

RETAIL PAD SITES AT JUAN TABO AND I-40

SW CORNER OF JUAN TABO & COPPER

601 Juan Tabo Boulevard Northeast, Albuquerque NM 87123



**FOR
SALE**

AVAILABLE

Pad A: 1.77 AC
Pad B: 2.47 AC

PRICE

Pad A: \$24.00 PSF, \$1,859,429
Pad B: \$21.40 PSF, \$2,302,494

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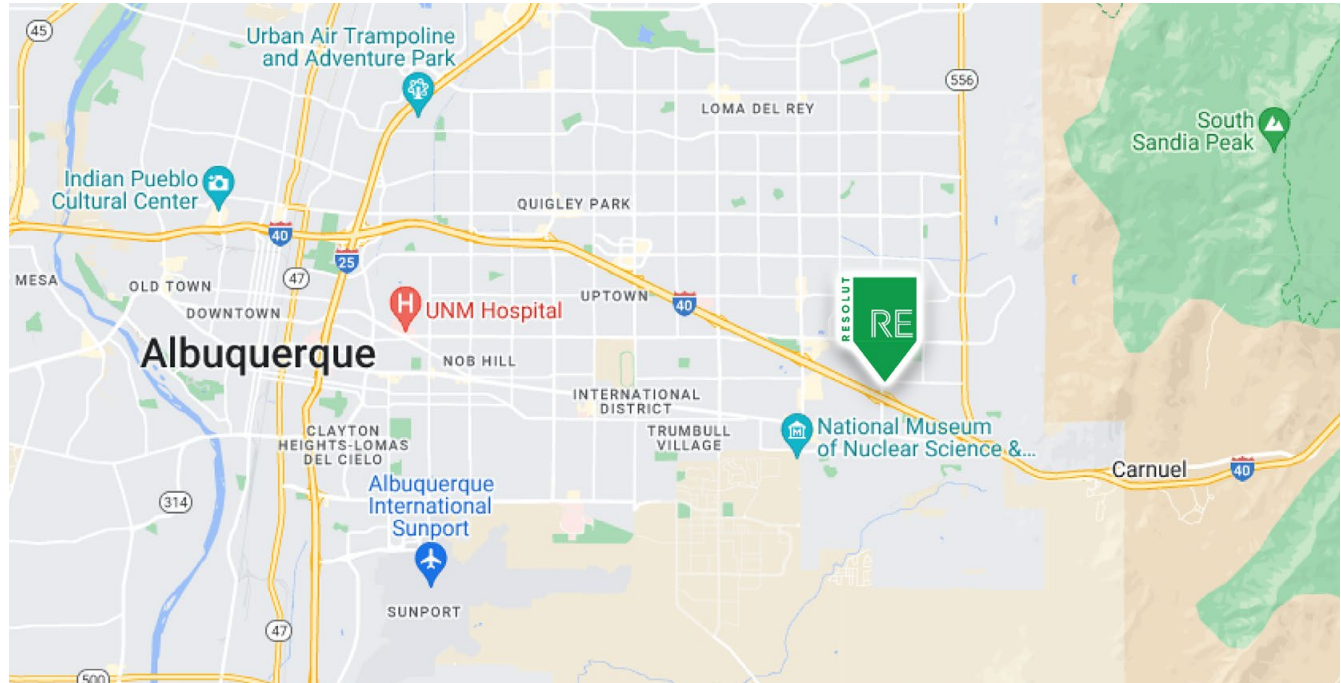
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PROPERTY HIGHLIGHTS

Rare development opportunity with two pad sites in Albuquerque's vibrant Northeast Heights. These pad sites are strategically positioned in a bustling retail corridor, making them an ideal investment for a developer seeking high visibility and strong traffic counts.

- High Traffic location: Juan Tabo and I-40 West
- Established retail hub: Hobby Lobby, Starbucks and many more
- Flexible development for quick service restaurants, hotel, carwash, multi-tenant retail, etc.
- Freeway proximity & high visibility
- Top 25% performing Olive Garden in the county
- Strong Demographics



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



112,168
POPULATION
3-MILE RADIUS



\$85,726.00
AVG HH INCOME
3-MILE RADIUS



66,465
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
I-40 West: 90,000 VPD
Juan Tabo Blvd.NE: 40,247 VPD
(Sites USA 2024)

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PROPERTY OVERVIEW

The property at 601 Juan Tabo Blvd. NE consists of two prime pad sites available for development in Albuquerque's thriving Northeast Heights. The pad sites are positioned along a busy commercial corridor, offering approximately 1.77 and 2.47 acres ready for retail, dining, or service-oriented builds. Anchored by a recently remodeled Olive Garden, the site benefits from its placement in an established retail node with excellent visibility and access. Key features include:

Strategic Positioning: Situated on Juan Tabo Boulevard, a major thoroughfare, with close proximity to I-40 (over 90,000 vehicles daily), ensuring high traffic counts and easy commuter access.

Surrounding Amenities: Neighbors include national brands like Hobby Lobby, Starbucks, and a new Maverick gas station, creating a synergistic retail environment.

Development-Ready: Flat, usable land with existing infrastructure nearby, reducing site prep costs and speeding up construction timelines.

Zoning Advantage: Zoned for commercial use, ideal for pad site staples like drive-thrus, small retail, or professional services. The 2.47 acre pad-site ideal for hospitality (variance needed).



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LOCATION OVERVIEW

The Northeast Heights is one of Albuquerque's most desirable and dynamic submarkets.

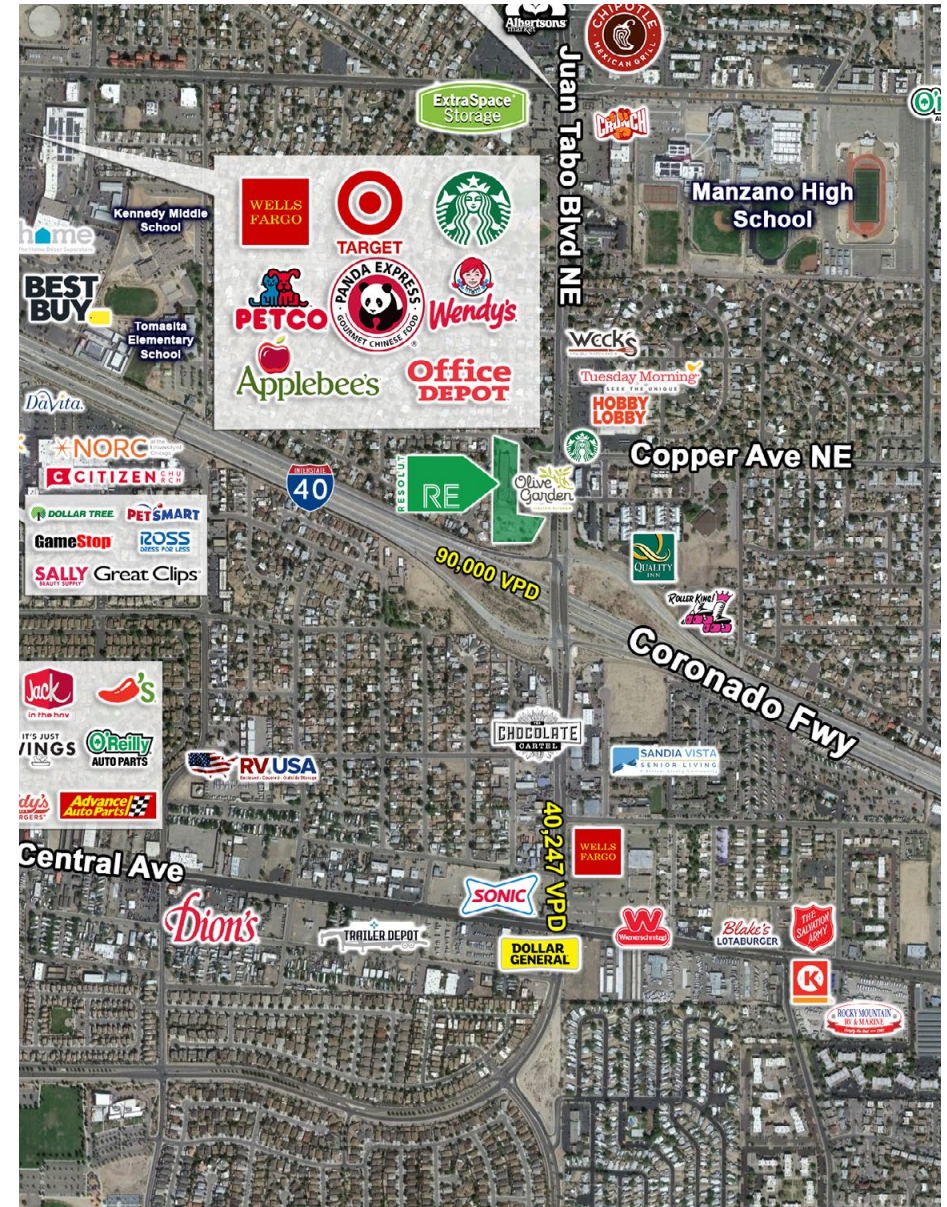
Prime Accessibility: Located just off the first westbound I-40 exit, the area serves as a gateway for commuters heading into the city or toward residential neighborhoods. Juan Tabo Blvd. itself is a vital artery, connecting the site to thousands of daily drivers and shoppers.

Robust Local Economy: Proximity to major employers like Sandia National Laboratories and Kirtland Air Force Base (combined workforce exceeding 33,000) drives consistent demand for convenience retail and dining. These employees are your built-in customer base, just minutes away.

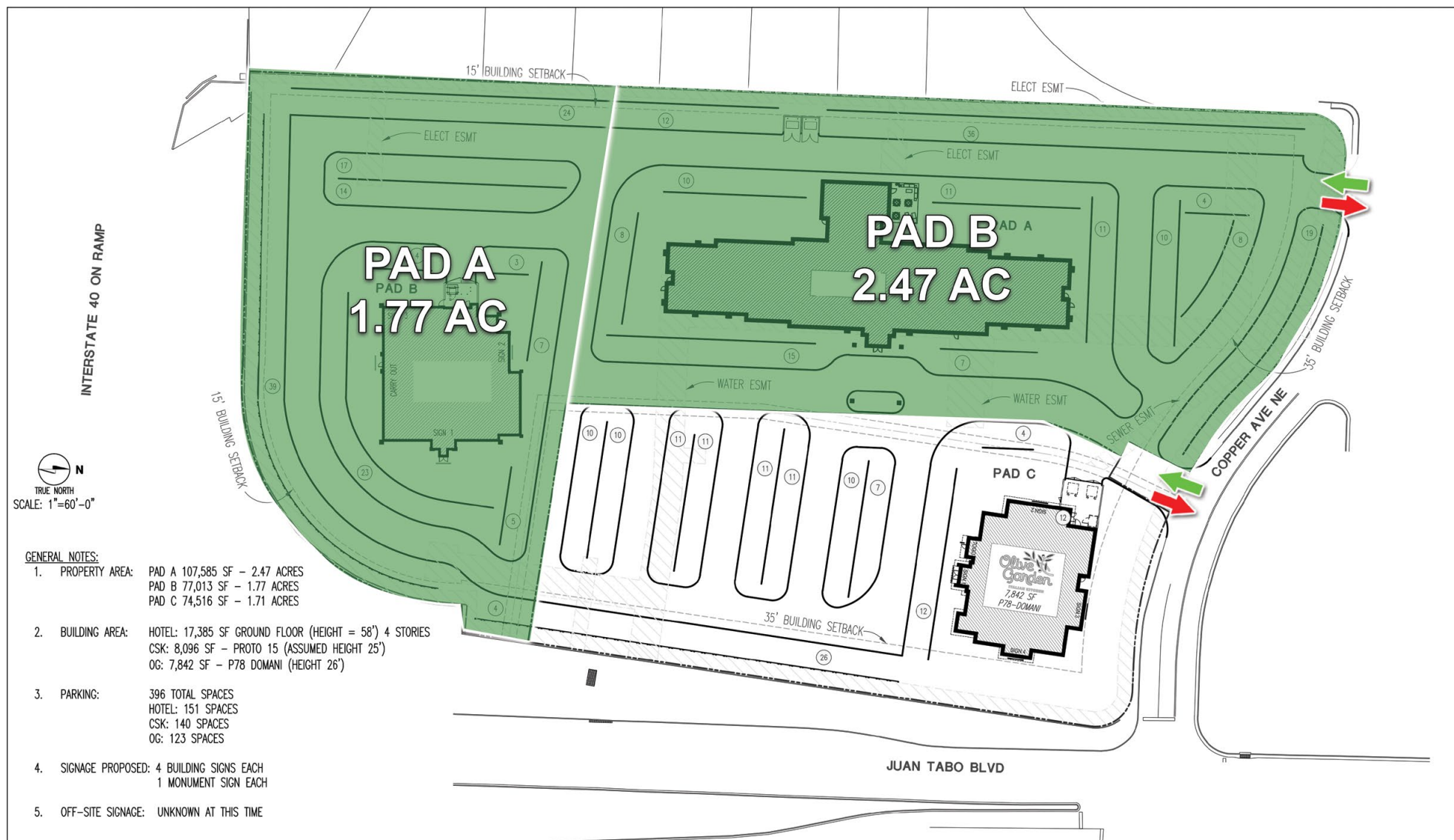
Affluent, Growing Community: The 87123 ZIP code boasts a stable population of families and professionals with solid purchasing power. The Northeast Heights is known for its residential density and community loyalty, ensuring tenants will thrive here.

Retail Momentum: The area's existing commercial success—evidenced by Olive Garden's recent investment and nearby national chains—signals a strong, developer-friendly market. Yet, gaps remain for innovative retail or quick-service concepts, offering a first-mover advantage.

Lifestyle Draw: Backed by the stunning Sandia Mountains, the Northeast Heights blends urban convenience with outdoor appeal. Residents enjoy hiking, biking, and a high quality of life, making this a magnet for businesses catering to active, engaged consumers.



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CONCEPTUAL SITE PLAN

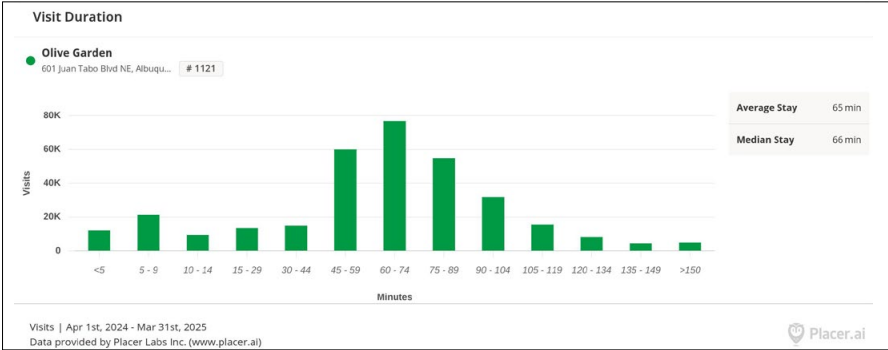
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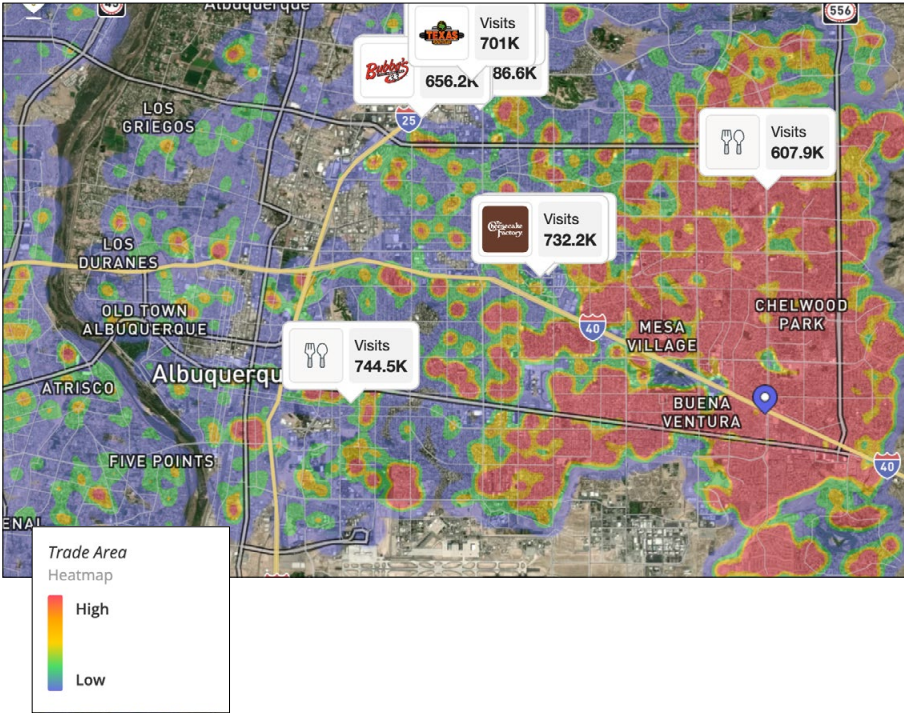
METRICS

Metrics			
<div> <div>Olive Garden</div> <div>601 Juan Tabo Blvd NE, Albuqu...</div> <div># 1121</div> </div>			
Visits	327.7K	Avg. Dwell Time	65 min
Visits / sq ft	35.56	Visits YoY	+8.3%
Size - sq ft	9.2K	Visits Yo2Y	+13.4%
Visitors	171.5K	Visits Yo3Y	+16.4%
Visit Frequency	1.91		
<div> <div>Apr 1st, 2024 - Mar 31st, 2025</div> <div>Data provided by Placer Labs Inc. (www.placer.ai)</div> </div>			

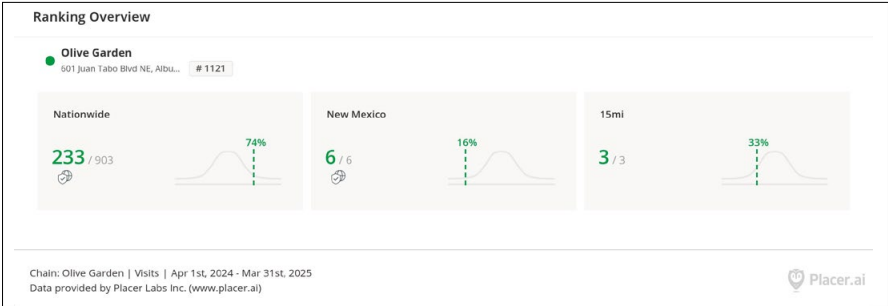
VISIT DURATION



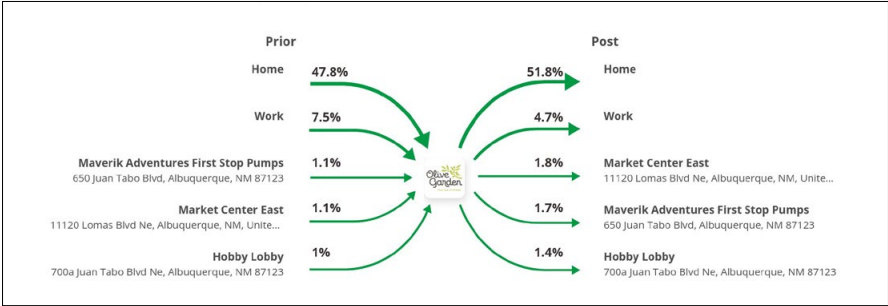
TRADE AREA - HOME LOCATION



RANKING OVERVIEW



VISITOR JOURNEY



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