

# Grocery Anchored Pad Site for Ground Lease

2910 Juan Tabo Blvd NE | Albuquerque, NM 87112



**KING  
CAPITAL**  
COMMERCIAL REAL ESTATE

**For Ground Lease**

**Jeremy Nelson**

Vice President

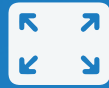
[jeremy@kingcapitalcre.com](mailto:jeremy@kingcapitalcre.com)

**505-292-9607**

**[kingcapitalcre.com](http://kingcapitalcre.com)**



# Property Details



Lease Availability  
Lot Size **0.39 acres**



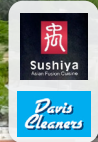
Lease Rate  
**See Advisor**



According to Placer.ai, this Lowe's has  
**1.1M Annual Visits and the #1 Store  
in New Mexico**



According to Placer.ai, this Albertsons  
Market has **786.6K Annual Visits**



**SITE**  
0.39 acres



Juan Tabo Blvd

24,200 VPD



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This information has been obtained from sources believed reliable.  
We have not verified it and make no guarantee about it.





# Property Highlights

- Infill Pad Site Opportunity
- ± 0.4 Acre Pad Site Available
- Build-to-Suit or Ground Lease Options
- Excellent Location with High Visibility
- Full Turn Access
- Grocery-Anchored Center
- Drive-Thru Possible (Proposed)
- Proposed Large Monument Signage
- Strong Surrounding Demographics
- Located in a Low Vacancy Corridor
- Excellent Area Co-Tenancy



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**Close to busy stoplight**



**Anchored by Albertsons Market**



**Adjacent to the #1 Lowe's in NM**



**Large Lot**



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# Market Aerial



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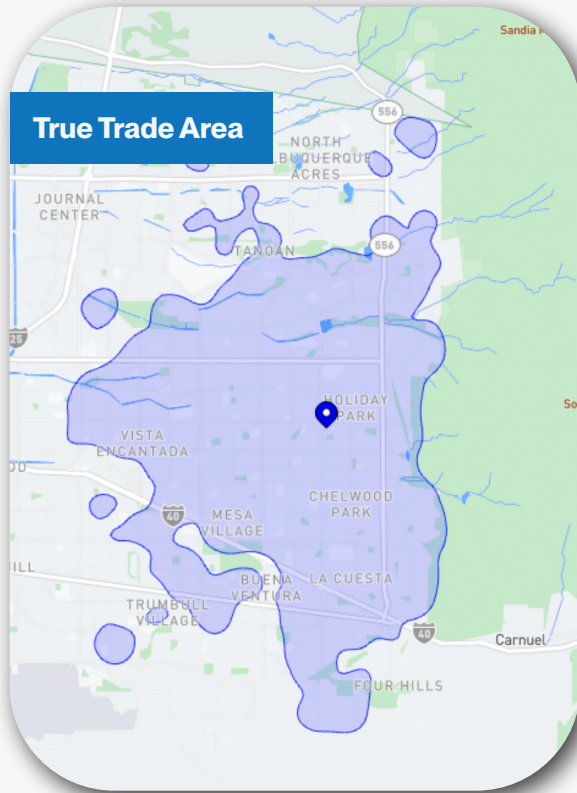
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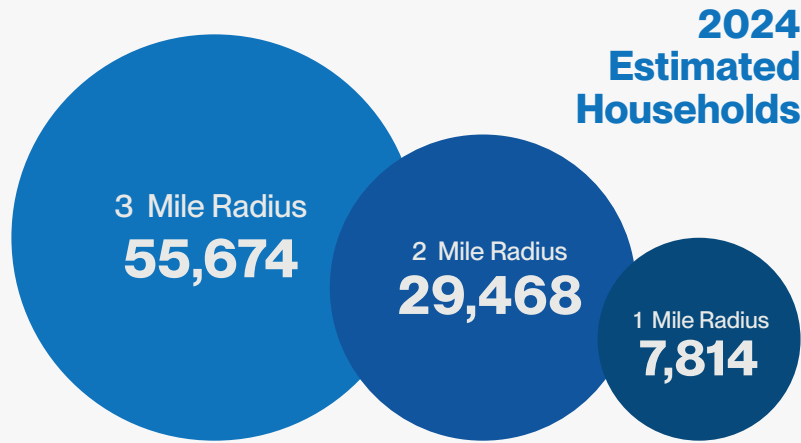


# Market Overview

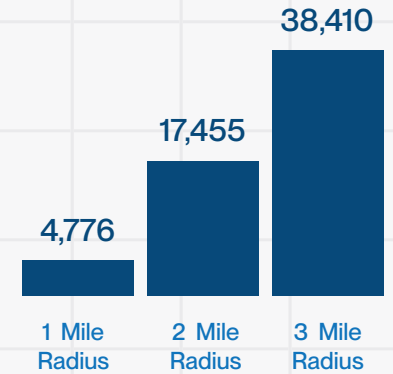


**Average Household Income**

**99K**



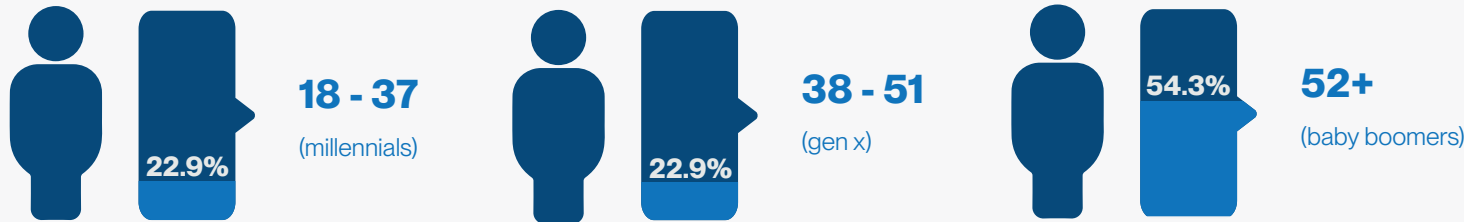
## 2024 Estimated Total Employees



## 2024 Estimated Total Businesses



## Age



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