

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**

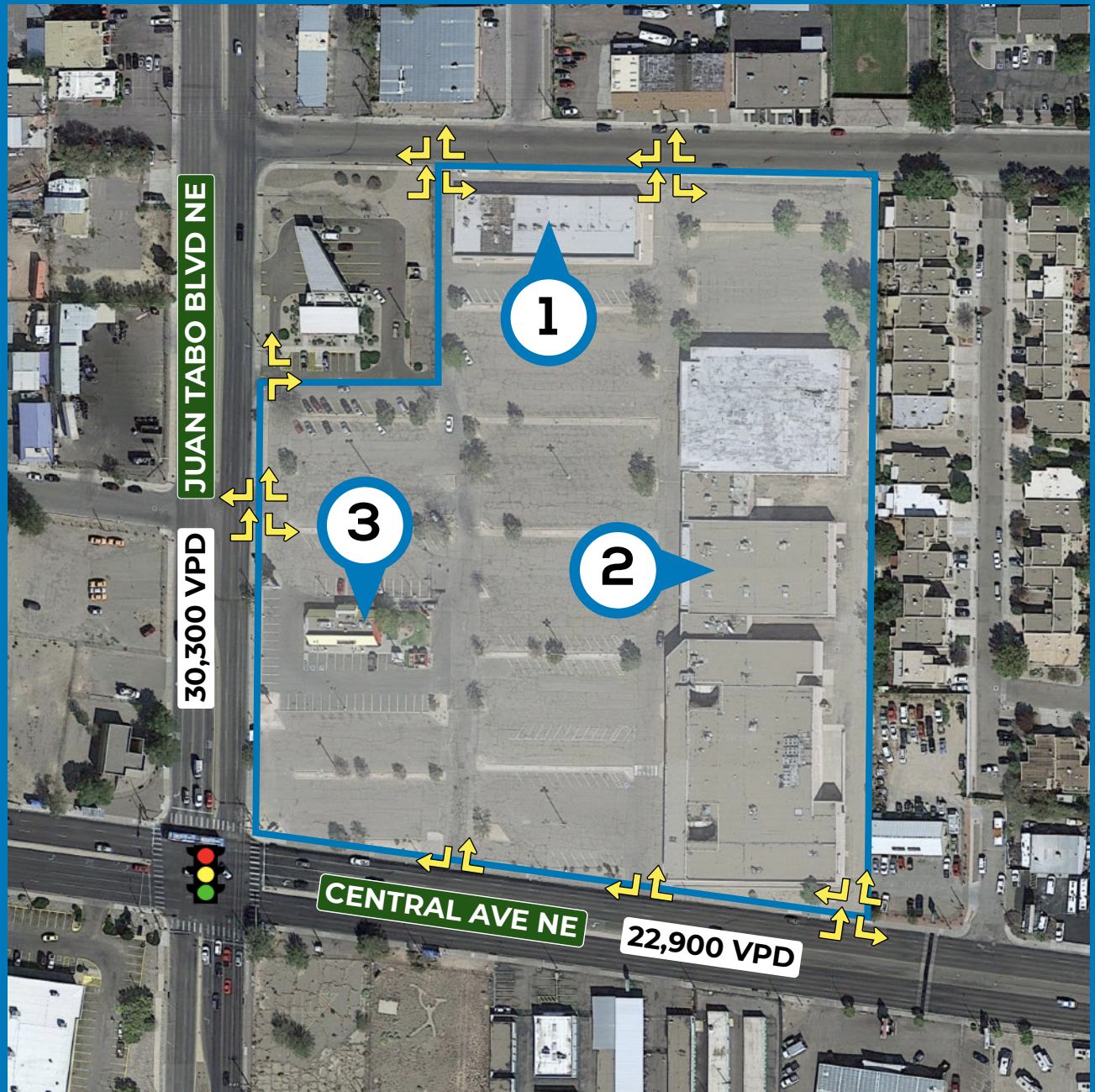
CURRENT NOI **\$74,417**

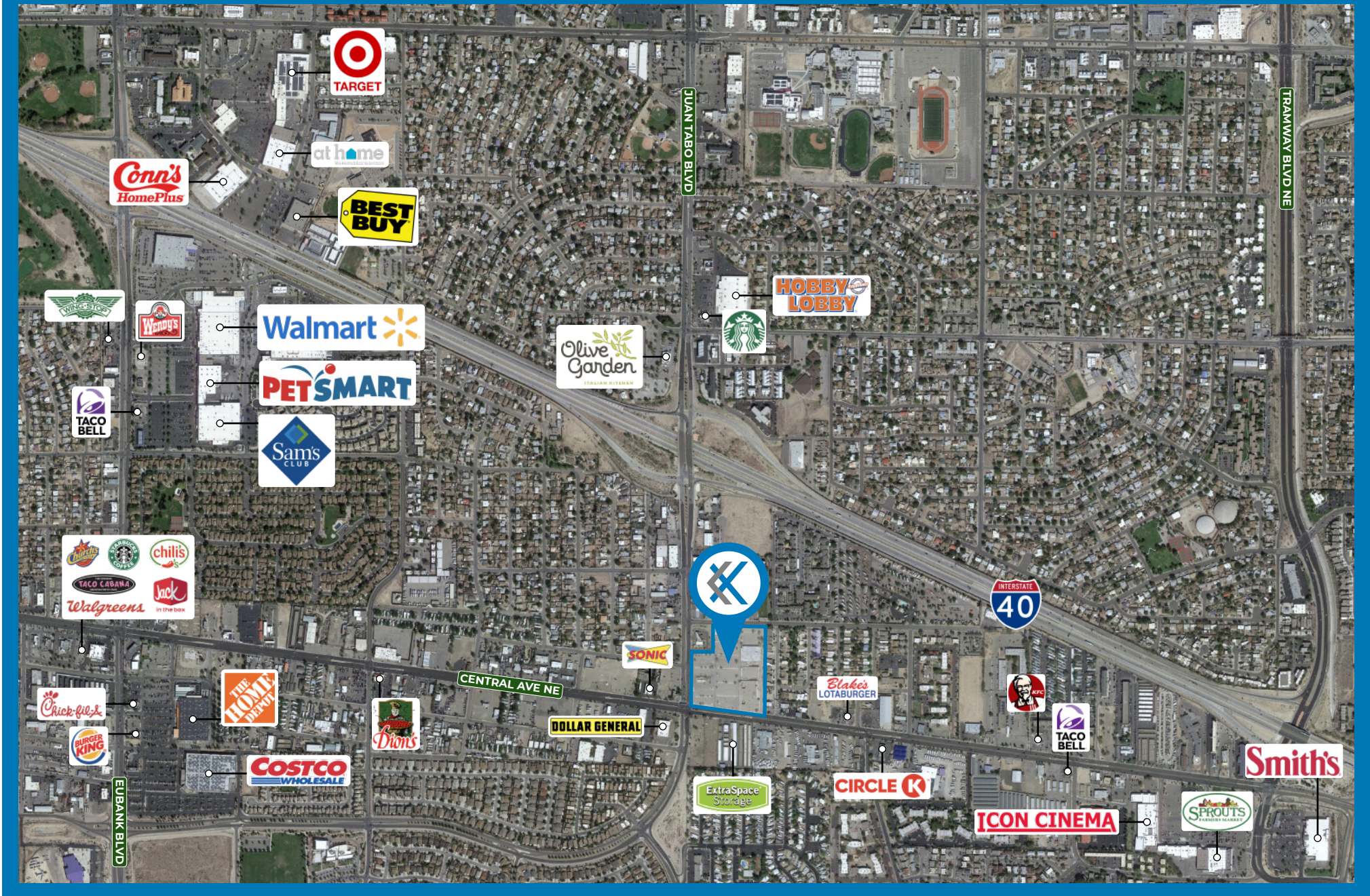


PROPERTY HIGHLIGHTS

110 - 160 JUAN TABO BLVD NE

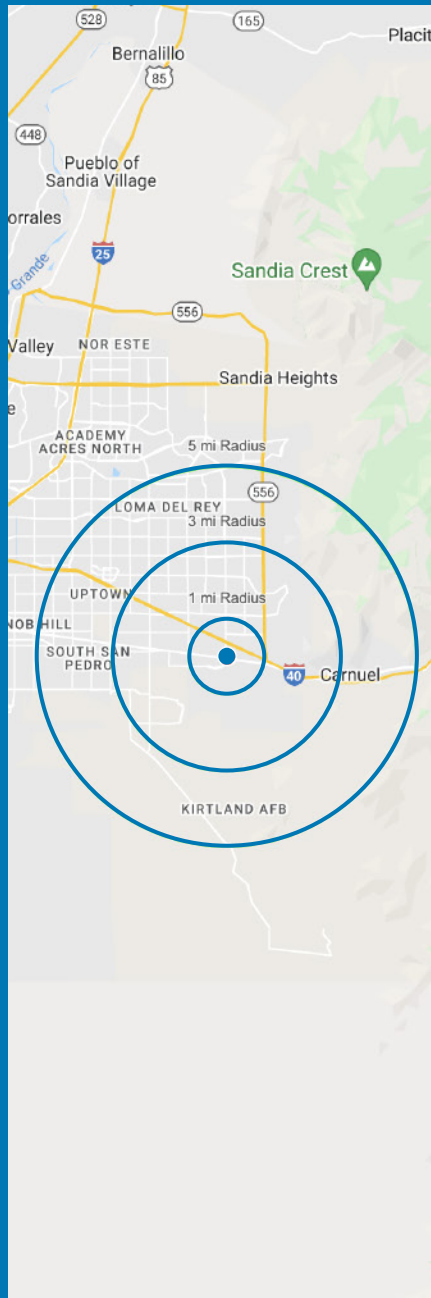
- › Rare 10.8 acre infill site in the Albuquerque's Southeast Heights
- › Located on the hard corner of Juan Tabo Blvd and Central Ave
- › Surrounded by a dense residential population
- › Opportunity for growth and development
- › The ideas for this property are endless - no idea is a bad idea!





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

| | 1 MILE | 3 MILE | 5 MILE |
|---|----------|----------|----------|
| 2021 Estimated Average Household Income | \$62,030 | \$69,070 | \$71,641 |

BUSINESS

| | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|--------|--------|--------|
| 2021 Estimated Total Businesses | 469 | 2,991 | 8,847 |
| 2021 Estimated Total Employees | 3,985 | 25,517 | 78,873 |