



High Traffic Retail Building

FOR SALE OR LEASE

2430 Juan Tabo Blvd NE

Albuquerque, NM 87112



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LOCATION

- Great Location on Juan Tabo / Menaul

SIZE

- 7,425± SF Total
 - Unit A - 3,870± SF
 - Unit B - 3,555± SF
- 2,270± SF of Mezzanine Space Not Included In Square Footage
- Situated on .6447 Acres (28,083± SF)

SALE PRICE

- \$1,350,000 (\$181.82/SF)

LEASE RATE

- \$15.00/SF/YR NNN

ZONING

- MX-L; Mixed-Use - Low Intensity Zone

FEATURES

- Open Floor Plan
- Abundant Parking
- Adjacent to Walmart Neighborhood Market, Lowes, Albertsons, and Many Other National Retailers
- 24,778± Average Daily Traffic Count
- Both Units Are Vacant
- Ideal for Owner/User to Occupy One Unit and Lease Out Remaining Unit

CONTACT

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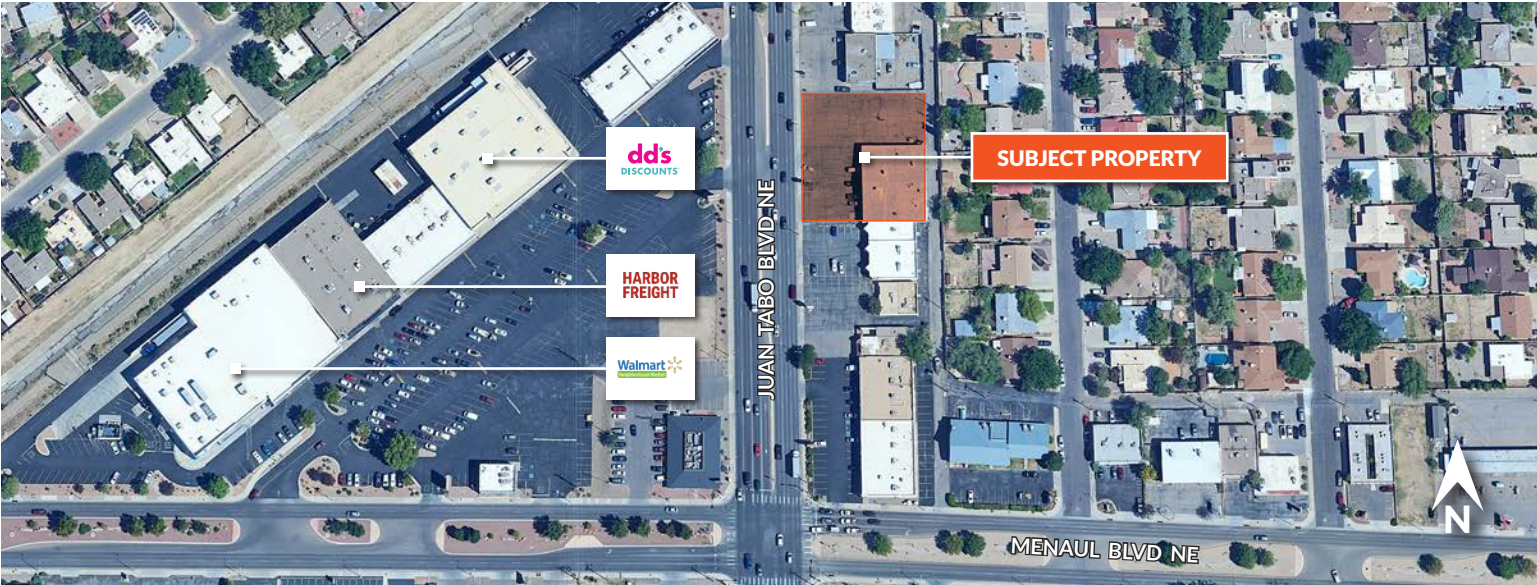
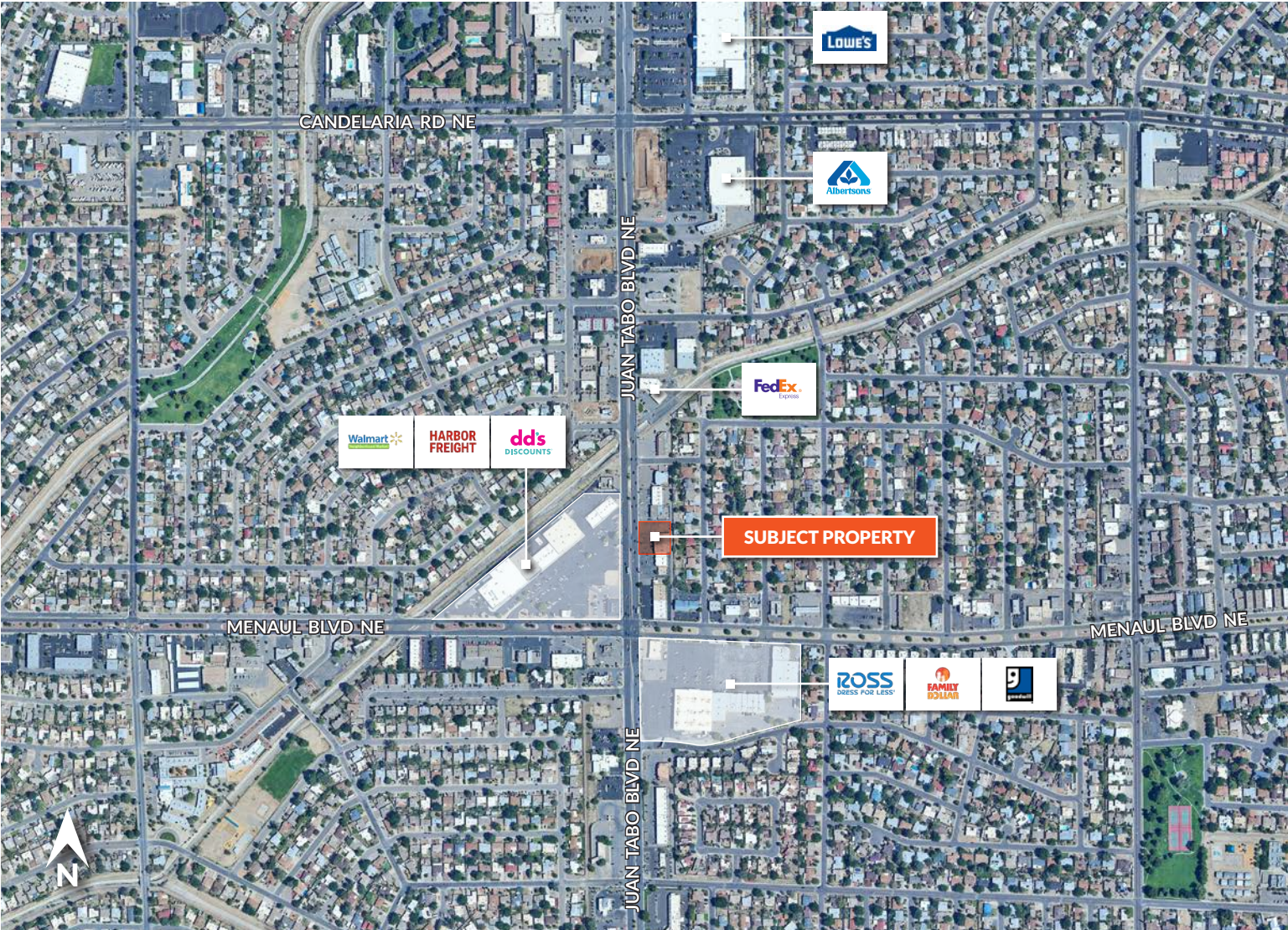
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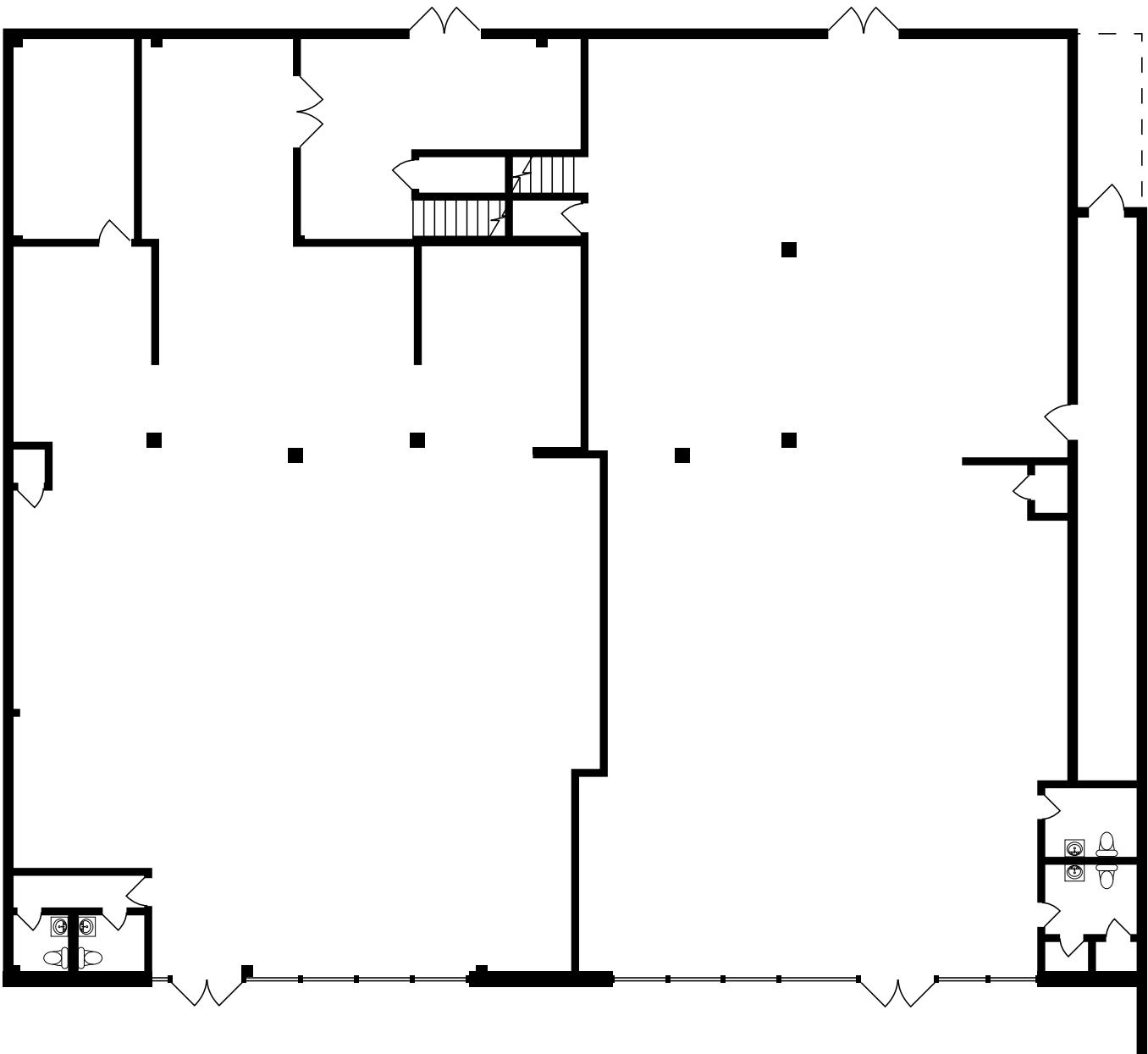


Aerial Map



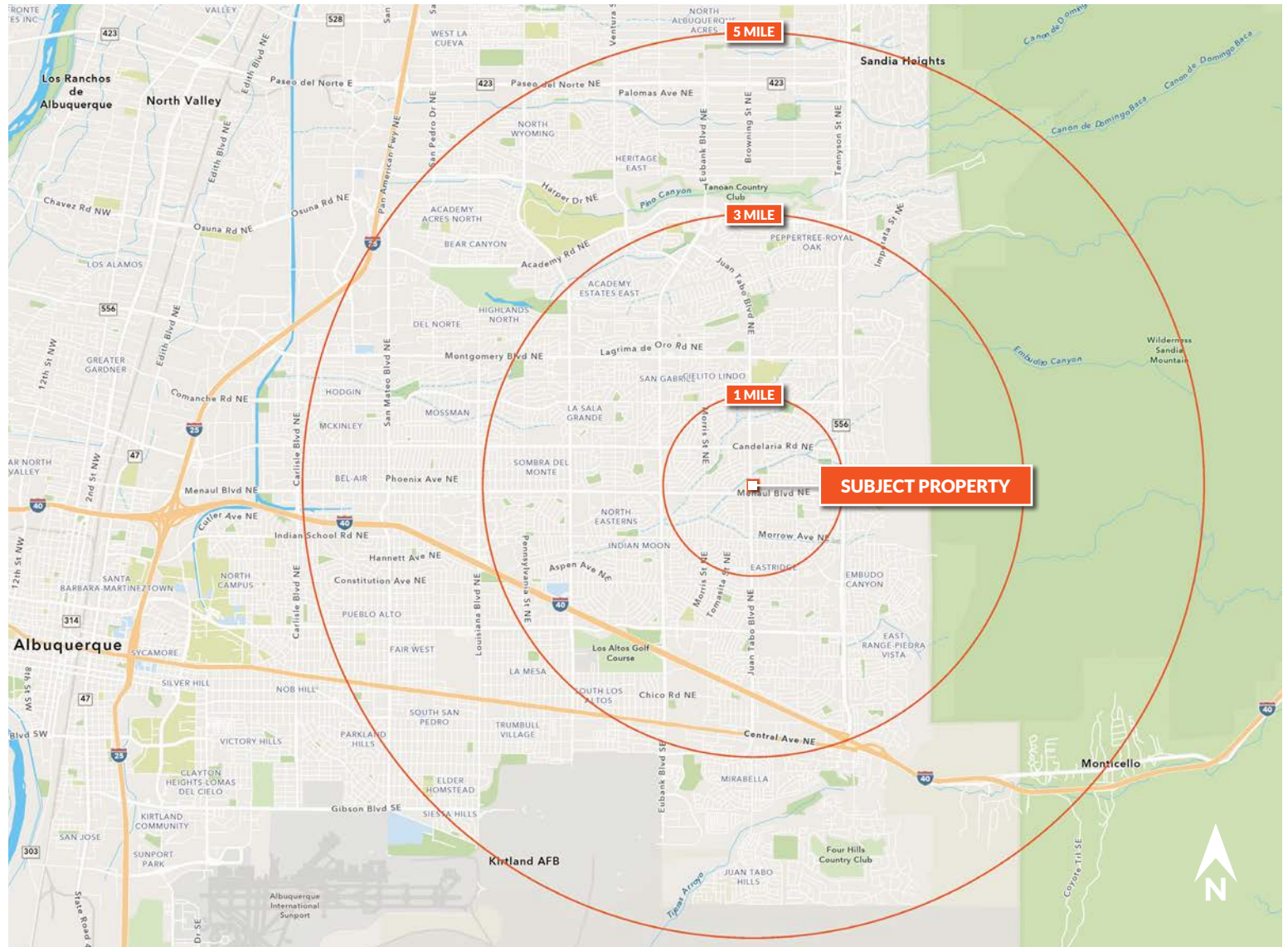


Floor Plan





Demographics



Total Population

1 Mile: 18,369
2 Miles: 125,531
3 Miles: 253,173



Households

1 Mile: 8,271
2 Miles: 57,287
3 Miles: 114,315



Average HH Income

1 Mile: \$92,474
2 Miles: \$96,012
3 Miles: \$97,467



Traffic Per Day

Juan Tabo NE: 24,778±
Menaul NE: 18,210±
Interstate 40: 209,269±