

FRANKLIN PLAZA

110 - 160 JUAN TABO BLVD NE | ALBUQUERQUE, NM 87123



OFFERING SUMMARY

110 - 160 JUAN TABO BLVD NE

PROPERTY SUMMARY

Franklin Plaza
110-160 Juan Tabo Blvd NE
Albuquerque, NM 87123

Building 1:
12,114 SF

Building 2:
85,006 SF

Building 3:
2,195 SF

Lot Size
10.837 AC

Zoning
MX-H
Wide range of uses

Parcel Number
102205603949220901

OFFERING SUMMARY

SALE PRICE **\$4,500,000.00**

CURRENT NOI **\$74,417**



2



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This information has been obtained from sources believed reliable.
We have not verified it and make no guarantee about it.

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PROPERTY HIGHLIGHTS

- › Rare 10.8 acre infill site in the Albuquerque's Southeast Heights
- › Located on the hard corner of Juan Tabo Blvd and Central Ave
- › Surrounded by a dense residential population
- › Opportunity for growth and development
- › The ideas for this property are endless - no idea is a bad idea!

110 - 160 JUAN TABO BLVD NE



3

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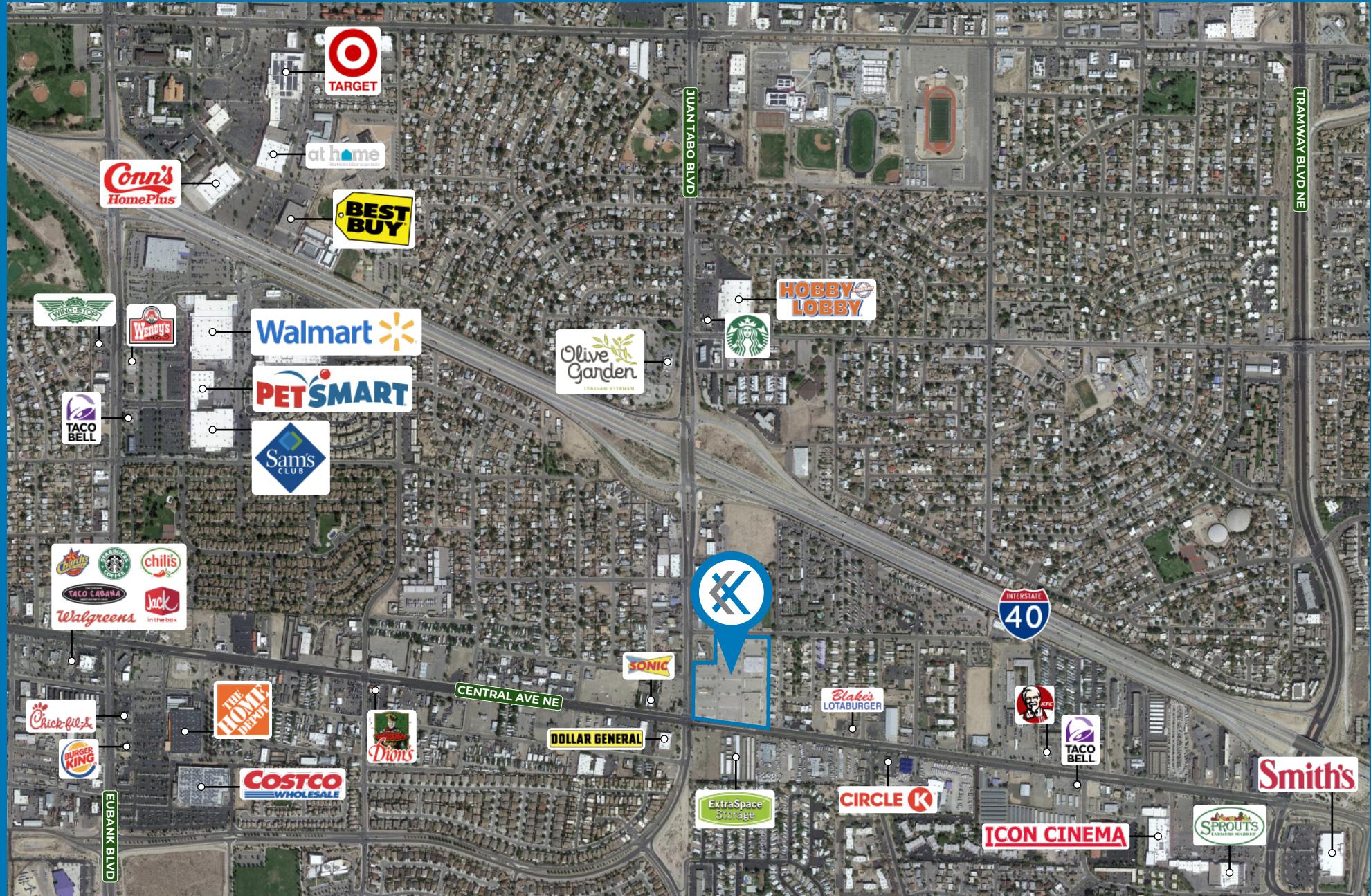


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AERIAL

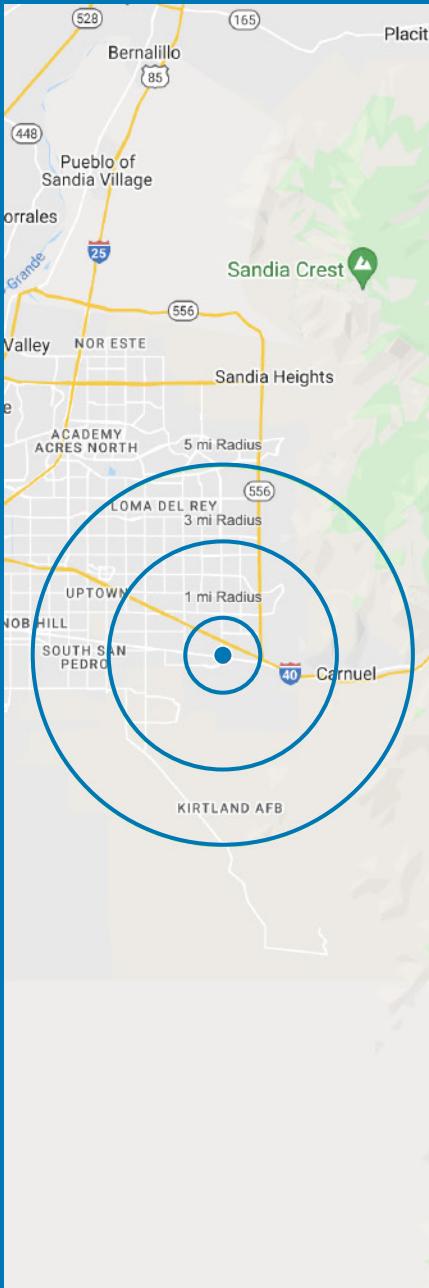
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4

DEMOGRAPHICS

110 - 160 JUAN TABO BLVD NE



POPULATION

	1 MILE	3 MILE	5 MILE
2021 Estimated Population	19,462	97,728	187,293
2026 Projected Population	19,640	97,692	186,391
Projected Annual Growth 2021 to 2026	0.2%	--	--
Historical Annual Growth 2000 to 2021	-0.2%	0.1%	--

HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2021 Estimated Households	8,549	40,984	84,038
2026 Projected Households	8,837	41,913	85,435
Projected Annual Growth 2021 to 2026	0.7%	0.5%	0.3%
Historical Annual Growth 2000 to 2021	--	0.3%	0.2%

RACE AND ETHNICITY

	1 MILE	3 MILE	5 MILE
2021 Estimated White	51.7%	54.4%	57.5%
2021 Estimated Black or African American	5.1%	4.0%	3.8%
2021 Estimated Asian or Pacific Islander	5.6%	4.2%	3.9%
2021 Estimated American Indian or Native Alaskan	6.5%	5.2%	5.1%
2021 Estimated Other Races	31.1%	32.2%	29.8%
2021 Estimated Hispanic	42.4%	43.4%	40.4%

INCOME

2021 Estimated Average Household Income	\$62,030	\$69,070	\$71,641

BUSINESS

2021 Estimated Total Businesses	469	2,991	8,847
2021 Estimated Total Employees	3,985	25,517	78,873