

# Executive Summary



## LEASE OVERVIEW

**AVAILABLE SF:** Fully Leased

**LEASE RATE:** N/A

**LOT SIZE:** 1.489 Acres

**BUILDING SIZE:** 8,000 SF

**CEILING HEIGHT:** 17.5 FT

**ZONING:** M-1

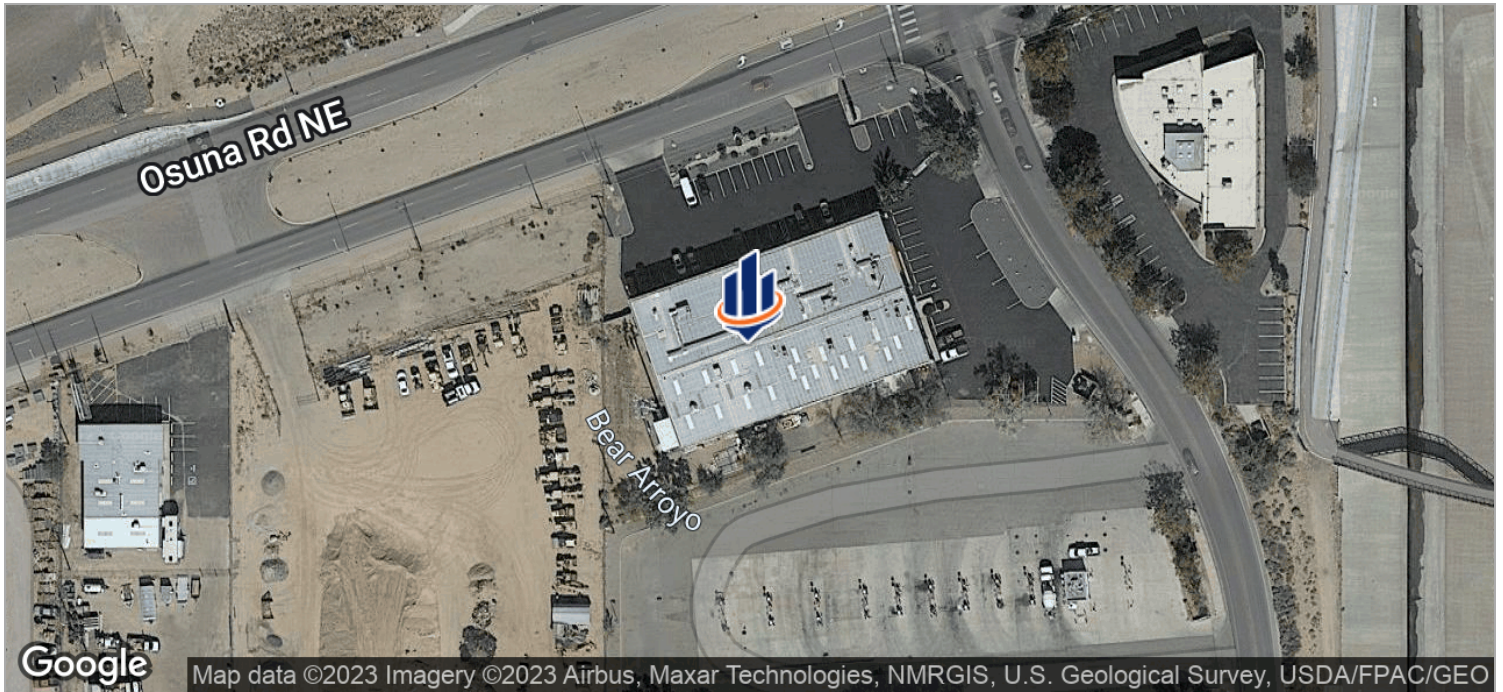
## PROPERTY DESCRIPTION

Beautiful 4,000 SF Showroom with 4,000 SF of warehouse. Located at a signalized intersection. Highly visible store front and signage from Osuna Rd.

## PROPERTY HIGHLIGHTS

- 4,000 sf of upscale Showroom
- 4,000 sf of warehouse space
- Free standing signage facing Osuna Rd.
- Powered building signage available
- High end lighting in showroom space
- More than 36,000 cars per day
- Great visibility with four points of access

# Location Maps





# Additional Photos





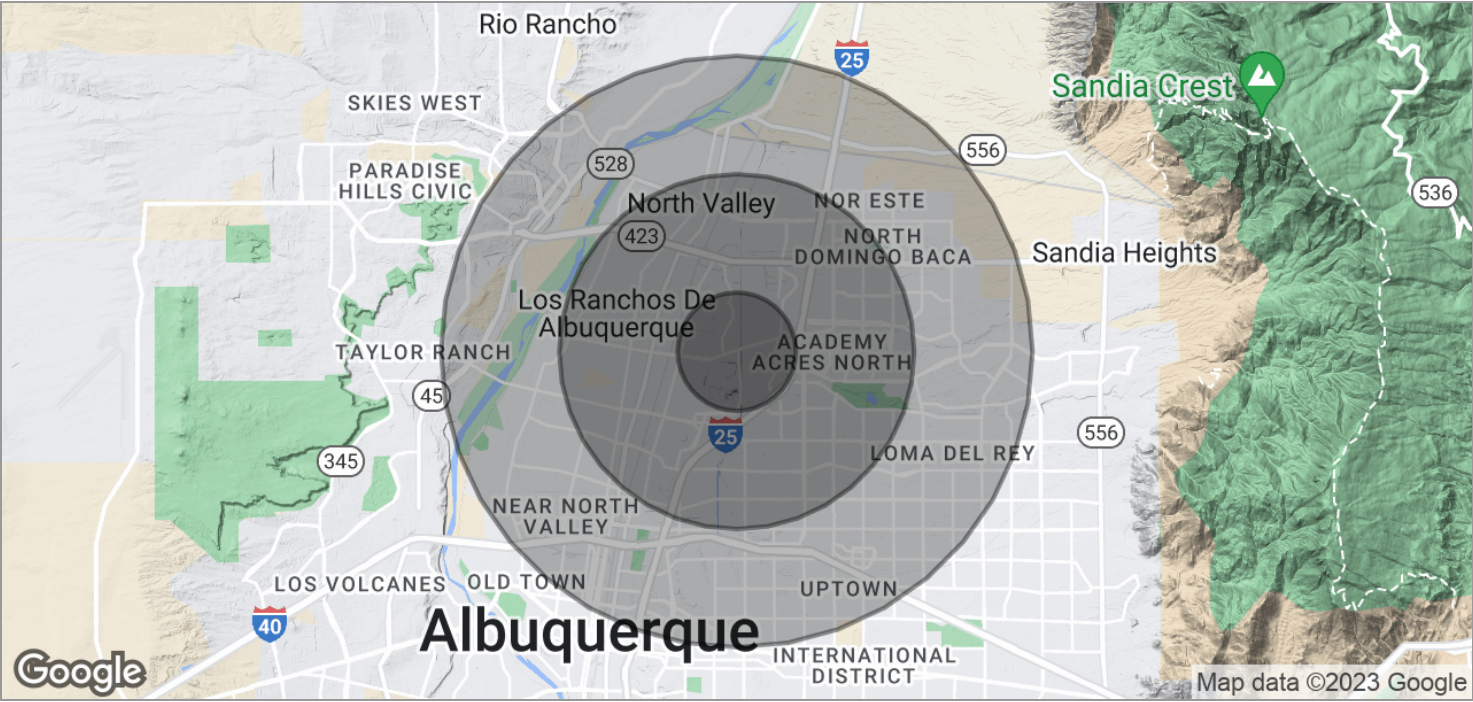
# Additional Photos



2100 OSUNA RD NE, ALBUQUERQUE, NEW MEXICO 87113



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,237	71,926	210,954
MEDIAN AGE	38.0	38.0	39.5
MEDIAN AGE (MALE)	36.2	36.2	37.9
MEDIAN AGE (FEMALE)	39.2	40.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,913	32,329	92,069
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$68,783	\$56,942	\$66,288
AVERAGE HOUSE VALUE		\$196,127	\$250,922