

**Restaurant Row Pad 1**



5011 Pan American Frwy		Lease	
North I-25		Min SF	
\$ / SF Lease	\$1.78	Max SF	
\$ / SF Sale		MinAcres	1.35
		MaxAcres	2.58
\$ / Acre			
<b>Brett Hills</b>			
<b>David Fite</b>		totalPrice	\$200,000.00

Located in North I-25 Corridor, Albuquerque's largest daytime population center (117,301 daytime population in a 3 mile radius). Pad ready (utilities and sewer). High visibility - 166,900 Cars Per Day on I-25. Easy access and proven regional draw - 1M+ population in ABQ ADI. Strong restaurant corridor - Pappadeaux, Texas Land & Cattle, Red Robin, Chama River Brewing Co., Nick & Jimmy's, Genghis Grill, Mimi's, PF Chang's, Twin Peaks, Fuddrucker's, Dickey's BBQ.

Ground Lease

**Albuquerque 6900 Reading Drive SE 2**



6900 Reading Drive SE		Lease	
South Valley		Min SF	4,741
\$ / SF Lease	\$11.39	Max SF	4,741
\$ / SF Sale		MinAcres	3.12
		MaxAcres	3.12
\$ / Acre			
<b>Keith Meyer</b>			
<b>Brett Hills</b>		totalPrice	

Large industrial outdoor storage with office and shop for lease. Newly renovated office building with easy access to I-25 and Mesa del Sol. Ample fenced yard space. 2-bay garage with 14x12 roll-up doors. Fire suppression system. Set up for caretaker residence. M-1 zoning. 3.12 acres. Office building = 2,385 sf. 2-bay garage/shop = 2,356 sf.

Lease rate: \$5,500 per month

**Albuquerque 7001 Bluewater NW 3**



7001 Bluewater NW		Sale	
West Mesa		Min SF	26,885
\$ / SF Lease		Max SF	26,885
\$ / SF Sale	\$89.27	MinAcres	2.9
		MaxAcres	2.9
\$ / Acre			
<b>Dave Hill</b>			
<b>Brett Hills</b>		totalPrice	\$2,400,000.00

Easy access to/from I-40. 20' clear-height ceilings. 480/277 3-phase, 4-wire power. Fully sprinklered. 4 dock-high doors and one grade level ramp. Next to Meridian Business Center. Extra fenced yard space. Existing office space built out. Zone IP.

**Albuquerque 8508 Paseo Alameda NE 4**



8508 Paseo Alameda NE		<b>Lease</b>	
North I-25		<b>Min SF</b>	12,850
<b>\$ / SF Lease</b>	<b>\$11.00</b>	<b>Max SF</b>	12,850
<b>\$ / SF Sale</b>	<b>\$110.00</b>		
		<b>MinAcres</b>	<b>1.0001</b>
<b>\$ / Acre</b>		<b>MaxAcres</b>	<b>1.0001</b>
<b>Brett Hills</b>			
		<b>totalPrice</b>	<b>\$1,413,500.00</b>

New office/showroom/warehouse in the I-25 Corridor for sale or lease. Six (6) 14' x 14' bay doors. Great access to I-25 and Rio Rancho. Fenced yard. 3-Phase power. Conveniently located in North I-25 Corridor. 16' Clear height. Can be demised.

**Lease Rate: \$11.00 + \$1.61 (NNN estimate) (\$11,779/mo +\$1,724 NNN estimate)**

**Albuquerque Las Lomitas, Tract 8 5**



Jefferson St & Paseo del Norte		<b>Sale</b>	
North I-25		<b>Min SF</b>	
<b>\$ / SF Lease</b>		<b>Max SF</b>	
<b>\$ / SF Sale</b>	<b>\$7.50</b>		
		<b>MinAcres</b>	<b>1.4865</b>
<b>\$ / Acre</b>		<b>MaxAcres</b>	<b>1.4865</b>
<b>Brett Hills</b>			
<b>Dave Hill</b>		<b>totalPrice</b>	<b>\$485,500.00</b>

Best price in North I-25 Corridor! Small, fully developed lot ready to build. All utilities ready to go! Easy access to all parts of the city via Paseo del Norte & I-25. Located off of Paseo del Norte in Las Lomitas Business Park.

**Cash to Seller**

**Albuquerque 3410 Hwy 528 NW, Ste. 109 6**



3410 State Hwy 528 NW		<b>Sublease</b>	
Cottonwood		<b>Min SF</b>	1,440
<b>\$ / SF Lease</b>	<b>\$24.00</b>	<b>Max SF</b>	1,440
<b>\$ / SF Sale</b>			
		<b>MinAcres</b>	
<b>\$ / Acre</b>		<b>MaxAcres</b>	
<b>David Fite</b>			
<b>Brett Hills</b>		<b>totalPrice</b>	

Lowe's outparcel retail space for sublease. Former Play-N-Trade. Join Jason's Deli, Baskin Robbins, Knockouts Haircuts for Men, Good Feet, and Alltel!

**Albuquerque 7611 Menaul Blvd NE 7**



7611 Menaul Blvd. NE		<b>Lease</b>	
Northeast Heights		<b>Min SF</b>	4,600
<b>\$ / SF Lease</b>	<b>\$8.50</b>	<b>Max SF</b>	4,600
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**David Fite**  
**Brett Hills**

**MinAcres**  
**MaxAcres**

**totalPrice**

Retail building for lease in established trade area. Great visibility on Menaul. Roll-up door in rear of shop space.

**\$8.50/sf Modified Gross.**  
**Tenant pays utilities and trash; approx. \$700/mo**

**Albuquerque University & Gibson Pad 8**



Gibson Blvd & University Blvd		<b>Sale</b>	
University		<b>Min SF</b>	
<b>\$ / SF Lease</b>		<b>Max SF</b>	
<b>\$ / SF Sale</b>	<b>\$14.50</b>		

**\$ / Acre**  
**Jim Hakeem**  
**Brett Hills**

**MinAcres** 1  
**MaxAcres** 3

**totalPrice**

Three 1-acre prime retail pad sites for sale. Dense trade area with huge daytime population and few existing retail services. Busy traffic corridor with quick access to services in both southwest and southeast neighborhoods. Ideally positioned for future Mesa del Sol developments. Cash to Seller.

**Pad site for Sale. Cash to Seller. \$14.50/sf**

**Albuquerque Johnny Carino's 9**



5001 San Mateo Blvd NE		<b>Sale</b>	
North I-25		<b>Min SF</b>	6,500
<b>\$ / SF Lease</b>		<b>Max SF</b>	6,500
<b>\$ / SF Sale</b>	<b>\$285.00</b>		

**\$ / Acre**  
**David Fite**  
**Brett Hills**

**MinAcres**  
**MaxAcres**

**totalPrice \$1,850,000.00**

This is a proven and established restaurant corridor serving a busy daytime and densely populated trade area. Fully equipped restaurant building with all FF&E. Liquor license available. Cash to Seller.

**Albuquerque Former Krispy Kreme 10**



3709 Ellison NW		<b>Sale</b>	
Cottonwood		<b>Min SF</b>	5,018
<b>\$ / SF Lease</b>		<b>Max SF</b>	5,018
<b>\$ / SF Sale</b>	<b>\$378.64</b>		

**\$ / Acre**  
**David Fite**  
**Brett Hills**

**MinAcres**  
**MaxAcres**

**totalPrice \$1,700,000.00**

The Cottonwood retail corridor is the #1 Westside retail corridor. Major retailers include Sam's Club, Costco, Walmart, Michael's, Barnes & Noble, Home Depot, and most national restaurant chains.

**5,018 sf (building) 61,001 sf (Lot)**

**Albuquerque Foothills Shopping Center 11**



11101 Menaul		<b>Lease</b>	
Northeast Heights		<b>Min SF</b>	21,400
<b>\$ / SF Lease</b>	<b>\$8.50</b>	<b>Max SF</b>	21,400
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**Brett Hills**

**MinAcres**  
**MaxAcres**

**totalPrice**

Turnkey Grocery Space available for lease. High visibility and strong traffic counts on NWC of Juan Tabo and Menaul. Affluent trade area, dense population center, and concentrated daytime employment.

**+NNN**

**Albuquerque Villa De Osuna Retail Center 12**



585 Osuna NE		<b>Lease</b>	
North I-25		<b>Min SF</b>	1,148
<b>\$ / SF Lease</b>	<b>\$17.00</b>	<b>Max SF</b>	9,500
<b>\$ / SF Sale</b>			

**\$ / Acre**  
**Brett Hills**  
**Martha Carpenter**

**MinAcres**  
**MaxAcres**

**totalPrice**

New mixed-use center for lease. Building signage & monument signage available. High visibility, easy access and strong traffic counts. 65 Parking spaces - 6:1,000. Located 1.5 miles from I-25 on Osuna Blvd connecting to affluent North Valley. Less than 1/2 mile from Vista Del Norte Subdivision. Directly across from Sandia Prep (600 Families, 160 Faculty).

**Las Cruces**

**2500 S. Valley Drive**

13



2500 S. Valley Drive **Sale**

<b>\$ / SF Lease</b>		<b>Min SF</b>	6,620
<b>\$ / SF Sale</b>	<b>\$232.00</b>	<b>Max SF</b>	6,620

	<b>MinAcres</b>	1.010
	<b>MaxAcres</b>	1.010

**\$ / Acre**  
**Brett Hills**  
**David Fite**

**totalPrice \$1,541,920.00**

Adjacent to new University Convention Center. I-10 visibility. Regional draw with new Walmart Supercenter.

**Pricing does not include full dispenser liquor license or inventory. Sold separately.**

**Las Cruces**

**1300 Avenida de Mesilla**

14



1300 Avenida de Mesilla **Sale**

<b>\$ / SF Lease</b>		<b>Min SF</b>	11,459
<b>\$ / SF Sale</b>	<b>\$247.00</b>	<b>Max SF</b>	11,459

	<b>MinAcres</b>	
	<b>MaxAcres</b>	1.705

**\$ / Acre**  
**David Fite**  
**Brett Hills**

**totalPrice \$2,832,900.00**

11,459 SF Condo Shopping Center on 74,270 SF Land Parcel. Full Dispenser Liquor License. Excellent I-10 Fwy visibility and on the entrance into historic Mesilla Plaza. Going-home side of traffic.

**Price does not include full dispenser liquor license or inventory. Sold separately.**

**Las Cruces**

**900 S. Telshor**

15



900 S. Telshor **Sale**

<b>\$ / SF Lease</b>		<b>Min SF</b>	7,164
<b>\$ / SF Sale</b>	<b>\$257.00</b>	<b>Max SF</b>	7,164

	<b>MinAcres</b>	
	<b>MaxAcres</b>	1.2956

**\$ / Acre**  
**Brett Hills**  
**David Fite**

**totalPrice \$1,845,120.00**

Regional location south of Mesilla Valley Mall and north of Las Cruces Memorial Hospital. Gateway to fastest growing residential area in Las Cruces.

**Pricing does not include full dispenser liquor license or inventory. Sold separately.**