

NEC OF MONTGOMERY BLVD AND SAN PEDRO DR Stand Alone Retail off Hard Corner 6000 Montgomery BLVD NE ALBUQUERQUE, NM 87109

# CALL FOR MORE INFORMATION





#### **PROPERTY SNAPSHOT**



113,208 2021 POPULATION 3 MILE RADIUS



**\$70,307** 2021 AVERAGE INCOME 3 MILE RADIUS



158,230 2021 DAYTIME POPULATION 3 MILE RADIUS

30,014 VPD MONTGOMERY BLVD NE

## **AVAILABLE SPACE**

#### 100% Leased

### **PROPERTY HIGHLIGHTS**

- Off Hard Corner of Montgomery & San Pedro
- Centrally located in the NE Heights of Albuquerque
- High traffic counts Going
  Home side of street
- End Cap space available
- Great signage opportunities

## **TRAFFIC COUNT**

Montgomery Blvd NE: 30,014 VPD San Mateo Blvd NE: 26,752 VPD (Sites USA 2021)

#### **AREA TRAFFIC GENERATORS**



Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com www.resolutre.com



### **PROPERTY OVERVIEW**

Year Built:	1982
Submarket:	NE Height
Zoning:	MX-L
Year Built:	2021 - Redeveloped
Frontage:	160

### **PROPERTY OVERVIEW**

6000 Montgomery is a stand alone retail building constructed for Ziggis Coffee in 2021. The co-tenant, Ziggis, is a national favorite and growing in popularity and recognition in Albuquerque. This property features a 1,000 SF retail endcap with great western and northern exposure and visibility. Being off the hard corner means great traffic counts in excess of 50,000 VPD, stacking occurs in front of the property in the evening rush-hour. This is a great opportunity to reap the rewards of a stand-alone user with a bite size!

#### LOCATION OVERVIEW

The property is located in the heart of Albuquerque's NE Heights at the corner of Montgomery & San Pedro. This property is less than 6 minutes from ABQ Uptown and less than 5 minutes from the I-25 & Montgomery intersection. A host of national retailers exist in the surrounding area to the west and east, vacancy in the area is at a historic low. The surrounding area has high daytime population density and one of the highest population densities overall in a 3 & 5 mile ring in the Albuquerque MSA.

Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com www.resolutre.com



# Stand Alone Retail off Hard Corner

#### NEC OF MONTGOMERY BLVD AND SAN PEDRO DR 6000 MONTGOMERY BLVD NE ALBUQUERQUE, NM 87109





Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com www.resolutre.com



# Stand Alone Retail off Hard Corner

#### NEC OF MONTGOMERY BLVD AND SAN PEDRO DR 6000 MONTGOMERY BLVD NE ALBUQUERQUE, NM 87109



Daniel Kearney dkearney@resolutre.com 505.337.0777

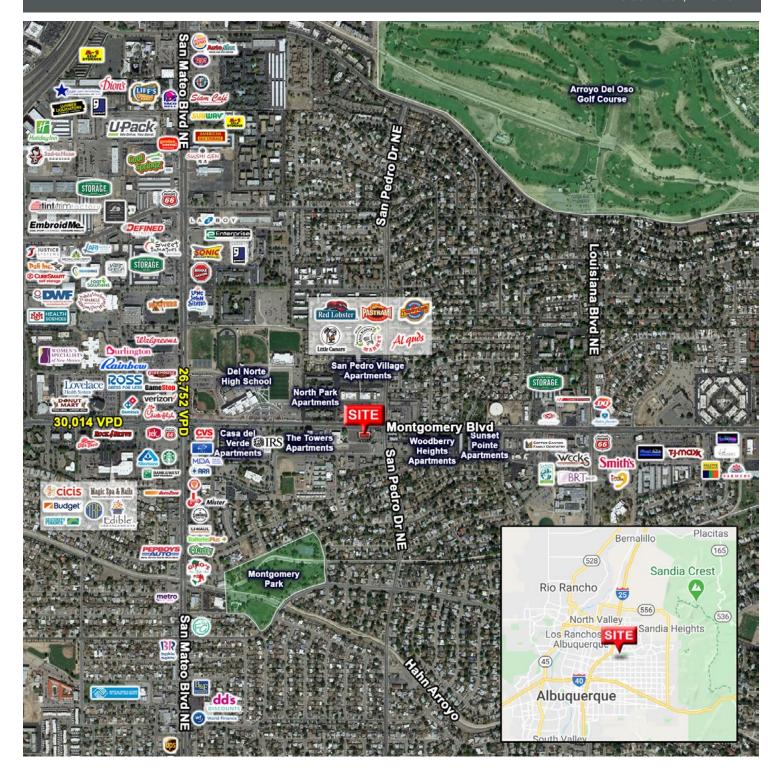
Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com www.resolutre.com



# Stand Alone Retail off Hard Corner

NEC OF MONTGOMERY BLVD AND SAN PEDRO DR 6000 MONTGOMERY BLVD NE ALBUQUERQUE, NM 87109



Daniel Kearney dkearney@resolutre.com 505.337.0777

Austin Tidwell, CCIM atidwell@resolutre.com

Rob Powell, CCIM rpowell@resolutre.com www.resolutre.com

