

**For
Lease**



Car Wash to Operate or Redevelop

FULLY-FUNCTIONING FACILITY WITH FLEXIBLE ZONING



1706 Juan Tabo Blvd. NE | Albuquerque, NM 87112

**±2,535 SF on ±0.3 Ac.
Available**

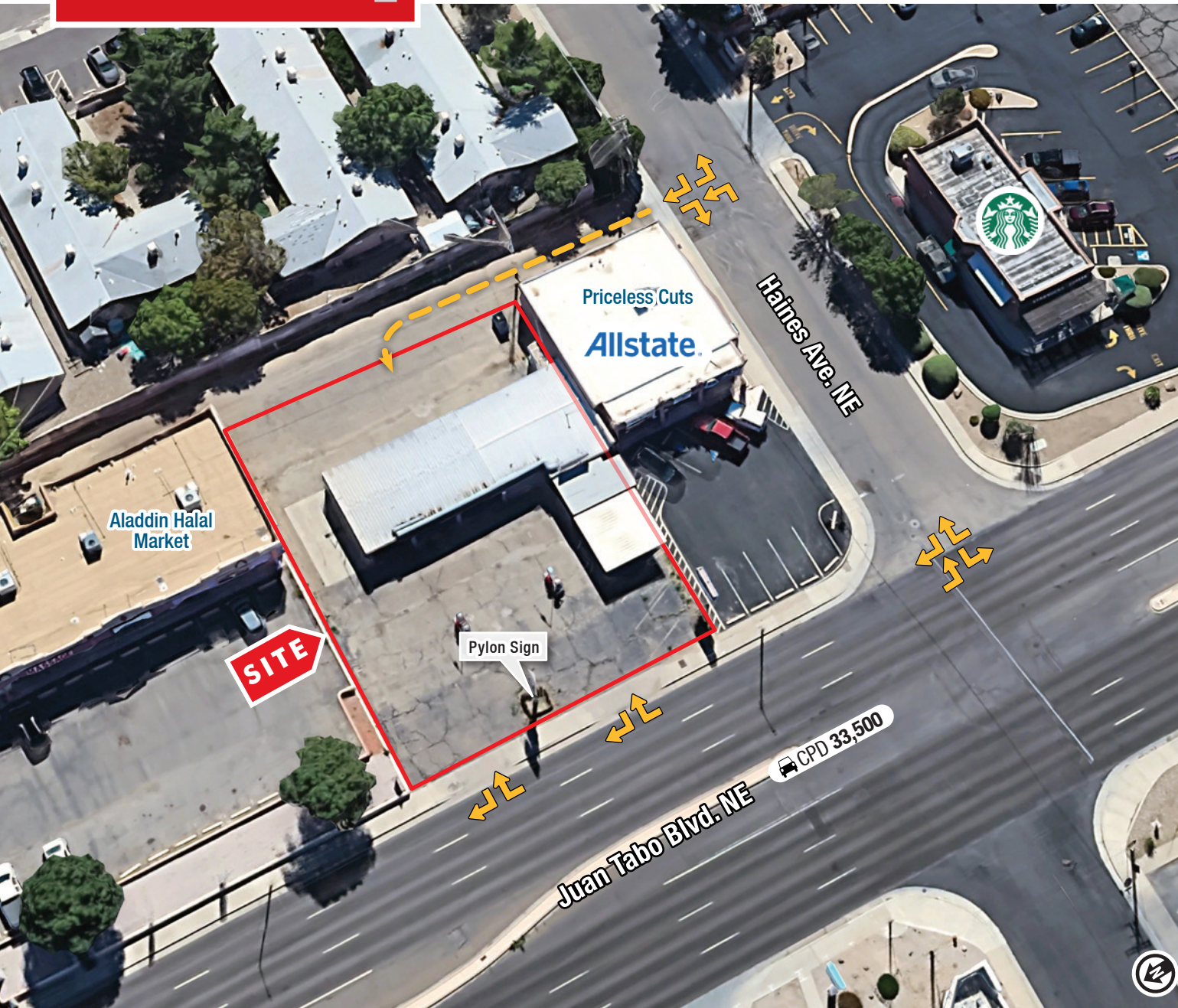
NA SunVista  **Got Space™**

Melody Torres

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PROPERTY

AVAILABLE

Building: $\pm 2,535$ SF

Land: ± 0.3 Acres

LEASE/ GROUND LEASE RATE

See Advisor

HIGHLIGHTS

- Four self-serve bays
- One dedicated diesel bay
- Two high-powered vacuums
- $\pm 2,535$ SF enclosed space ideal for auto detailing
- High-traffic location with 33,500 cars per day
- Pylon signage
- All equipment in working order
- Opportunity to operate car wash or redevelop the lot

ZONING [MX-L](#)

LOCATION

- SEQ Juan Tabo Blvd. & Indian School Rd. NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,984	124,210	242,194
Average HH Income	\$84,684	\$88,001	\$95,883
Daytime Employment	4,162	42,341	101,310

2024 Forecasted by Esri
Paseo Del Volcan

