



Senior Advisor, Qualifying Broker 505-238-3854

george@epic-rec.com

GEORGE CHRONIS

MARK THOMPSON, ccim

Qualifying Broker, Principal 505-263-5350 mark@epic-rec.com NM Lic. REC-2023-0710



OFFERING SUMMARY

Address	8200 Carmel Avenue NE Albuquerque, NM 87122
Size	±1.77 AC ±77,101SF
Pricing	See Broker
Traffic Counts	36,244 VPD Along Paseo Del Norte Blvd.
Zoning	MX-T

Smith's





Area Traffic Generators

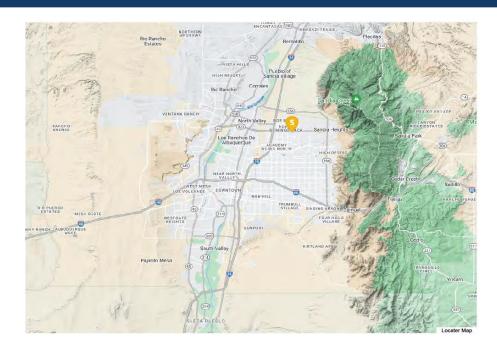








- Pad site in the NEQ of Paseo Del Norte Blvd. and Wyoming Blvd.
- For Ground Lease or Build-to-Suit
- Highly accessible just 2 miles or 7 minutes from I-25
- 165' of frontage along Paseo Del Norte Blvd.
- Access road available for ambulance or other medical transport
- Shared parking with adjacent building: 146 surface parking, 67 parking garage





POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,381	73,637	178,485



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE		
\$144,536	\$130,332	\$115,582		



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,221	32,900	81,064





DEMOGRAPHICS, INCOME & CONSUMER SPENDING

POPULATION	1-Mile	3-Mile	5-Mile	INCOME		1-Mile	3-Mile	5-Mile
Total Daytime Population	13,816	93,464	209,788	Average I	Household Income	\$144,536	\$130,332	\$115,582
Population	15,381	73,637	178,485	Median H	ousehold Income	\$114,892	\$85,009	\$76,973
Number of Household	6,221	32,900	81,064	Per Capita	Per Capita Income		\$58,602	\$52,481
	CONSUMER SPENDING			1-Mile	3-Mile	5-Mile		
	Food Away from Home: Total \$			\$31,354,393	\$150.970.648	\$330,180,040)	

Food at Home: Total \$ \$270,476,573 \$601,531,735 \$54,597,197 **Entertainment/Recreation: Total \$** \$31,365,737 \$151,289,736 \$332,203,918 **HH Furnishings & Equipment: Total \$** \$106,900,915 \$235,120,118 \$22,139,487 **Apparel & Services: Total \$** \$89,999,631 \$18,532,599 \$197,546,278 Travel: Total \$ \$29,104,971 \$134,737,970 \$290,969,777



