

HUGE OPPORTUNITY! A rare commercial property in the Five Points Center at the intersection of Bridge Blvd & Sunset--begins a new chapter of commercial development along this historic Blvd. Per the Middle Rio Grand Council of Governments, the intersection has more than 33,600 vehicles pass through daily, 1 million per month. It is now the 4th most congested intersection in the Alb. metropolitan area. 3 separate buildings, on 3 lots, with parking, sold together @ 1 price. The Five Points Commercial District, in the County Commission approved Bridge Blvd Redevelopment Plan, has been named as 1-of-2 village centers, where commercial development will concentrate. The redevelopment will be mixed use with commercial/residential focus & a new 4-lane roadway with landscaped media--

--wider sidewalks, & new ornamental street lighting. Showcasing beautifully landscaped roundabout with a plaza @ its center. The property is on the SW corner, a focal point of concentrated traffic.

A consultant working with Bernalillo County, believes the Five Points Commercial District has great potential for development in the short and mid-term future. Large commercial properties to the North help create continuous pedestrian/vehicle activity.

Bridge Bvd is 1-of-2 river crossings in the South Valley that links the fast-growing SW Mesa to employment activity centers on the Eastside such as: Alb Downtown (2 miles), Alb International Airport (3 miles), University of NM, UNM athletic complex (2 miles), I-25 Interchange (1.5 miles), Presbyterian Hospital (2 miles), close proximity to Kirkland Air Force Base & Sandia National Laboratories.

The Five Points Village Center is a very special commercial property with incredible potential.

LOTS ONE(1), Two(2), Three(3) of Block 2 of the HAMILTON ADDITION

Parcel ID lots 1 and 2: 101205653328741415

Parcel ID Lot 3: 101205652728541416