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MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	3 MILES
2022 Total Population	70,038
2022 Average HH Income	\$127,394
2022 Daytime Population	56,362

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FOR LEASE

\$20.00 PSF / YR NNN\*

*\*(Estimate provided by Landlord and subject to change)*

AVAILABLE SPACE

2,867 SF

PROPERTY HIGHLIGHTS

- MX-M Zoning
- 0.90 Acres
- Positioned at hard corner
- Signalized intersection
- Strong neighborhood location
- Excellent visibility and access from Taylor Ranch Rd.
- 77 Parking spaces

TRAFFIC COUNT

Taylor Ranch Rd: 5,445 VPD  
(Sites USA 2023)

AREA TRAFFIC GENERATORS



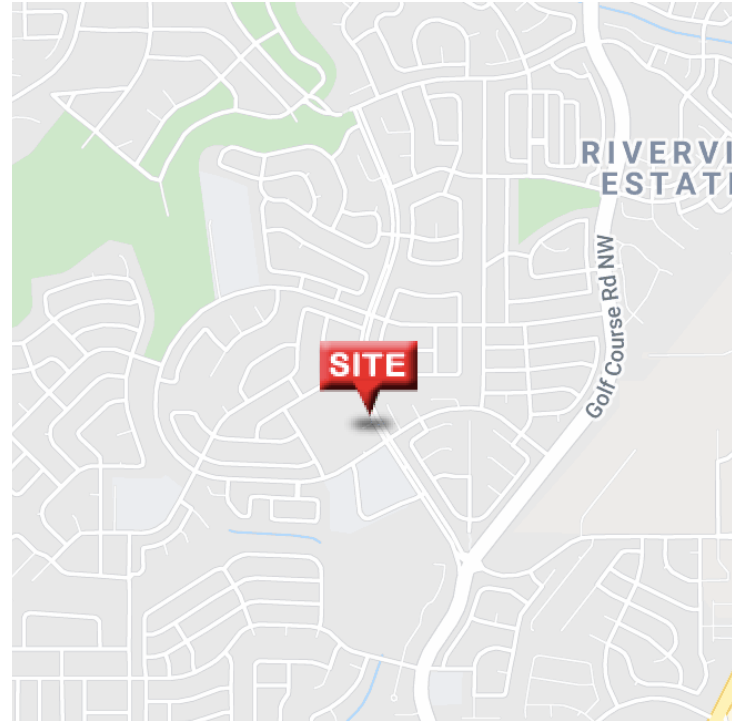
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# Freestanding Restaurant Ready Building

NWQ HOMESTEAD & TAYLOR RANCH  
5105 HOMESTEAD CIR NW  
ALBUQUERQUE, NM 87120



## OFFERING SUMMARY

Lease Rate:	AVAILABLE
Building Size:	2,867 SF
Available SF:	2,867 SF
Lot Size:	0.9 Acres
Zoning:	MX-M Zoning

## PROPERTY OVERVIEW

5105 Homestead Cr. is a +/- 2,900 SF stand-alone building that is located on a hard signalized intersection at the corner of Taylor Ranch Rd. & Homestead Circle. This property is located in the heart of Taylor Ranch on a hard corner with high visibility and great access. The building is 2,867 SF and sits on 0.90 Acres of land. The tenant removed much of the FF&E Blake's left, but there is still considerable restaurant infrastructure that is useable. This area is a rapidly developing rooftop community with new homes and apartments under construction all over the submarket. Now is the time to come join an under-served growing area!

## PROPERTY HIGHLIGHTS

- MX-M Zoning
- 0.90 Acres
- Positioned at hard corner
- Signalized intersection
- Strong neighborhood location
- Property includes existing restaurant infrastructure
- Excellent visibility and access from Taylor Ranch Rd.

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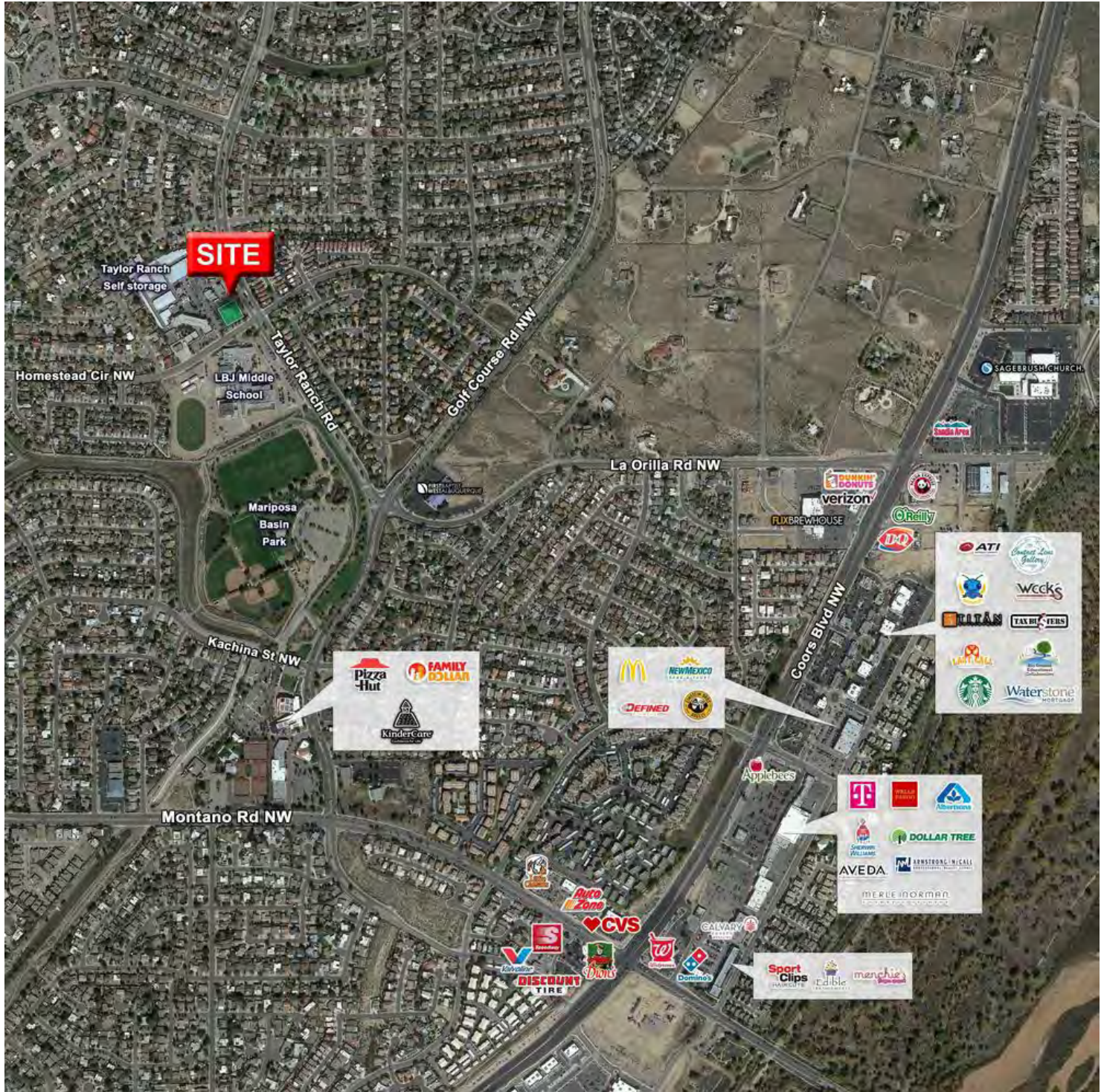


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**DISCLAIMER: SOME FF&E SHOWN IN INTERIOR PHOTOS HAVE BEEN REMOVED OR DAMAGED**

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