

# FOR SALE - 5.4206 Acres

## West Bluff Business Center (proposed)

### Property Description:

West Bluff Business Center is a proposed master planned 5.4 acre office/warehouse complex located at the gateway to the Westside of Albuquerque. Strategically located at Interstate 40 and Coors Blvd., this state of the art five building, 58,000 square foot complex offers easy access to all points of the city. The project offers suite sizes that range from 2,576 to 15,000 square feet, 18' minimum clear height, abundant parking, a proposed common dock loading pad, incredible freeway visibility, and various retail amenities within walking distance from the project. In addition to standard office/warehouse units the project will also feature R&D/Flex units that have the ability to have up to 83% office build-out for such use as labs, clean rooms, additional conference/meeting rooms, and executive offices. The project has been entitled for development and construction and can be complete within 8 months from lease signing.

### Utilities:

- Water, Sewer, Gas and Roads

Plat Map: Enclosed

Survey: Enclosed

Zoning: SU-1 Office/Warehouse

Environmental Report: Upon Request.

Title Policy: Upon Request.

Price: \$10.00/SF

### Traffic Counts:

Interstate 40: 130,600  
Coors Boulevard: 59,700  
Ouray Road: 8,700

### Demographics June 2009

	1 Mile	3 Miles	5 Miles
Population:	14,609	89,284	198,293
Households	5,385	35,313	73,908
Avg. HHI	\$56,951	\$59,305	\$56,502



For more information,  
please contact:

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**Adam Silverman**  
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## West Bluff Business Center

NEC Coors Boulevard & I-40  
Albuquerque, NM 87120

## SITE DATA TABLE

Tract	Bldg. No.	Area (AC)	Bldg. Area	Use	Zoning	Parking Calculations	Prkg. Req.	Prkg. Prov.	Compact Spaces	Roll-up Door	HC Prkg. Req.	HC Prkg. Prov.	HC Van Req.	HC Van Prov.	MC Prkg. Req.	MC Prkg. Prov.	Bike Racks Req.	Bike Racks Prov.	Min. Far	Max. Far
A	A	0.97995	10,400	88% Office/ 12% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	44	44	5	3	3	4	1	1	1	1	1	1	0.15	0.35
B	B	0.8443	7,600	90% Office / 10% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	32	32	0	2	2	2	1	1	2	4	1	1	0.15	0.35
C	C	1.0369	13,000	82% Office/ 18% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	50	50	7	5	4	4	1	1	2	2	1	1	0.15	0.35
D	D	1.1926	12,000	87% Office/ 13% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	54	54	9	4	4	4	1	1	3	3	1	1	0.15	0.35
E	E	1.3665	15,600	84% Office/ 16% Warehouse	SU-1 For 0-1*	1/200 SQF Office/ 1/2,000 SQF Warehouse	60	60	2	6	4	4	1	1	2	2	1	1	0.15	0.35
	Total	5.4198	58,600				240	240	23	20	17	18	5	5	10	12	5	5	0.15	0.35

The following features for West Bluff Business Center can be designed and/or built-to-suit potential end users as necessary:

- Size of units - The average bay is 40' X 65'; Units can be configured in multiples of 2,600 square feet
- Power (amp/volts) - Ample power is available to each building pad and custom power loads can be accommodated
- Office space layouts and configuration - Typical office layouts are shown on page five; Custom layouts are available
- Clear height - The project will be built in phases and taller clear heights can be custom designed for a larger space
- Loading doors - Wall panels are capable of accommodating larger truck doors if required



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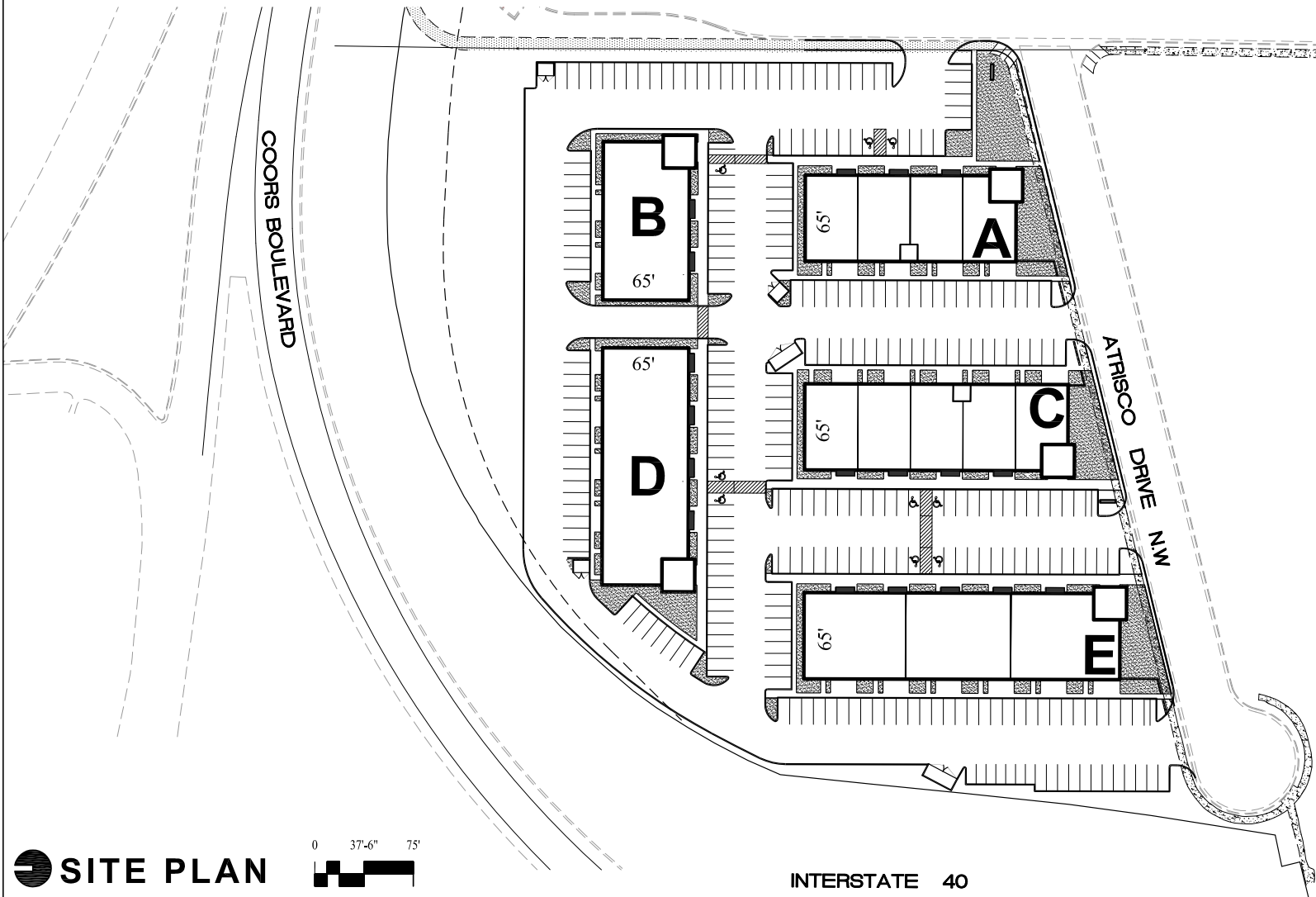
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# WEST BLUFF BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO



## BUILDING A

GLA: 10,400 SF  
LAND AREA: 0.9795 AC  
PARKING: 48 SPACES

## BUILDING B

GLA: 7,600 SF  
LAND AREA: 0.8443 AC  
PARKING: 35 SPACES

## BUILDING C

GLA: 13,000 SF  
LAND AREA: 1.0369 AC  
PARKING: 55 SPACES

## BUILDING D

GLA: 12,000 SF  
LAND AREA: 1.1926 AC  
PARKING: 53 SPACES

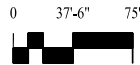
## BUILDING E

GLA: 15,600 SF  
LAND AREA: 1.3665 AC  
PARKING: 67 SPACES

## Geltmore LLC

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 **SITE PLAN**



INTERSTATE 40



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VICINITY MAP: NTS N-11-E

# LEGAL DESCRIPTION

## TRACTS 303, 304, 305 AND 306

A CERTAIN PARCEL LAND LYING IN AND BEING PORTIONS OF TRACTS 303, 304, 305 AND 306 IN UNIT EIGHT OF THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACTS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1944 IN MAP BOOK D, FOLIO 117, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ATRISCO DRIVE N.W. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W.; WHENCE A TIE TO ACS MONUMENT "12-H11" WHOSE BEARS S. 49°28'14" E., A DISTANCE OF 208.08 FEET;

THENCE, S. 17°35'30" E., A DISTANCE OF 508.57 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ATRISCO DRIVE N.W., TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW MEXICO INTERSTATE 40;

THENCE, N. 84°11'00" W., A DISTANCE OF 322.06 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEW MEXICO INTERSTATE 40 TO A POINT ON A CURVE;

THENCE, NORTHWESTERLY, A DISTANCE OF 57.08 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (HAVING A RADIUS OF 1038.92 FEET AND A CHORD WHICH BEARS N. 63°15'19" W., A DISTANCE OF 57.07 FEET) TO A POINT OF TANGENCY;

THENCE, NORTHWESTERLY, A DISTANCE 105.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (HAVING A RADIUS OF 472.06 FEET AND A CHORD WHICH BEARS N. 49°08'18" W., A DISTANCE OF 350.05 FEET) TO AN ANGLE POINT AND SOUTHWESTERN CORNER OF PARCEL HEREIN DESCRIBED;

THENCE, N. 02°22'57" E., A DISTANCE OF 401.24 FEET TO THE NORTHWEST CORNER AND SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W.;

THENCE, S. 89°34'59" E., A DISTANCE OF 373.31 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W. TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING, CONTAINING 5.4208 ACRES (236,119.80 SQ. FT.) MORE OR LESS.

## GENERAL NOTES:

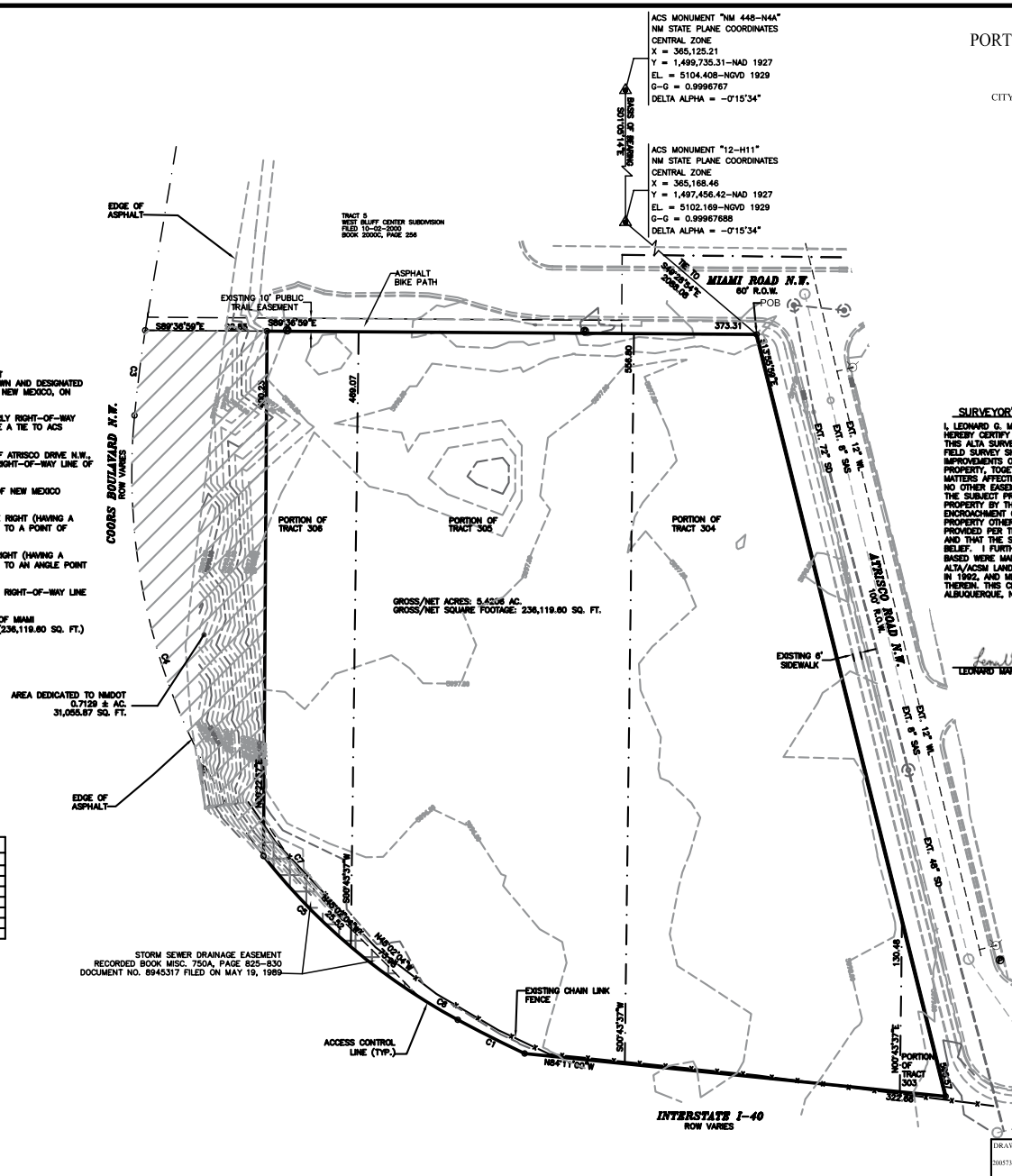
- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #8001 WERE SET AT ALL PROPERTY CORNERS.
- THIS ALTA SURVEY SHOWS ALL EASEMENTS OF RECORD.
- BAIS OF BEARING IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS 12-H11 AND NM 448-4NA.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORD BEARINGS AND DISTANCES ARE SHOWN.
- I CERTIFY THAT THE PROPERTY IS LOCATED WITHIN ZONE X INDICATED BY F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 38001033276.
- TITLE COMMITMENT DATED: 12/13/2005, PROVIDED BY FIRST AMERICAN TITLE CO., POLICY #729733-ALO,JWS.

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	57.08	1038.92	2°08'28"	28.35	57.07	N53°15'19"W
C2	553.78	472.06	67°06'10"	313.56	522.59	N28°08'18"W
C3	65.41	1063.20	3°31'06"	32.72	65.40	N07°09'50"E
C4	358.57	472.06	43°26'13"	188.40	350.05	N06°21'49"W
C5	195.80	472.06	22°28'20"	99.01	193.89	N49°54'29"W
C6	33.70	472.06	4°04'36"	16.86	33.69	N59°38'24"W
C7	82.48	434.75	10°32'13"	41.37	82.36	N36°04'44"W

## GRAPHIC SCALE

40 20 0 40  
SCALE: 1"=40'



ALTA SURVEY FOR  
PORTIONS OF TRACTS 303, 304, 305 AND 306  
UNIT EIGHT  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2006

## LEGEND

- EXISTING FIRE HYDRANT
- EXISTING SAS MBL
- EXISTING SD MBL
- EXISTING WATER METER
- EXISTING VALVE W/BOX
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EDGE OF ASPHALT
- EXISTING POWER POLE
- DROP INLET

## SURVEYOR'S CERTIFICATE

I, LEONARD G. MARTINEZ, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY TO FIRST AMERICAN TITLE CO. AND KB HOME NEW MEXICO INC. THAT THIS ALTA SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECTION FOR THE PROPER TIES TO LOCATING MONUMENTS, LOCATION OF THE IMPROVEMENTS ON THE PREMISES, EASEMENTS, RIGHTS-OF-WAY, OVER OR UNDER THE PROPERTY, TOGETHER WITH ANY ENCROACHMENTS OR PROJECTS, FENCES, OR ANY OTHER MATTERS AFFECTING THE USE AND OCCUPANCY OF THE PREMISES, AND THAT THERE ARE NO OTHER EASEMENTS OR RIGHTS-OF-WAY IN USE OR IN EVIDENCE, OVER OR UNDER THE SUBJECT PROPERTY, NOR ANY ENCROACHMENT OF IMPROVEMENTS ONTO CONTIGUOUS PROPERTY BY THE IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY, NOR ANY ENCROACHMENT OF IMPROVEMENTS FROM ADJOINING PROPERTIES ONTO SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON SAID PLAN OF RECORD AND DOCUMENTS PROVIDED PER TITLE COMMITMENT FILE NO. 729733-ALO,JWS DATED AUGUST 12, 2005 AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS ALTA SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY, AS DEFINED THEREIN. THIS CERTIFICATE IS EXECUTED THIS 10TH DAY OF JANUARY, 2006, IN ALBUQUERQUE, NEW MEXICO.

LEONARD MARTINEZ P.S. # 9601 02-21-06  
DATE



ADVANCED  
ENGINEERING  
AND CONSULTING, LLC

4818 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)894-5570

DRAWING	DRAWN BY	DATE	SHEET #
200573-ALTA-SRVY.DWG	JT	1-04-06	1 OF 1



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