

 **AVAILABLE  
FOR BTS OR GL**

# High Profile Retail Pad With Full Access

1020 Juan Tabo Blvd NE, Albuquerque, NM 87112  
NEQ Juan Tabo Blvd & Lomas Blvd



## Full Access Drive-Thru Pad In Synergistic NE Heights Trade Area



**AVAILABLE**  
0.96 ac



**PRICING**  
See Broker

- Full access off of Juan Tabo Blvd
- Located in the heart of sought after Juan Tabo corridor



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

**James A. Anderson**

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### SITE

#### AVAILABLE

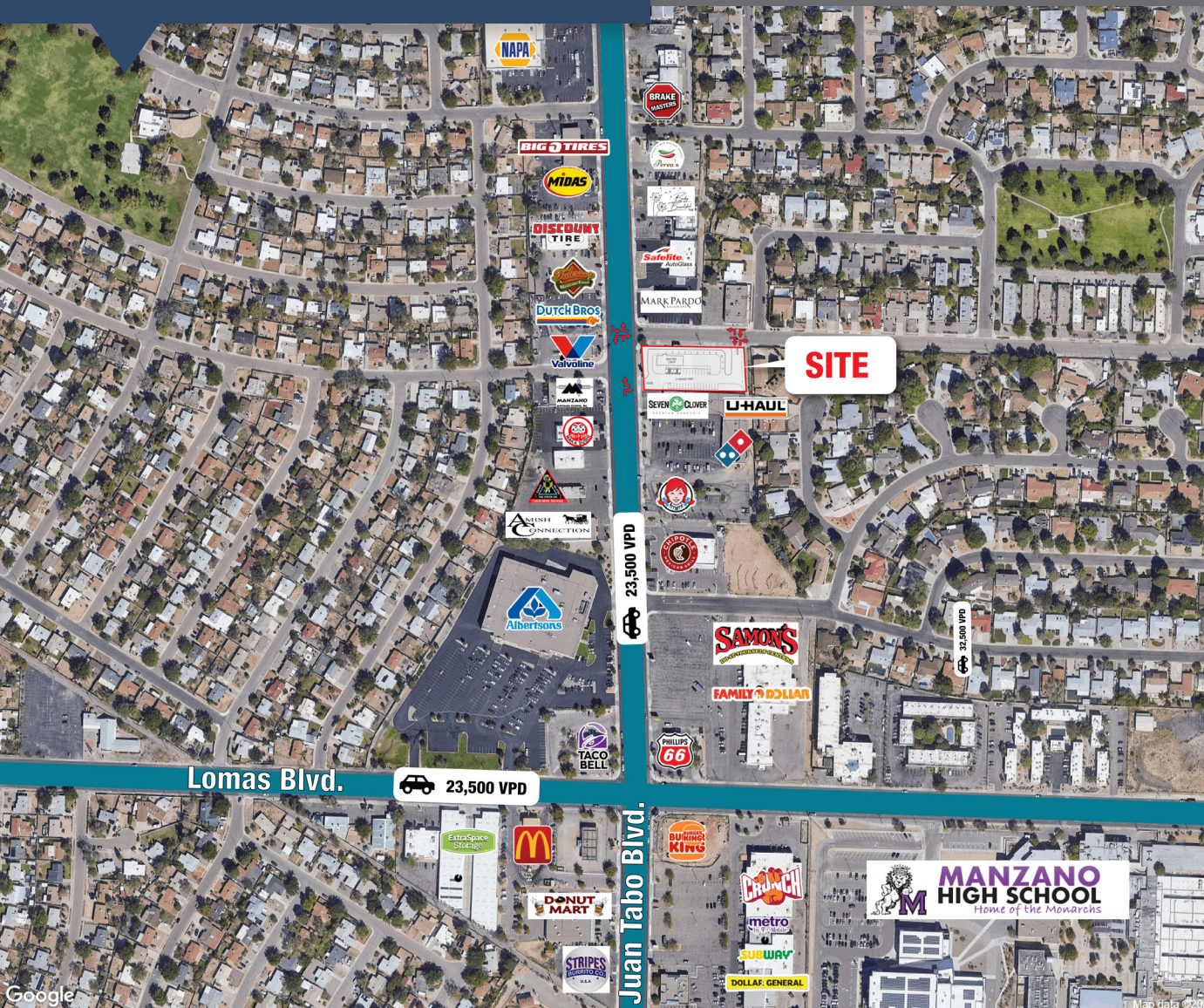
- 0.96 acre pad site

#### PRICING

- See broker

#### HIGHLIGHTS

- Full access off of Juan Tabo Blvd.
- Close proximity to I-40
- Only full acre opportunity with full access currently available on Juan Tabo/Lomas corridor
- Synergistic trade area
- High traffic counts  
- 32,500 VPD
- Delivery condition negotiable  
- BTS or GL
- Drive-thru approved
- Dense residential neighborhoods surrounding property





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## LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	19,380	118,961	226,375
 Average HH Income	\$85,535	\$91,110	\$99,244
 Daytime Employment	753	5,648	13,284



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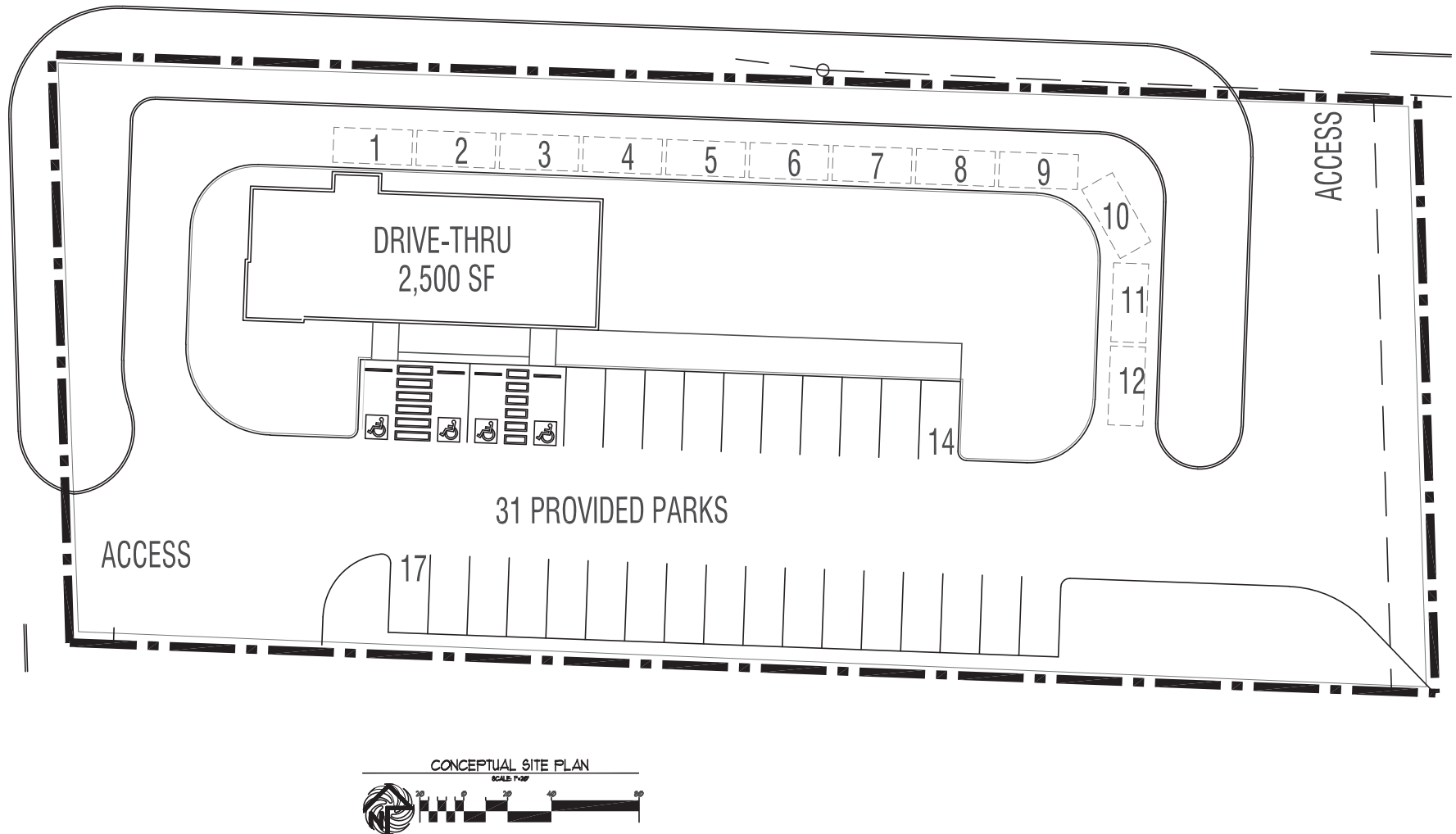


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2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.0902/-106.5146

1020 Juan Tabo Blvd NE Albuquerque, NM 87112	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	19,380	118,961	226,375
2029 Projected Population	18,912	116,121	221,311
2020 Census Population	19,904	119,780	226,568
2010 Census Population	19,749	120,354	228,511
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-0.1%	-	-
2024 Median Age	39.0	40.2	41.3
<b>Households</b>			
2024 Estimated Households	8,819	52,796	104,740
2029 Projected Households	8,667	51,812	102,891
2020 Census Households	8,797	52,151	103,309
2010 Census Households	8,484	51,115	101,672
Projected Annual Growth 2024 to 2029	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	58.2%	57.7%	59.2%
2024 Estimated Black or African American	5.0%	4.5%	4.4%
2024 Estimated Asian or Pacific Islander	3.6%	4.0%	4.0%
2024 Estimated American Indian or Native Alaskan	5.2%	4.7%	4.7%
2024 Estimated Other Races	28.0%	29.0%	27.7%
2024 Estimated Hispanic	43.9%	43.5%	41.3%
<b>Income</b>			
2024 Estimated Average Household Income	\$86,535	\$91,110	\$99,244
2024 Estimated Median Household Income	\$59,963	\$67,889	\$72,389
2024 Estimated Per Capita Income	\$39,443	\$40,531	\$46,130
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.5%	3.4%	2.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.0%	4.4%
2024 Estimated High School Graduate	26.7%	22.6%	21.0%
2024 Estimated Some College	25.9%	22.1%	20.9%
2024 Estimated Associates Degree Only	10.7%	11.1%	9.5%
2024 Estimated Bachelors Degree Only	17.4%	20.3%	22.0%
2024 Estimated Graduate Degree	12.3%	15.6%	19.4%
<b>Business</b>			
2024 Estimated Total Businesses	753	5,648	13,284
2024 Estimated Total Employees	4,432	37,504	89,269
2024 Estimated Employee Population per Business	5.9	6.6	6.7
2024 Estimated Residential Population per Business	25.7	21.1	17.0

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