

Investment For Sale

Multi-Tenant Retail Opportunity

JUST OFF I-40 EAST OF ALBUQUERQUE



PRICE REDUCED!

5 George Ct. | Edgewood, NM 87015

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±4,437 SF on ±0.83 Ac.
Available**

Melody Torres

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PROPERTY

AVAILABLE

Building: $\pm 4,437$ SF

Land: ± 0.83 Acres

SALE PRICE

~~\$745,000~~ \$720,000

SUITES

- **Suite 5-A:** $\pm 1,200$ SF
Tenant: Subway
Lease Expiration: 12/31/2028
- **Suite 5-B:** $\pm 1,170$ SF
Available
- **Suite 5-C:** $\pm 1,170$ SF
Available
- **Suite 5-D:** ± 897 SF
Available

HIGHLIGHTS

- Charming shopping center located in the heart of Edgewood, a vibrant and growing community
- Situated in a high-traffic area just off I-40, serving both local and traveling customers
- Convenient location for the growing East Mountain area
- High-visibility frontage with easy access

ZONING C-2 Commercial

LOCATION

SWQ I-40 &
NM State Hwy. 344

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SUITE 5-B



SUITE 5-C



SUITE 5-D

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Demographics	5 Mile	10 Mile	15 Mile
Total Population	11,548	28,152	38,954
Average HH Income	\$105,427	\$107,539	\$109,864
Daytime Employment	1,877	3,728	6,124

2025 Forecasted by Esri

