



BASE 5
RETAIL PARTNERS

Osuna & Edith Pad Site

0.92 Acre Pad Site Available for Ground Lease or BTS
Across from Sandia Prep School

0.92 ACRES
GROUND LEASE OR BTS
MX-L - DRIVE-THRU ALLOWED

Edith Blvd

ExtraSpace
Storage

TRAVERS
Mechanical Services

Osuna Nurse
Let's get growing

21,300 VPD

Osuna Rd NW

16,800 VPD



Sandia Prep

FAST FACTS

ENROLLMENT 516 Students in Grades 6 - 12	AVERAGE CLASS SIZE 15 Students	STUDENT - TEACHER RATIO 7- to- 1
STUDENT - ADVISOR RATIO 9- to- 1	TOP PRIVATE SCHOOL Named a top school in New Mexico, Earning an A+ Rating	GRADUATION RATE 100%

BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:
David Chavez - david@base5retail.com - 505-507-3283
Kino James - kino@base5retail.com - 505-463-7191



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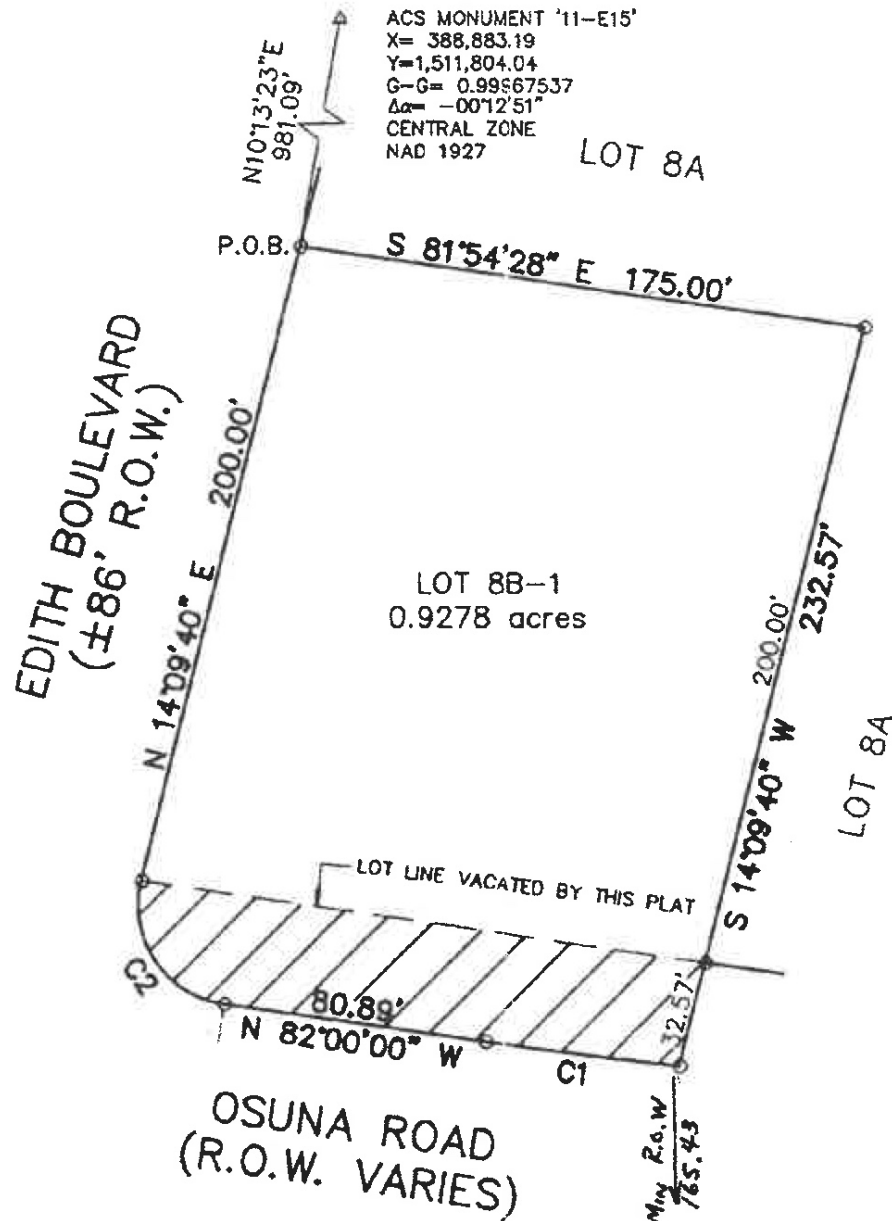




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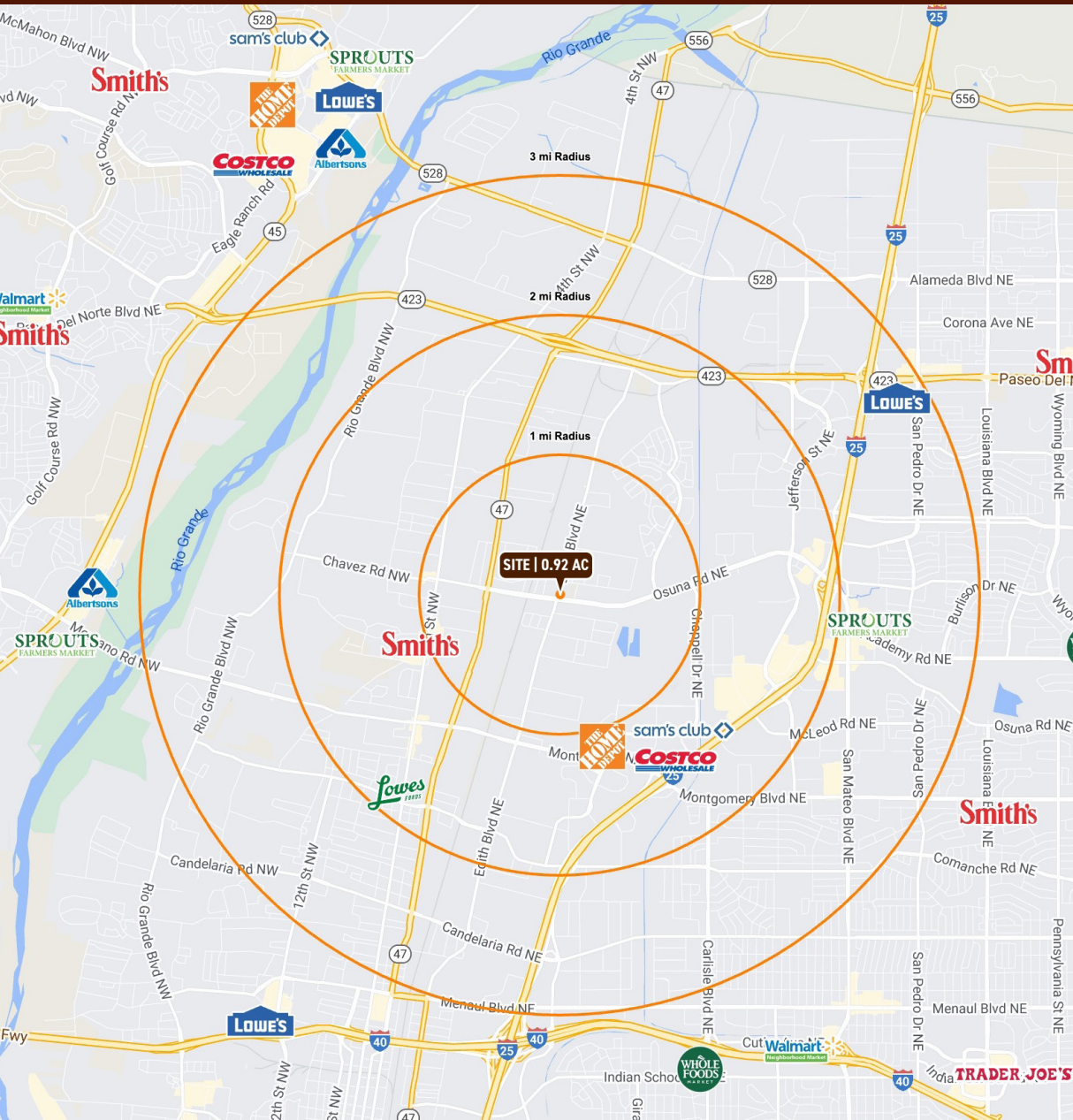




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Osuna & Edith Pad Site

0.92 Acres
Ground Lease or BTS



1 MILE	2 MILES	3 MILES
7,275	23,144	65,546



1 MILE	2 MILES	3 MILES
\$76,806	\$79,168	\$71,657



1 MILE	2 MILES	3 MILES
5,683	46,192	94,760



Osuna (21,300 VPD)
Edith (16,800 VPD)

The subject site is located at the Northeast corner of Osuna & Edith in Albuquerque's North Valley trade area. Located 1 mile west of Journal Center (highest daytime employment corridor in ABQ) and just 2 miles from Interstate 25.

- 0.92 Acres
- Zoned MX-L - drive-thru is an allowable use under IDO zoning
- Hard-corner site and signalized intersection
- 175' feet frontage along Osuna
- Across from Sandia Prep School (Private school grades 6-12)
- Sophisticated local developer and creative deal maker



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