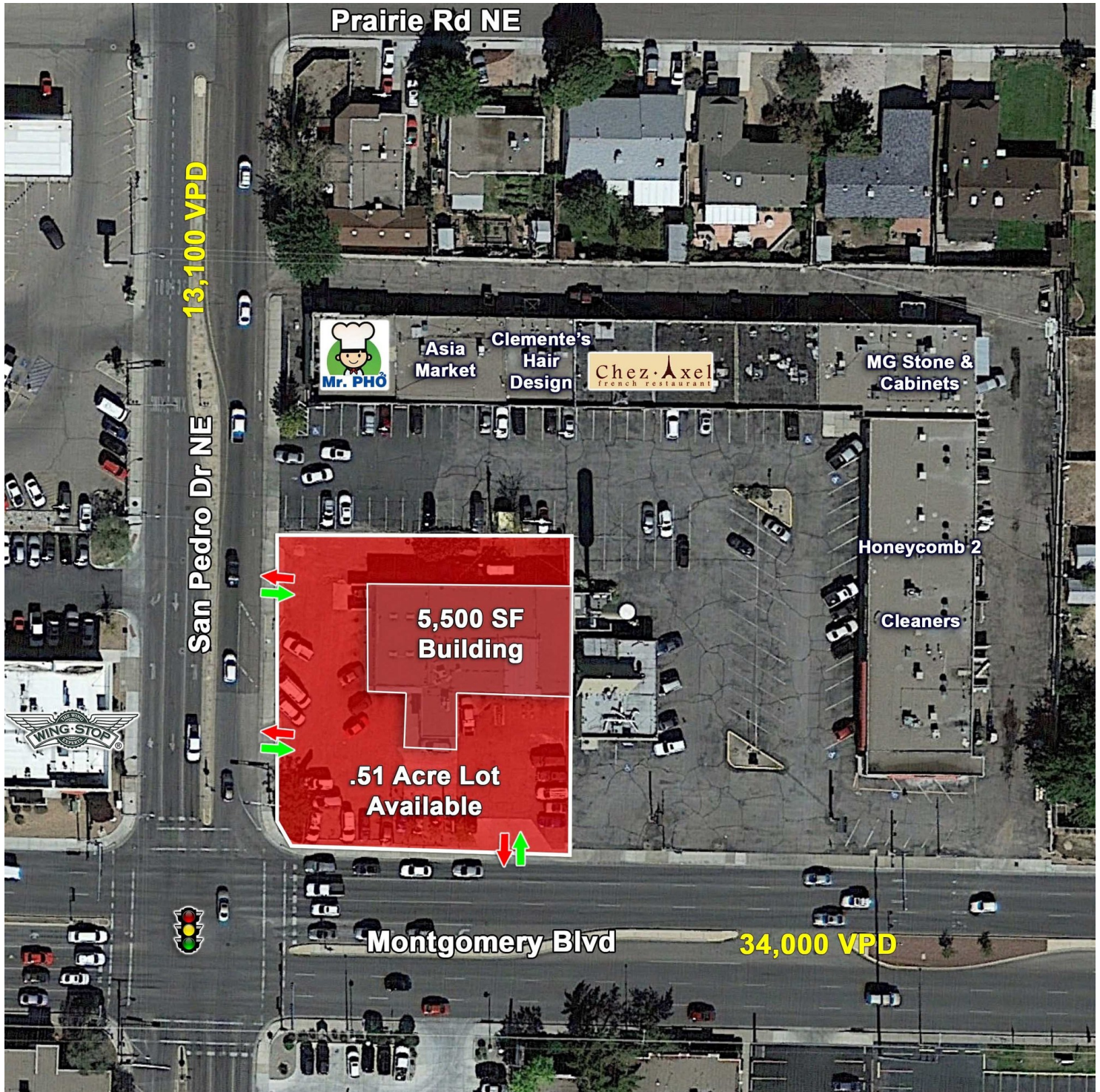
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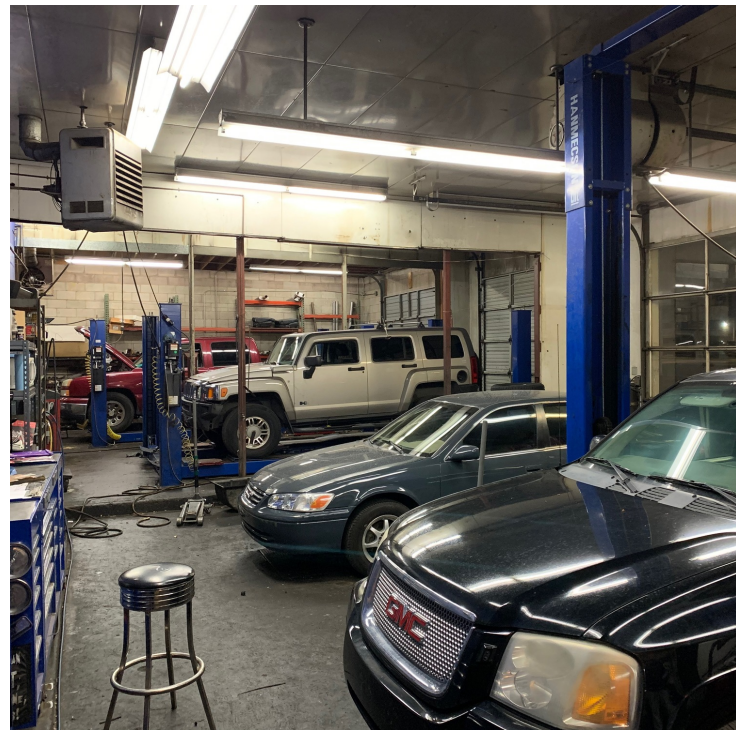
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