

Freestanding Restaurant Ready Building

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



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	13,331	69,445	182,382
2019 Average HH Income	\$97,879	\$96,907	\$84,177
2019 Daytime Population	5,434	35,022	119,883

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FOR LEASE

\$18.00 PSF NNN

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Freestanding Building **2,867 SF**

PROPERTY HIGHLIGHTS

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

TRAFFIC COUNT

Taylor Ranch Rd: 4,700 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



Rob Powell

rpowell@resolutre.com

505.337.0777

Daniel Kearney

dkearney@resolutre.com

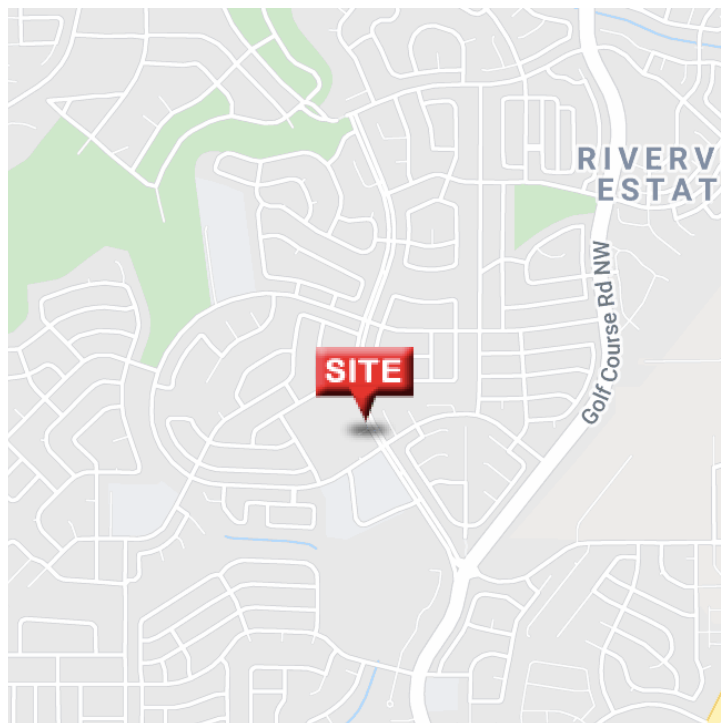
Austin Tidwell

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
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 building is "restaurant ready" with valuable restaurant ready infrastructure that will be useable to a new tenant. 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!

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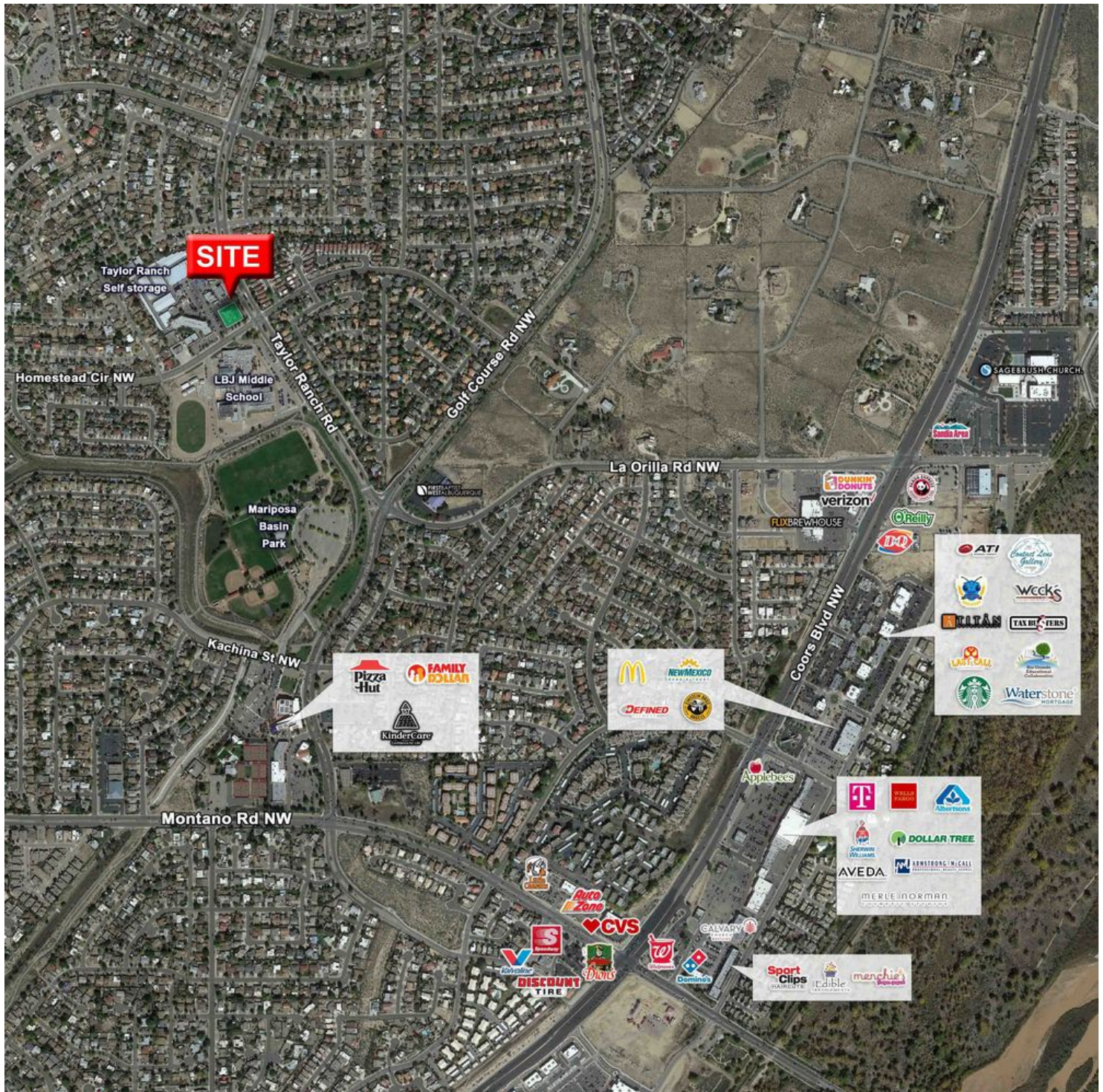
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