

**For Sale
or Lease**

Full-Access Retail Pad Site

LOCATED ON A HIGH-TRAFFIC CORRIDOR

109 Juan Tabo Blvd. NE | Albuquerque, NM 87123

NWQ Juan Tabo Blvd. & Central Ave. NE



AVAILABLE
Land: ±0.54 Acres



SALE PRICE
\$350,000



LEASE RATE
See Advisors

IDO ZONING MX-H

HIGHLIGHTS

- MX-H zoning allows for a variety of retail uses
- Juan Tabo Blvd. frontage with more than 30,000 cars per day
- Less than a half-mile from I-40
- Great redevelopment activity in the area



This property is located in an Opportunity Zone

A new way to finance in under-served areas.



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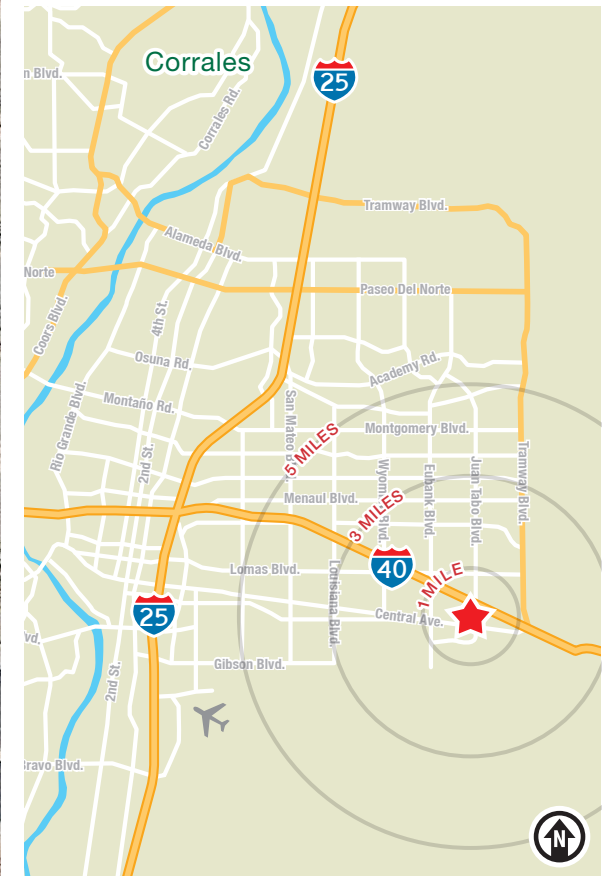
109 Juan Tabo Blvd. NE | Albuquerque, NM 87123



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	20,351	99,770	191,812
Average HH Income	\$60,788	\$69,333	\$72,281
Daytime Employment	5,708	33,763	82,565

2021 Forecasted by Esri



NAI SunVista

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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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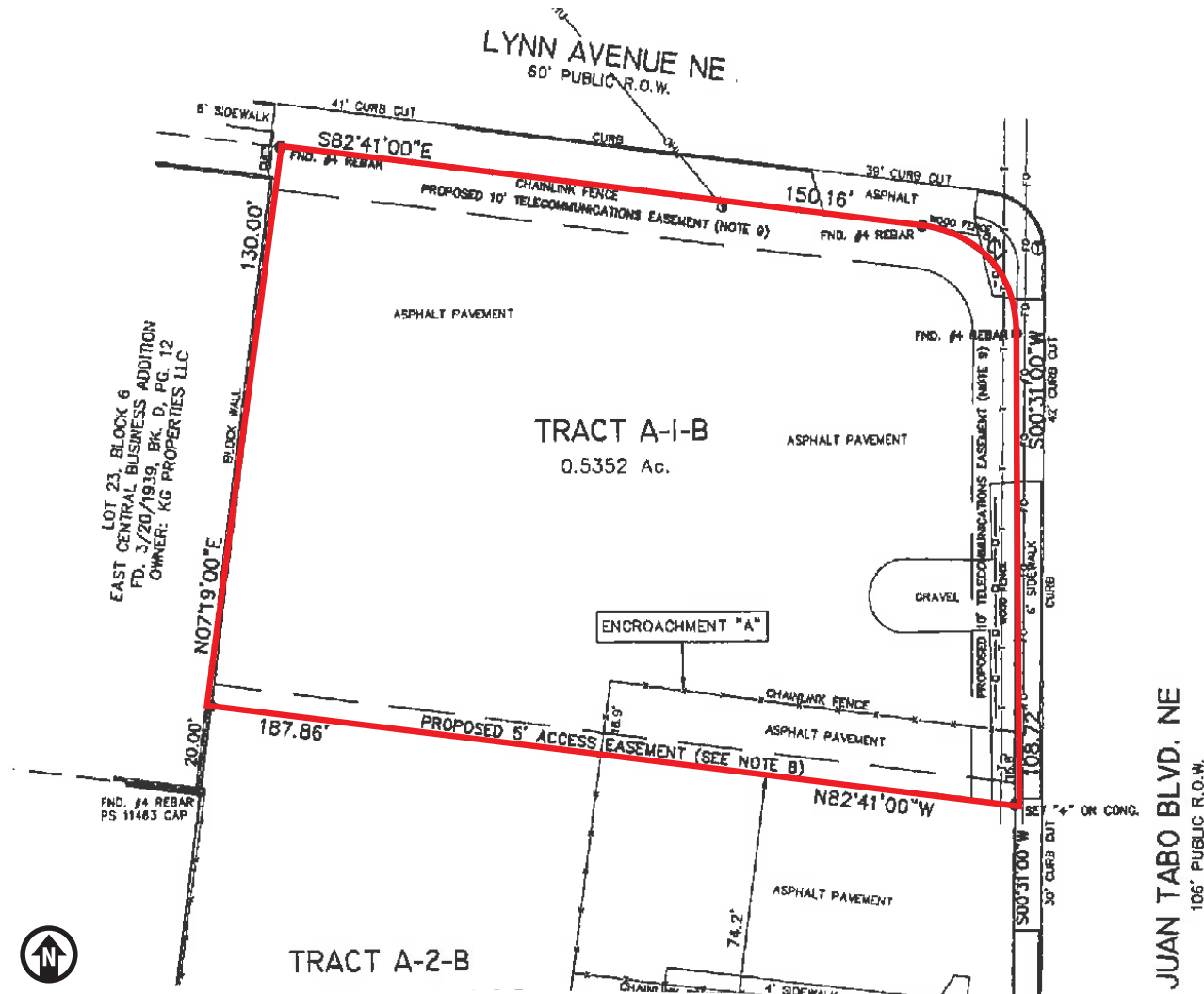


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SITE SURVEY



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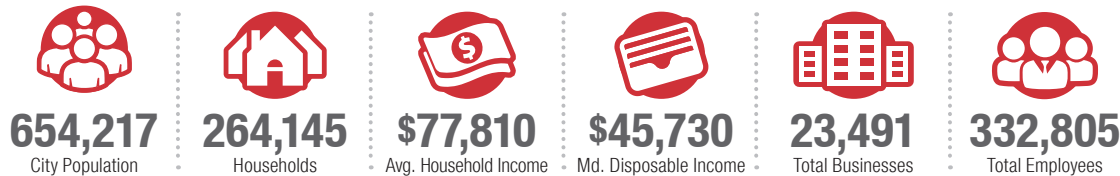
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



936,582
Albuquerque Metro Population



The Largest
City in the State



TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.