

FOR LEASE

NEW SHOPPING CENTER DEVELOPMENT
Drive Thru and Retail Space Available
NEQ of McMahon Blvd & Universe Blvd, Albuquerque, NM 87114

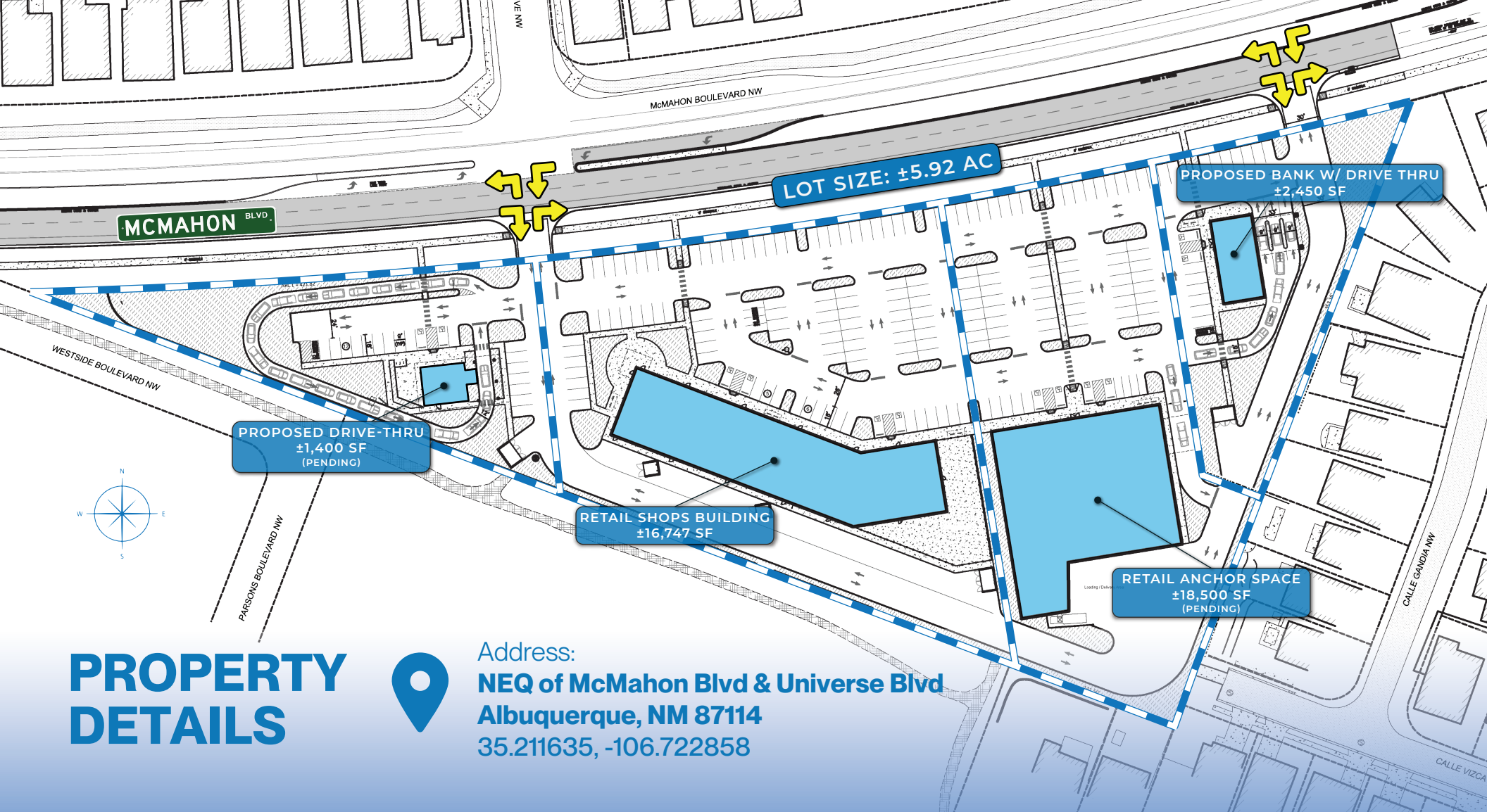


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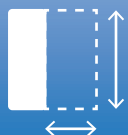
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PROPERTY DETAILS



Address:
NEQ of McMahon Blvd & Universe Blvd
Albuquerque, NM 87114
35.21635, -106.722858



Lease Availability:

Retail Shop Space
Proposed Drive-Thru (Pending)
Proposed Bank Drive-Thru
Retail Anchor Space (Pending)

± 16,747 SF
± 1,400 SF
± 2,450 SF
± 18,500 SF



Lot Size:
± 5.92 ac

Lease Rate:
See Advisor



Zoning:
MX-L



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PROPERTY BENEFITS


- ▶ Drive-thru pads and shop space available
- ▶ Located adjacent to CNM Westside Campus with 28,263 students
- ▶ Dense trade area with over 150,426 population within a 5 mile radius
- ▶ Full access from McMahon Blvd which is visible to 13,785 VPD
- ▶ Underserved trade area
- ▶ McMahon will be 4 lanes with this development

MARKET AERIAL



MARKET OVERVIEW

REPORTED BY  Placer.ai

 AVERAGE HOUSEHOLD INCOME
105K

 BUSINESS

2023 Estimated
Total Businesses **126**

2023 Estimated
Total Employees **620**

2023 HOUSEHOLD

1 MILE RADIUS **4,414**

3 MILE RADIUS **25,922**

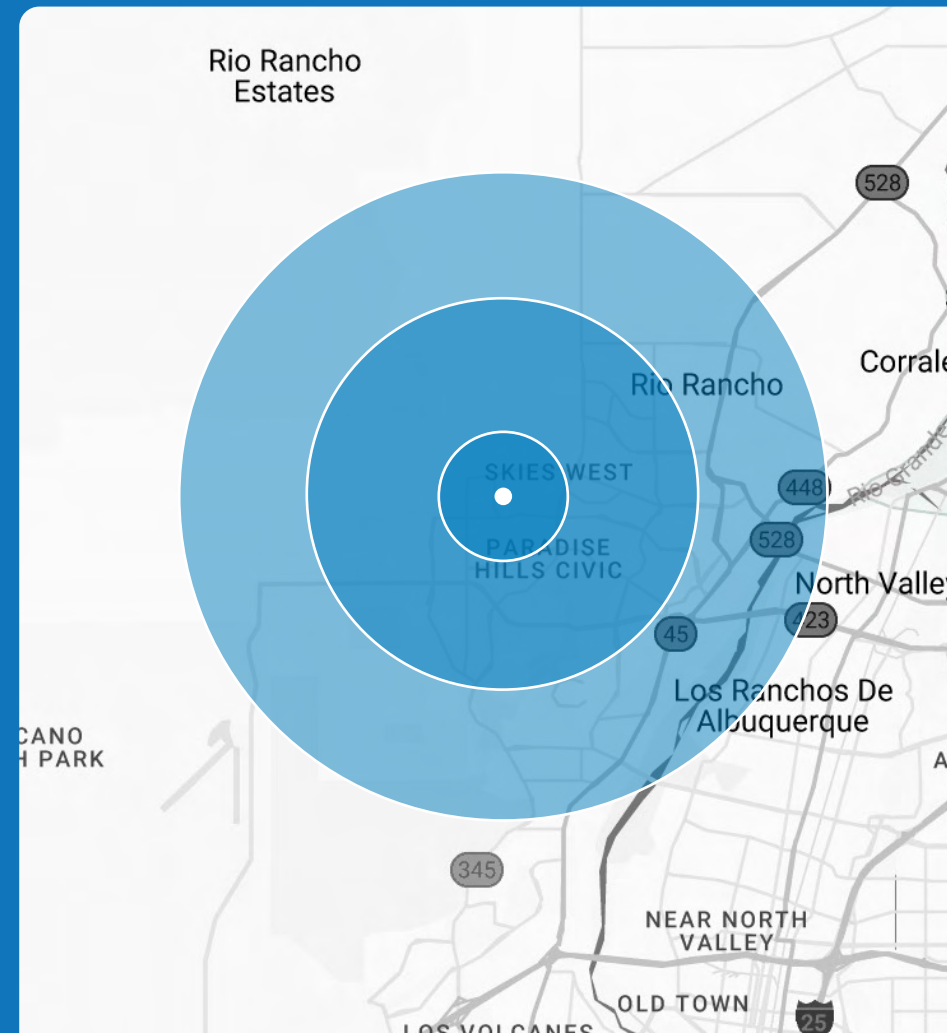
5 MILE RADIUS **57,237**

2023 POPULATION

1 MILE RADIUS **12,047**

3 MILE RADIUS **72,678**

5 MILE RADIUS **150,426**



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