

**Espanola, New Mexico
Southwest Corner of Riverside Drive and Lowdermilk Lane
Zoned Commercial (B-2)**

19,000+ CARS PER DAY

1 - 12+- Acres For Sale, Ground-Lease or Build-To-Suit

Additional contiguous land can be added to the offering

Conceptual Plan

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, THOUGH WE DO NOT DOUBT THE ACCURACY OF THE INFORMATION, IT IS NOT GUARANTEED. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE IN PRICE, TERMS, CONDITIONS, PRIOR SALES, OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE. BROKERS MAKE NO GUARANTEE OR WARRANTIES, EITHER EXPRESS OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION CONTAINED HEREIN. IT IS THE RESPONSIBILITY OF THE READER TO INDEPENDENTLY CONFIRM THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

The Brokerage Realty ABQ., LLC
Commercial Real Estate Brokerage

C: 505-480-7524  www.Acre9.com

Jeremy Gonzales-Qualifying Broker
6152 Deergrass Circle NW Albuquerque, New Mexico 87120
Phone: 505-299-6983 Fax: 505-459-0969
SiteSelect@hotmail.com

Additional contiguous land can be added to the offering

Proposed Lots

A1/A2 is available for Land-Sale, Ground-Lease or BTS

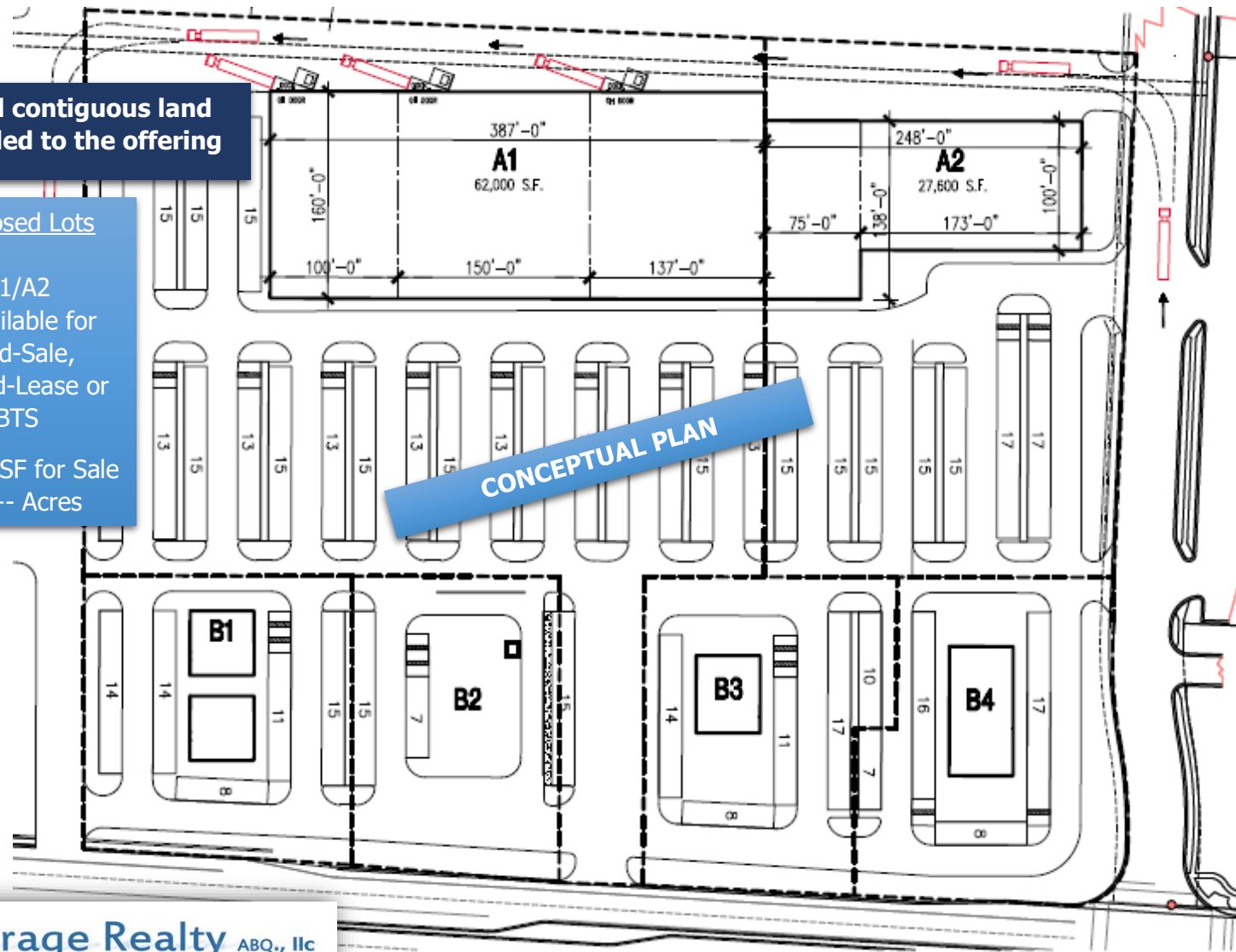
\$6.50 PSF for Sale
9.7+- Acres

CONCEPTUAL PLAN

Proposed Lots

B4 is offered as Absolute NNN Ground-Lease \$2.00 PSF PY

B1, B2 and B3 are available as Land-Sale, Ground-Lease or BTS
\$18.00-\$20.00 PSF



CONCEPTUAL SITE LAYOUT
NORTHBRIDGE

The Brokerage Realty ABQ., LLC
Commercial Real Estate Brokerage

C: 505-480-7524

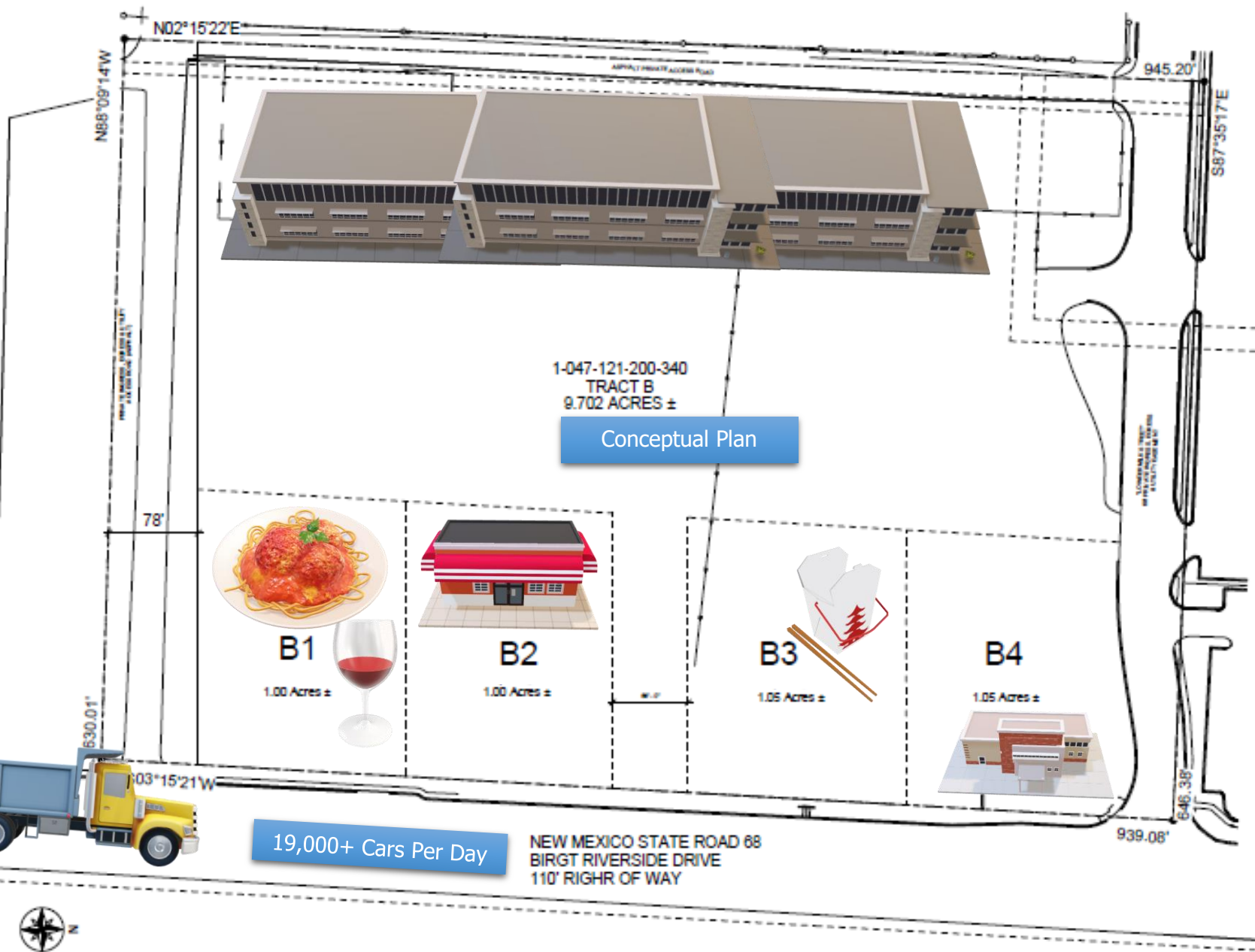


www.Acre9.com

Jeremy Gonzales-Qualifying Broker

6152 Deergass Circle NW Albuquerque, New Mexico 87120
Phone: 505-299-6983 Fax: 505-459-0969

SiteSelect@hotmail.com



Click the **Wikipedia** icon for
detailed information on
Espanola



Approximately 18 miles to Los Alamos
Approximately 47 miles to Taos
Approximately 26 miles to Santa Fe
Approximately 87 miles to Albuquerque

The NorthBridge Plaza site is arguably
the best retail location north of Santa Fe
up through the corridor to Colorado.

This tract falls in line with Walmart,
Lowe's, Starbucks, PetSense, Chili's,
CVS with McDonalds, Del Taco,
Denny's, Walgreens and more right
across Riverside Drive.

The Brokerage Realty ABQ., LLC
Commercial Real Estate Brokerage

C: 505-480-7524



www.Acre9.com

Jeremy Gonzales-Qualifying Broker

6152 Deergrass Circle NW Albuquerque, New Mexico 87120
Phone: 505-299-6983 Fax: 505-459-0969

SiteSelect@hotmail.com