

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

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PHILLY STEAKS

YOUR NAME HERE

YOUR NAME HERE

GEICO

YOUR NAME HERE

GEICO

YOUR NAME HERE

PHILLY STEAKS

YOUR NAME HERE

For Lease

Piedra Lisa Shopping Center
2520 Juan Tabo Blvd NE
Albuquerque, NM 87112

Ben Perich

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Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

2520 Juan Tabo Blvd NE | For Lease

Property Profile

Details

Lease Rate	\$18.00 - \$21.00 PSF + NNN	
NNN	\$3.64 PSF	
Space Available	Suite A+B	± 3,544 SF
	Suite D	± 1,733 SF
	Suite F	± 1,443 SF
Lot Size	0.90 Acres	
Zoning	MX-L	

Features

- Prominent end cap suite available
- Great Northeast Heights location
- Successful co-tenants include Philly Steak Sandwiches and Geico Insurance
- 29,370 VPD on Juan Tabo Blvd.
- Building and monument signage available
- 61 parking spaces (6:1,000 parking ratio)

Area Tenants



Nearby Amenities

Food 🍴

- Dutch Bros
- Sonic
- Twisters

Services 💰

- AutoZone
- BMO
- Discount Tire
- Nusenda Credit Union

Shopping 🛒

- Aaron's
- Albertsons
- Lowe's
- Speedway

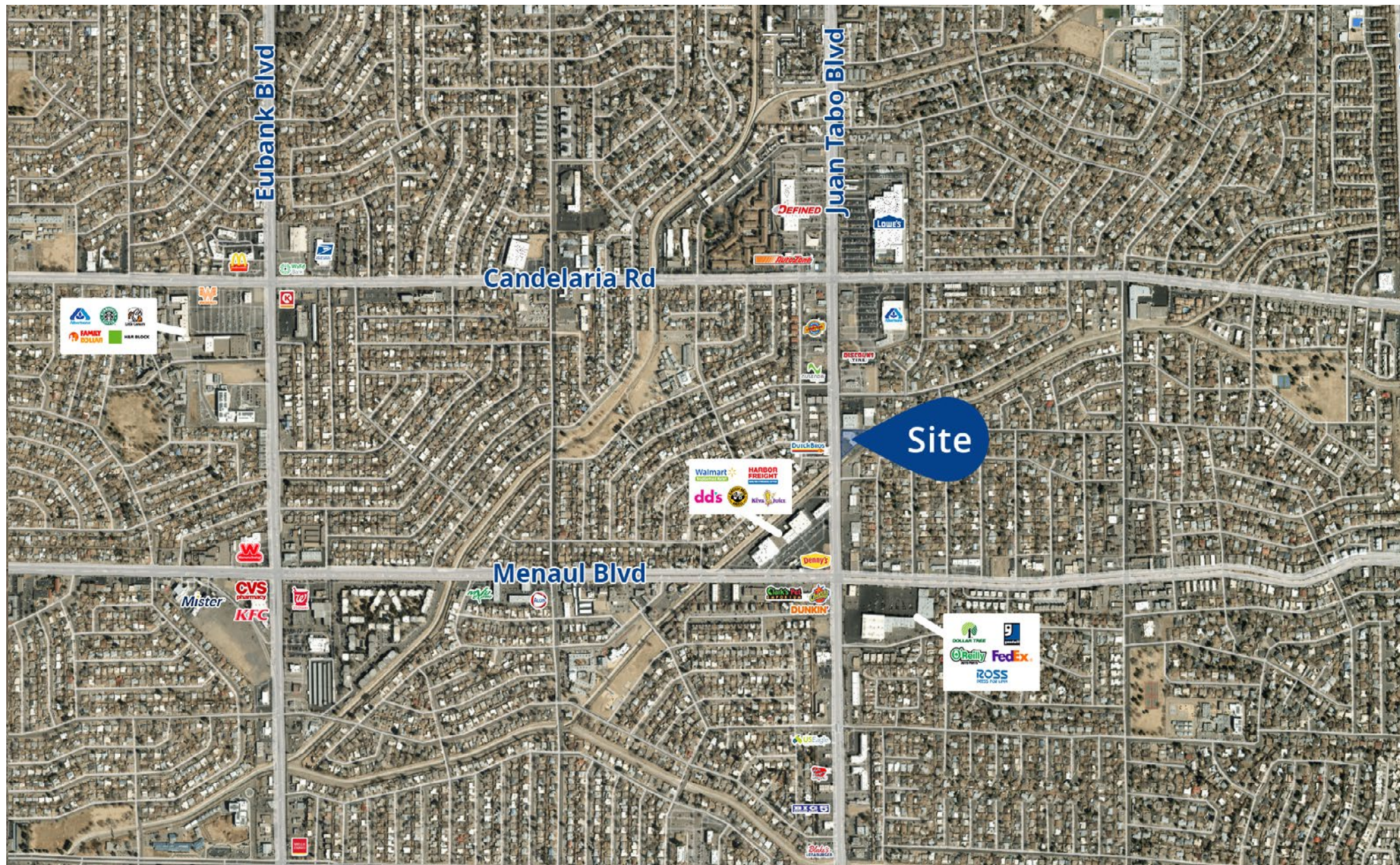
Fitness 🏋️

- Defined Fitness



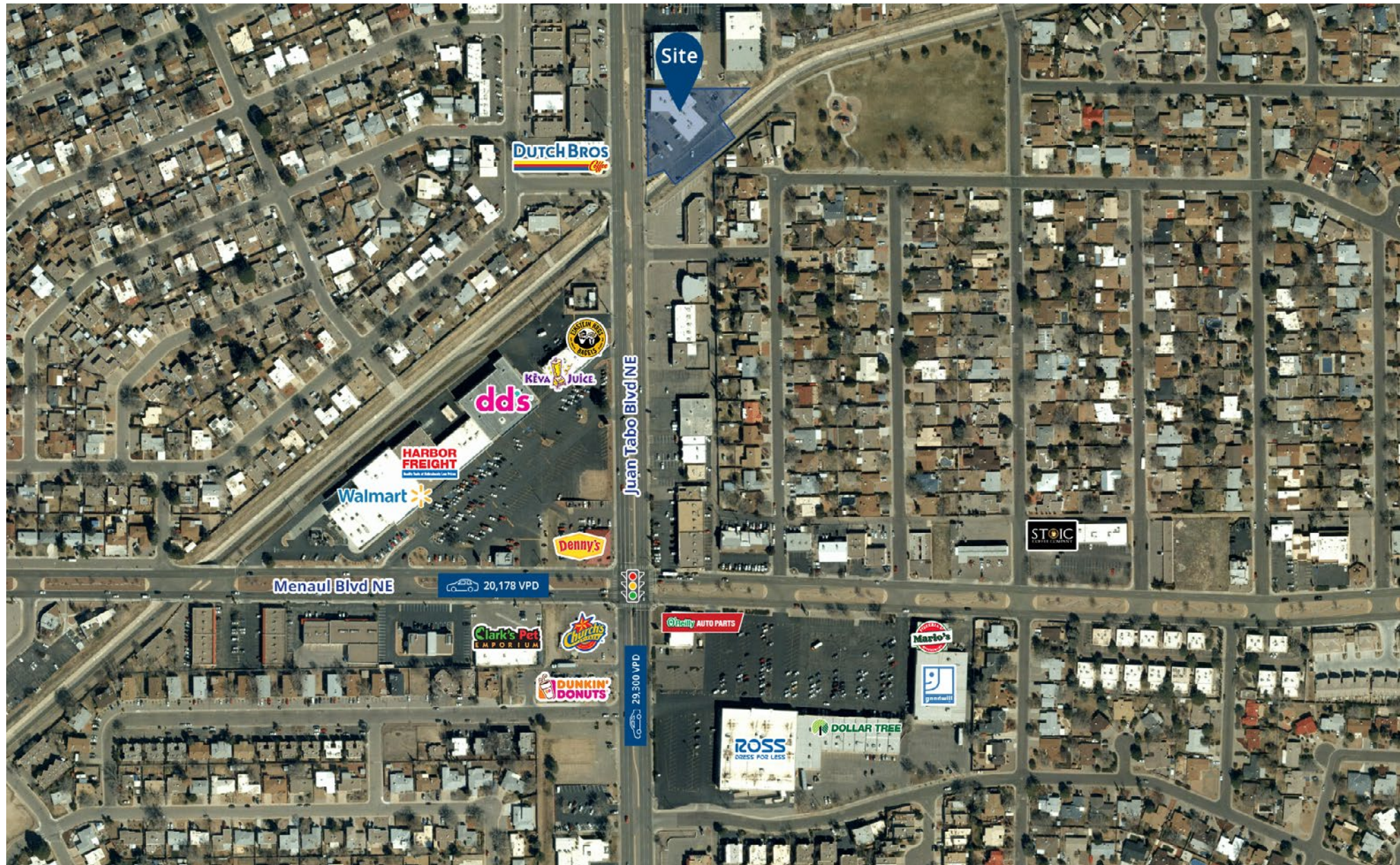
2520 Juan Tabo Blvd NE | For Lease

Trade Area Aerial

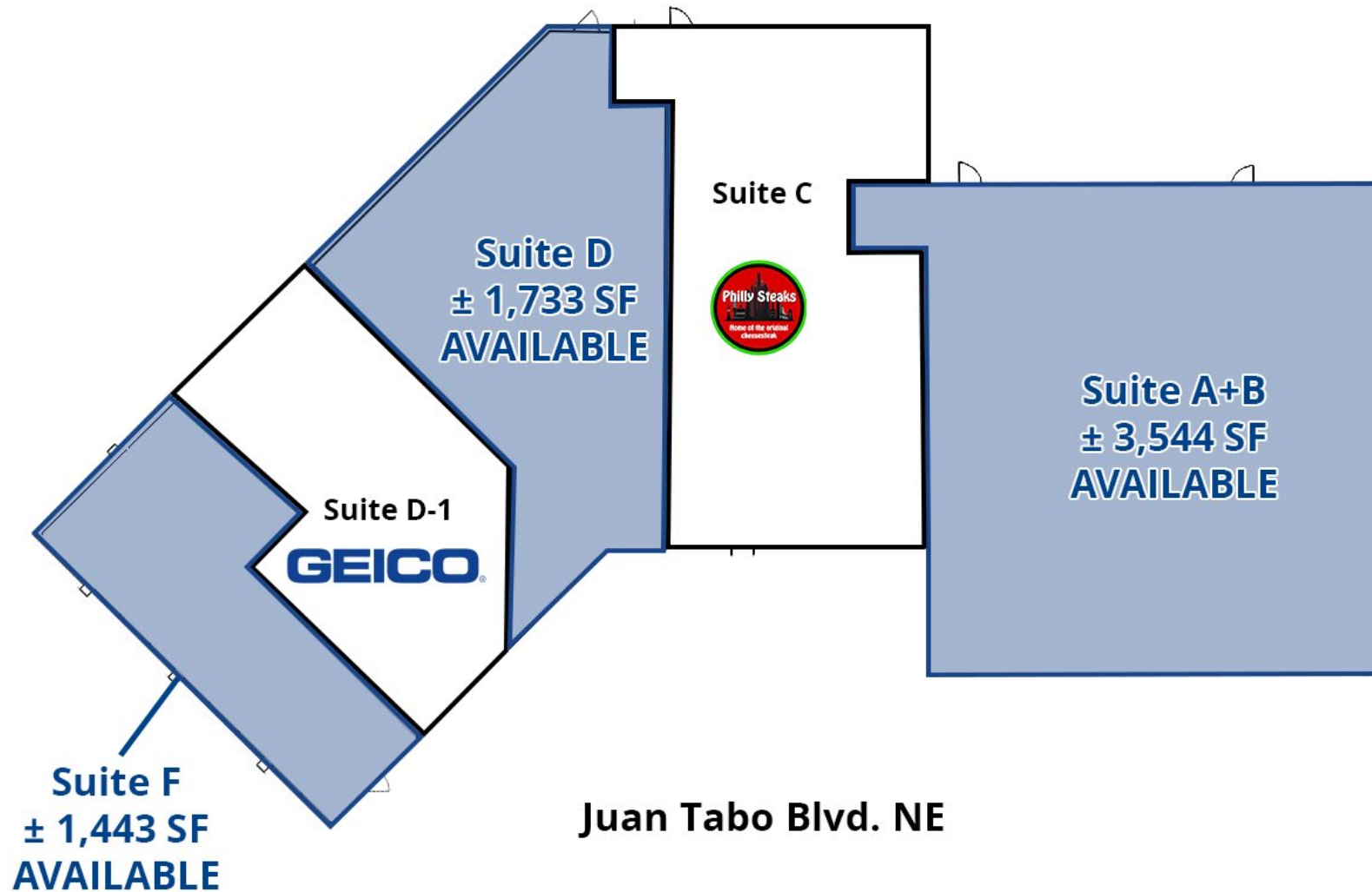


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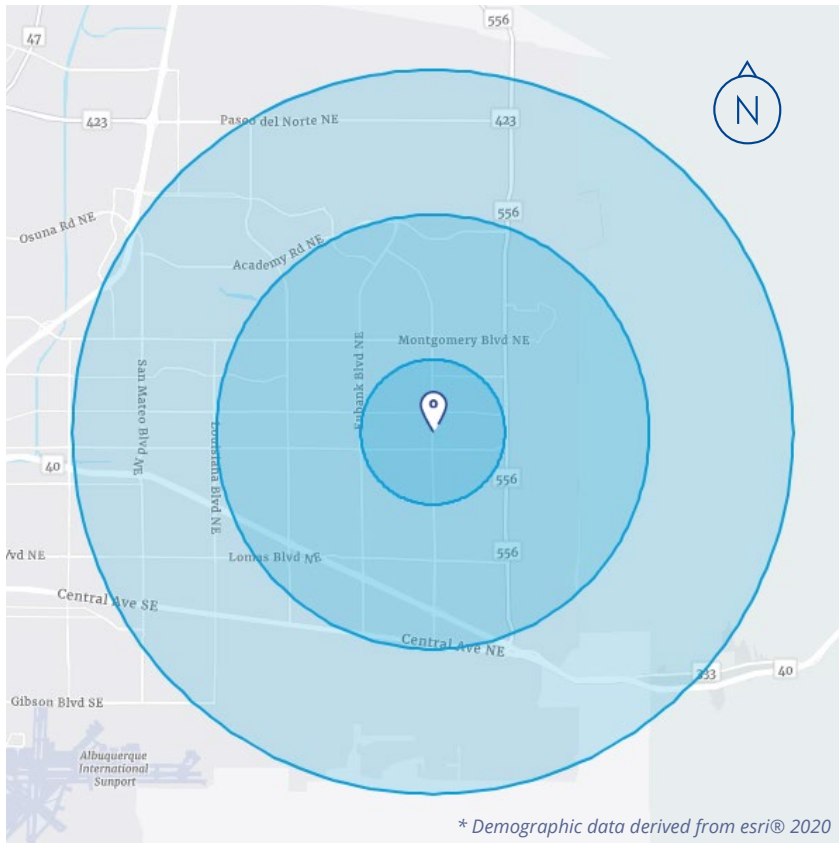
Intersection Aerial



Site Plan



Demographics*



	1 MILE	3 MILES	5 MILES
Population	18,107	123,123	255,282
Households	8,198	56,393	115,014
Median Age	40.8	42.5	41.7
Average HH Income	\$93,135	\$98,671	\$97,874
Per Capita Income	\$42,192	\$45,264	\$44,198
Daytime Population	14,087	103,042	250,102
College Education	51.4%	55.9%	54.0%



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