



FOR LEASE

AVAILABLE SPACE
1,200 - 3,600 SF

RATE

\$18.00-\$22.00 PSF NNN
NNNs* \$6.29

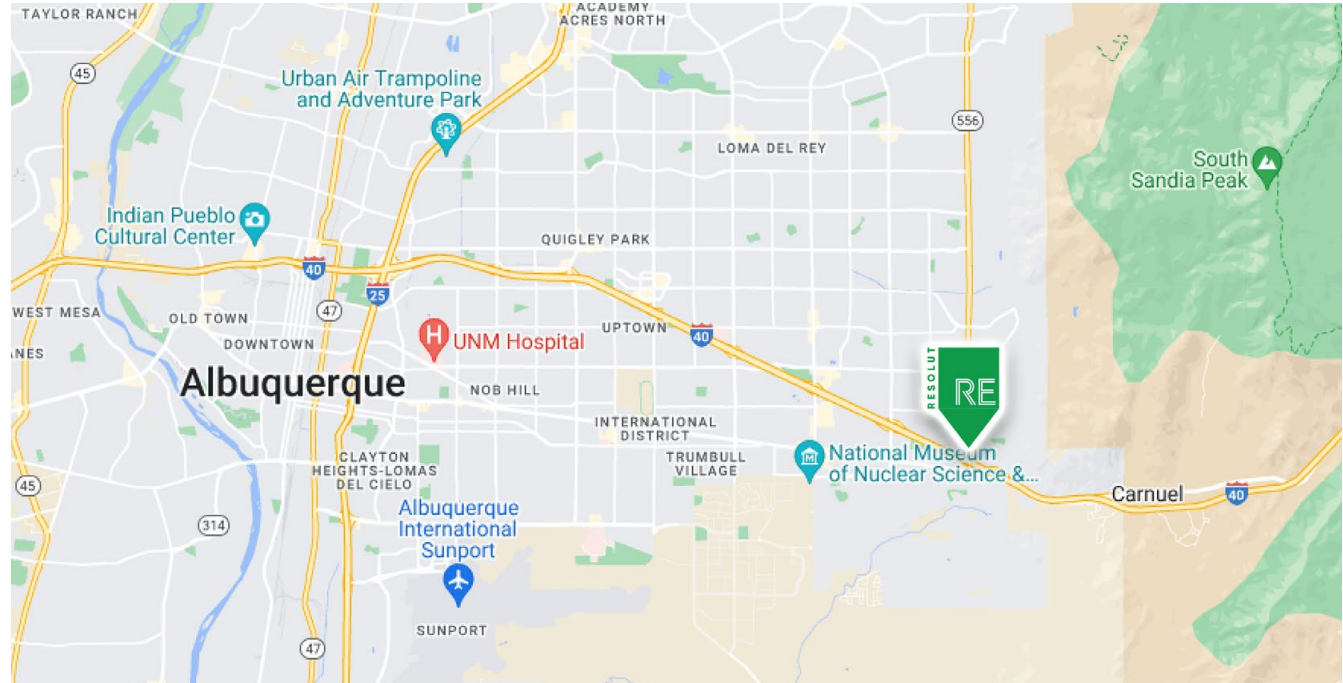
* Estimate provided by Landlord and
subject to change

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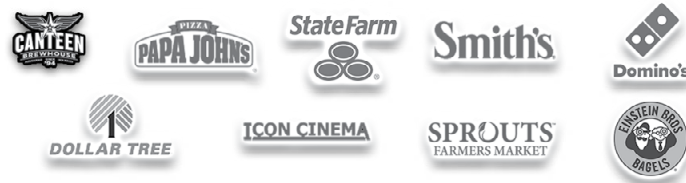
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PROPERTY HIGHLIGHTS

- Join the Canteen Brewery at this iconic location in the Foothills
- Located at a signalized hard corner - going to work side
- Creative local landlord opportunities for enhanced facade & redeveloped features
- Great signage and exposure to over 32,000 cars per day
- Ideally located near I-40 for residents of the NE Heights & the East Mountains



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



76,865
POPULATION
3-MILE RADIUS



\$99,672.00
AVG HH INCOME
3-MILE RADIUS



41,069
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Tramway: 31,601 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

Canyon Plaza is a 20,000 SF neighborhood retail strip center found just north of I-40 on Tramway Blvd. The property is made up of 13 retail and service-based tenants and was made a popular NE Heights destination by Canteen Brewhouse in 2016. Canyon Plaza features exposure to 30,000 cars per day on Tramway Blvd, has a large monument sign featuring all current tenants and has parking on all sides to accommodate this active center. Rates start at \$18 PSF and local ownership is excited to find creative ways to improve and enhance the property, similar to Canteen Brewhouse, that benefits both tenant sales and the rent and overall look of the property.

LOCATION OVERVIEW

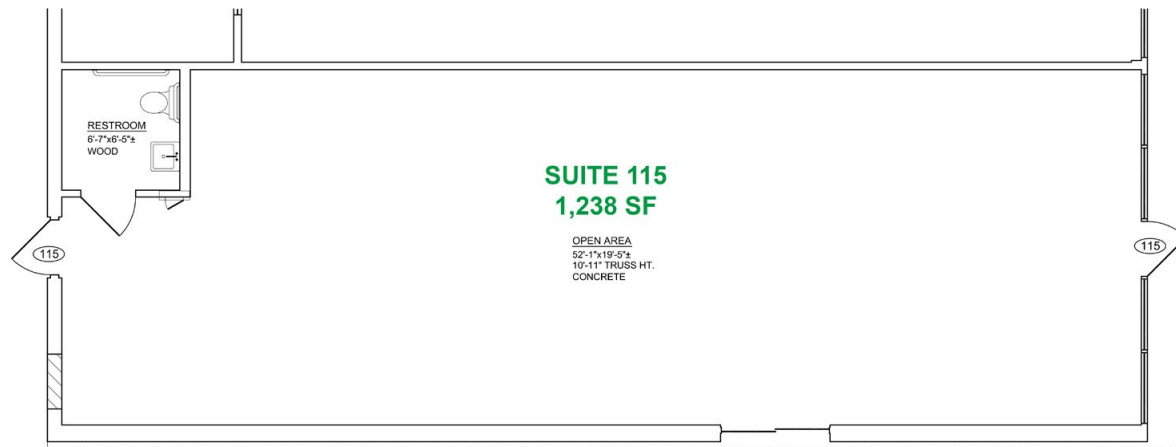
The NE Heights submarket, and Tramway specifically, is known for its dense residential neighborhoods and for higher demographics found in other parts of the city, but oftentimes is overlooked for commercial uses. Canyon Plaza is one of few existing retail centers that services this area that encompasses the NE Heights, Four Hills and the East Mountain communities. This location is frequented for customers headed to and from work and is highly accessible for pedestrians and bikers alike.†



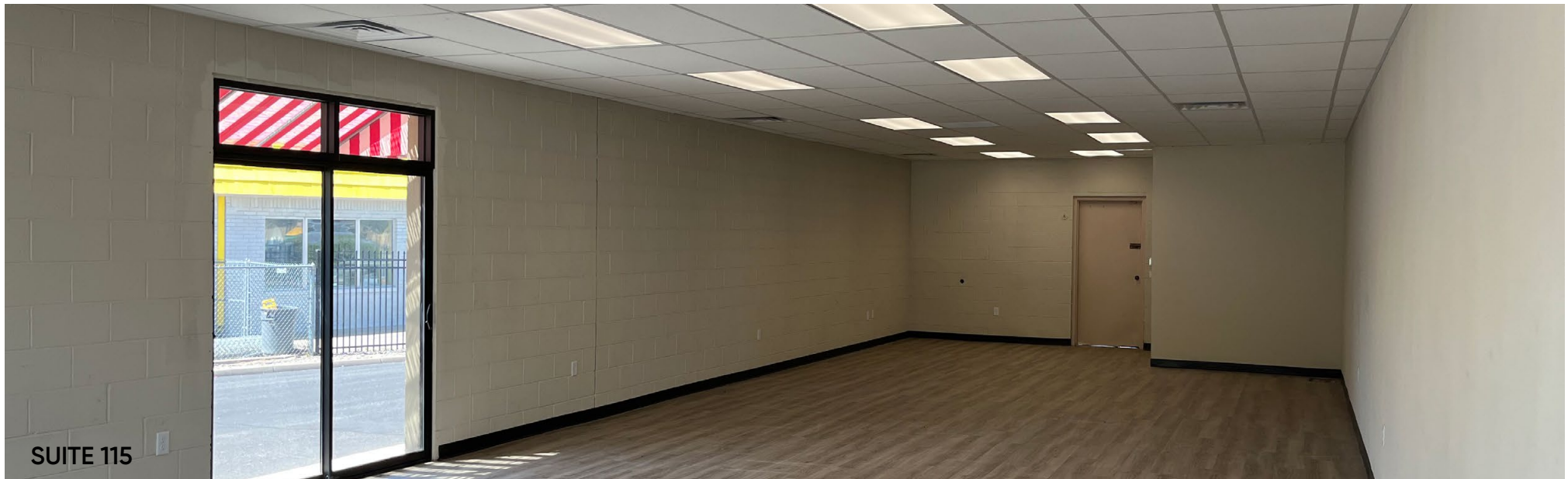
PROPERTY DETAILS

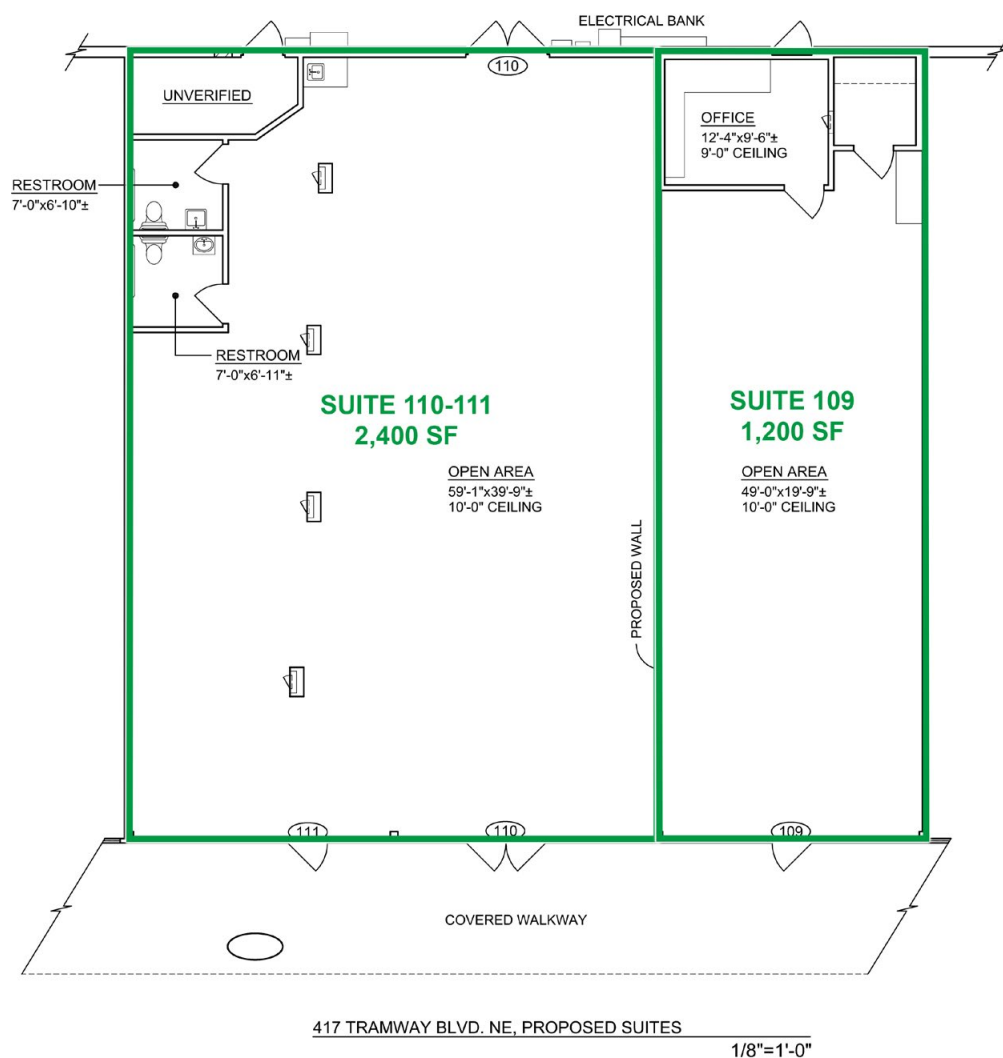
Lease Rate:	\$18.00-\$22.00 PSF NNN
NNN:	\$6.29 PSF
Available SF:	1,200 - 3,600 SF
Building Size:	20,000 SF
Lot Size:	2.05 AC
Zoning:	MX-L
Submarket:	NE Heights





CANYON PLAZA, SUITE 115





CANYON PLAZA | 417 Tramway Boulevard Northeast Albuquerque, NM 87123



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