



BASE 5

RETAIL PARTNERS

ACADEMY & WYOMING PAD

±3,000 SF/1.6 AC Pad Site Available @ 5640 Wyoming
Sycamore Plaza – anchored by Walmart, Kroger, PetSmart



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



Academy & Wyoming 1.6 AC PAD SITE

DRONE WEST

BASE 5
RETAIL PARTNERS

North Towne Plaza




HomeGoods®



ATHLETA

chico's



ACADEMY RD

WYOMING BLVD



Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM
505-807-0605

David Chavez - chavo@base5retail.com - 505-507-3283



Academy & Wyoming

1.6 AC PAD SITE

DRONE EAST

BASE 5
RETAIL PARTNERS



ALBUQUERQUE
ACADEMY

Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM
505-807-0605

David Chavez - chavo@base5retail.com - 505-507-3283



Academy & Wyoming 1.6 AC PAD SITE

AERIAL

BASE 5
RETAIL PARTNERS

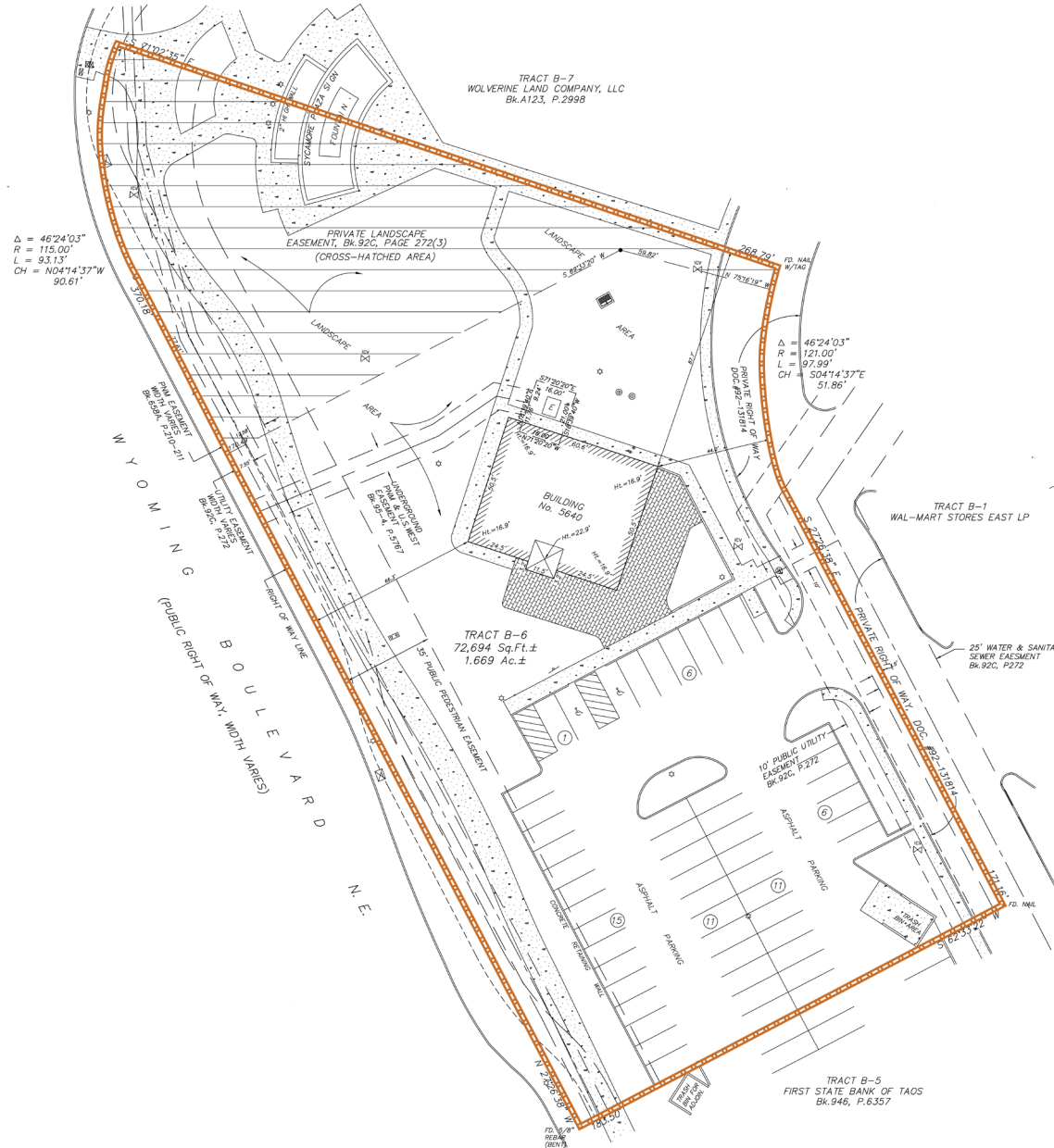


BASE 5
RETAIL PARTNERS

Kino James - kino@base5retail.com - 505-463-7191

WWW.BASE5RETAIL.COM
505-807-0605

David Chavez - chavo@base5retail.com - 505-507-3283

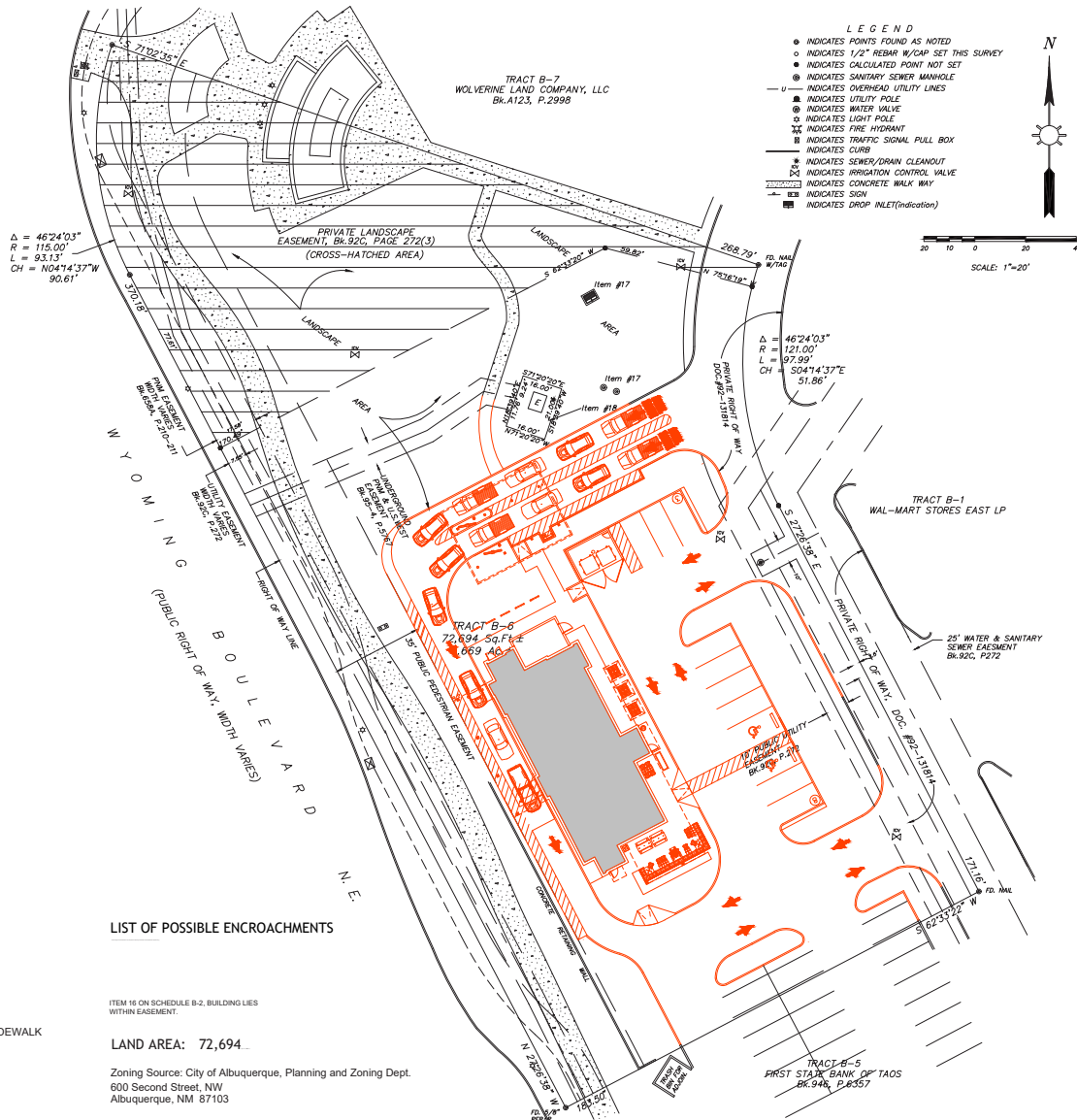




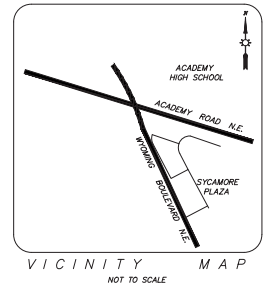
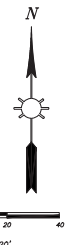
Academy & Wyoming 1.6 AC PAD SITE

CONCEPT PLAN

BASE 5
RETAIL PARTNERS



- LEGEND**
- INDICATES POINTS FOUND AS NOTED
 - INDICATES 1/2" REBAR W/CAP SET THIS SURVEY
 - INDICATES CALCULATED POINT NOT SET
 - INDICATES SANITARY SEWER MANHOLE
 - U- INDICATES OVERHEAD UTILITY LINES
 - ▲ INDICATES UTILITY POLE
 - INDICATES WATER VALVE
 - INDICATES LIGHT POLE
 - ⊠ INDICATES FIRE HYDRANT
 - INDICATES TRAFFIC SIGNAL PULL BOX
 - INDICATES CURB
 - ▲ INDICATES SEWER/DRAIN CLEANOUT
 - ⊠ INDICATES IRRIGATION CONTROL VALVE
 - ▨ INDICATES CONCRETE WALK WAY
 - INDICATES SIGN
 - INDICATES DROP INLET (indication)



ARIA
STUDIO CONSULTANTS, INC

100 Cold Ave. SW, Suite 205,
Albuquerque, NM 87102
Daniel@ariasinc.com (505) 506-2314

RETAILSOUTHWEST
DEVELOPMENT

P.O. Box 92558
Albuquerque, NM 87199
(505) 998-9093

Retail Southwest
Site Plan
Sycamore Plaza
Albuquerque, NM

NOT FOR CONSTRUCTION
Architect/Engineer Stamp

RECORD LEGAL DESCRIPTION

PARCEL 1:
TRACT B-6 OF SYCAMORE PLAZA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPEAT OF TRACT B OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 1992, IN PLAT BOOK 92C, FOLIO 272.

PARCEL 2:
NON-EXCLUSIVE RIGHTS OF EASEMENT FOR INGRESS AND EGRESS IN ACCORD WITH EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("EOP"), RECORDED ON DECEMBER 30, 1992, IN BOOK BCR 92.31, PAGE 398, AS DOCUMENT NO. 92-31814.

PROPERTY IDENTIFICATION MAP No. 1-019-002-477-008-40701.

LAND AREA:
1,669 acres ±
72,694 square feet ±

LIST OF POSSIBLE ENCROACHMENTS

TION
MUNITY COMMERCIAL)

JUNCTION OF DRIVEWAY OR SIDEWALK
highest point: 22.9 FEET

ermitted: 26 FEET

building(s): 3,095 Sq.Ft±
MIN/MAX

ITEM 16 ON SCHEDULE B-2, BUILDING LIES WITHIN EASEMENT.

LAND AREA: 72,694

Zoning Source: City of Albuquerque, Planning and Zoning Dept.
800 Second Street, NW
Albuquerque, NM 87103

A1 ARCHITECTURAL SITE PLAN-SYCAMORE PLAZA OPTION ONE-(3,331 SF-QSR)
N.T.S.

Revision	Date	Description

Issue: Preliminary Design
Issue Date: 08/23/2023
File Name: 2310_RSW_AS101
Drawn By: dgp Checked By: dgp

ARCHITECTURAL
SITE PLAN

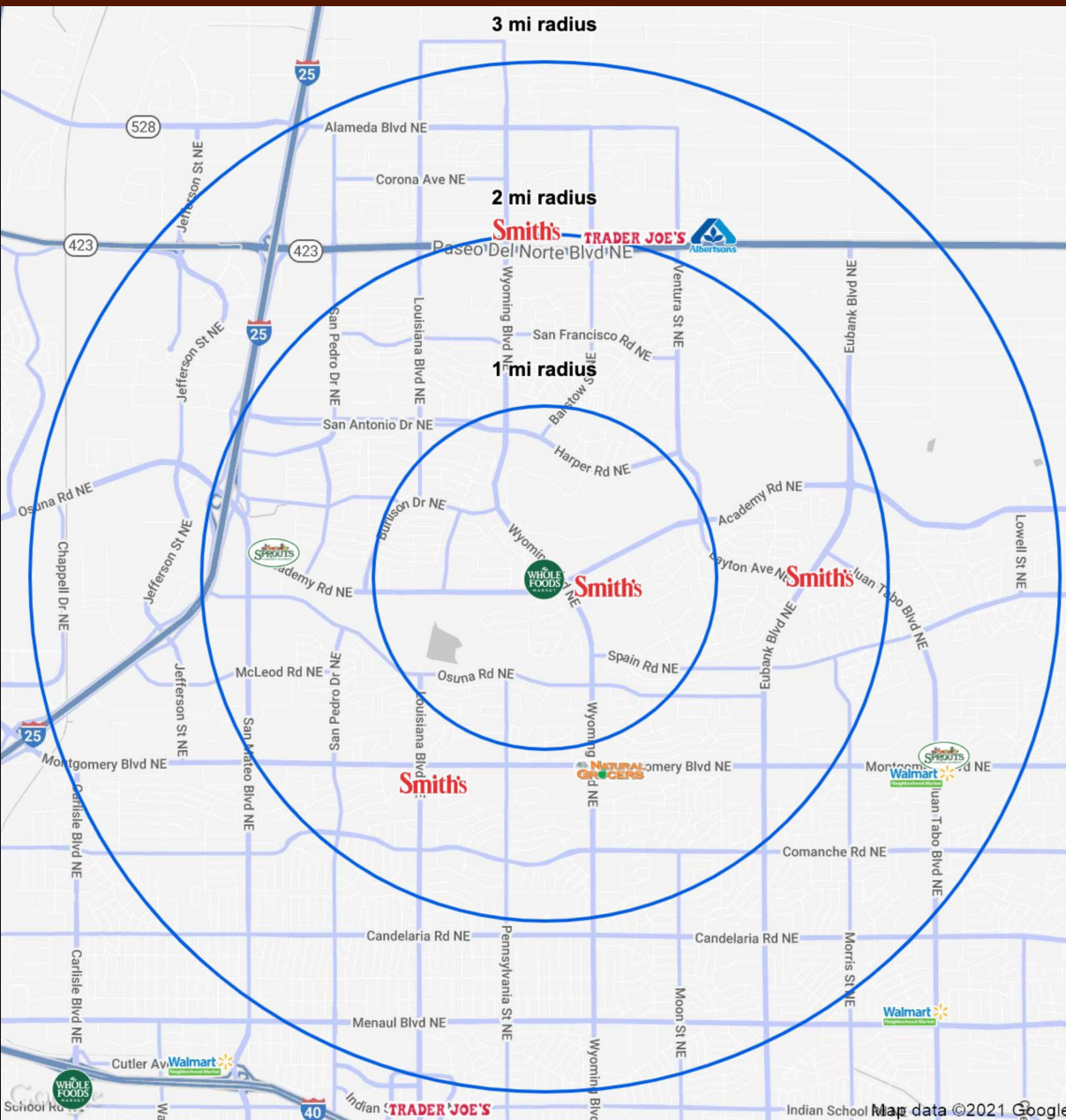
AS101



BASE 5
RETAIL PARTNERS

Academy & Wyoming 1.6 AC PAD SITE

DEMOS



1 MILE	3 MILE	5 MILES
10,991	65,282	122,653



1 MILE	3 MILE	5 MILES
\$83,394	\$79,568	\$85,211



1 MILE	3 MILE	5 MILES
6,406	27,293	83,093



Wyoming (37,700 VPD)
Academy (25,600 VPD)
TOTAL 63,300 VPD

The subject site is located at the SE corner of Academy & Wyoming in Albuquerque's Far NE trade area. Anchored by Walmart, Smith's (Kroger), PetSmart, and directly across the intersection from Whole Foods & HomeGoods.

- ±3,000 SF freestanding pad building on 1.6 AC
- Owner can accommodate creative deal structures
- Excellent access from 2 signalized intersections into the Sycamore Plaza development
- Exceptional visibility from both Wyoming & Academy
- Across from Albuquerque Academy (Private school grades 6-12)
- Unique opportunity at this established retail intersection!

Please touch base with any questions!



Kino James
kino@base5retail.com
505-463-7191

David Chavez
chavo@base5retail.com
505-507-3283



THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY. THE VALUE OF THIS TRANSACTION SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND ADVISORS SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.