

Grocery-Anchored Retail Shop Space

Sycamore Plaza Shopping Center

NEC Academy Rd & Wyoming Blvd
8030 & 8060 Academy Rd NE
Albuquerque, NM 87111



Available

- ±1,200 SF
- ±2,315 SF
- \$30.00/SF/Yr NNN

Traffic Counts

- 45,400 VPD - Wyoming Blvd
- 21,700 VPD - Academy Rd

Property Highlights

- Walmart & Smith's anchored retail shop space
- Prime location at signalized intersection of Academy Rd & Wyoming Blvd
- Excellent surrounding demographics with high income households - \$118,235 within a 1 mile radius
- Across the street from Albuquerque Academy, one of the top private schools in the nation.
- Multiple full access points
- Excellent visibility with pylon and building signage available

Total Annual Visits:

3.8M
Total Visits

63%
Walmart visits

23%
Smith's visits

6%
Petsmart visits



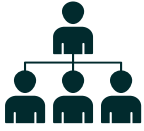


Far Northeast Heights Submarket

The Far Northeast Heights Submarket is a busy retail trade area with excellent demographics including dense population and high household incomes.

The submarket also hosts some of the top public and private schools in the region. This submarket is bolstered by a high concentration of surrounding retail amenities to support the large residential presence with over 108,000 households. The residents in the area are highly educated with over 61.2% of the population in a 1 mile radius holding a bachelor's degree or higher. There is very little available land for new development in the submarket, with most of the vacant land being developed for multifamily and retail property types.

Demographics



POPULATION

11,636 (1 Mile)
122,675 (3 Miles)
238,479 (5 Miles)



OF HOUSEHOLDS

5,467 (1 Mile)
56,009 (3 Miles)
108,389 (5 Miles)



DAYTIME EMPLOYEES

4,361 (1 Mile)
65,908 (3 Miles)
148,859 (5 Miles)



AVG HH INCOME

\$118,285 (1 Mile)
\$109,739 (3 Miles)
\$104,455 (5 Miles)



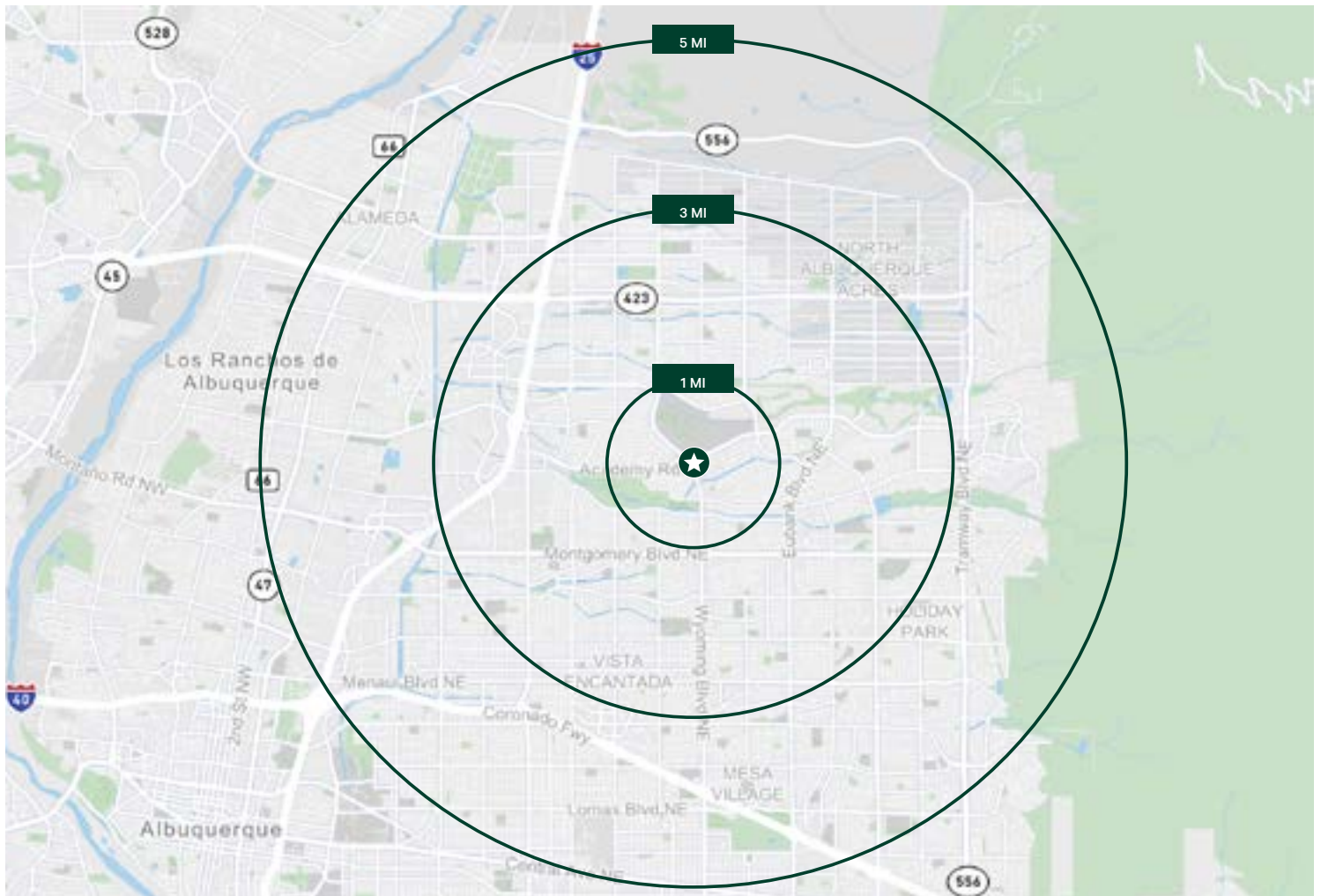
EDUCATION (BACHELORS DEGREE+)

61.2% (1 Mile)
51.0% (3 Miles)
47.4% (5 Miles)

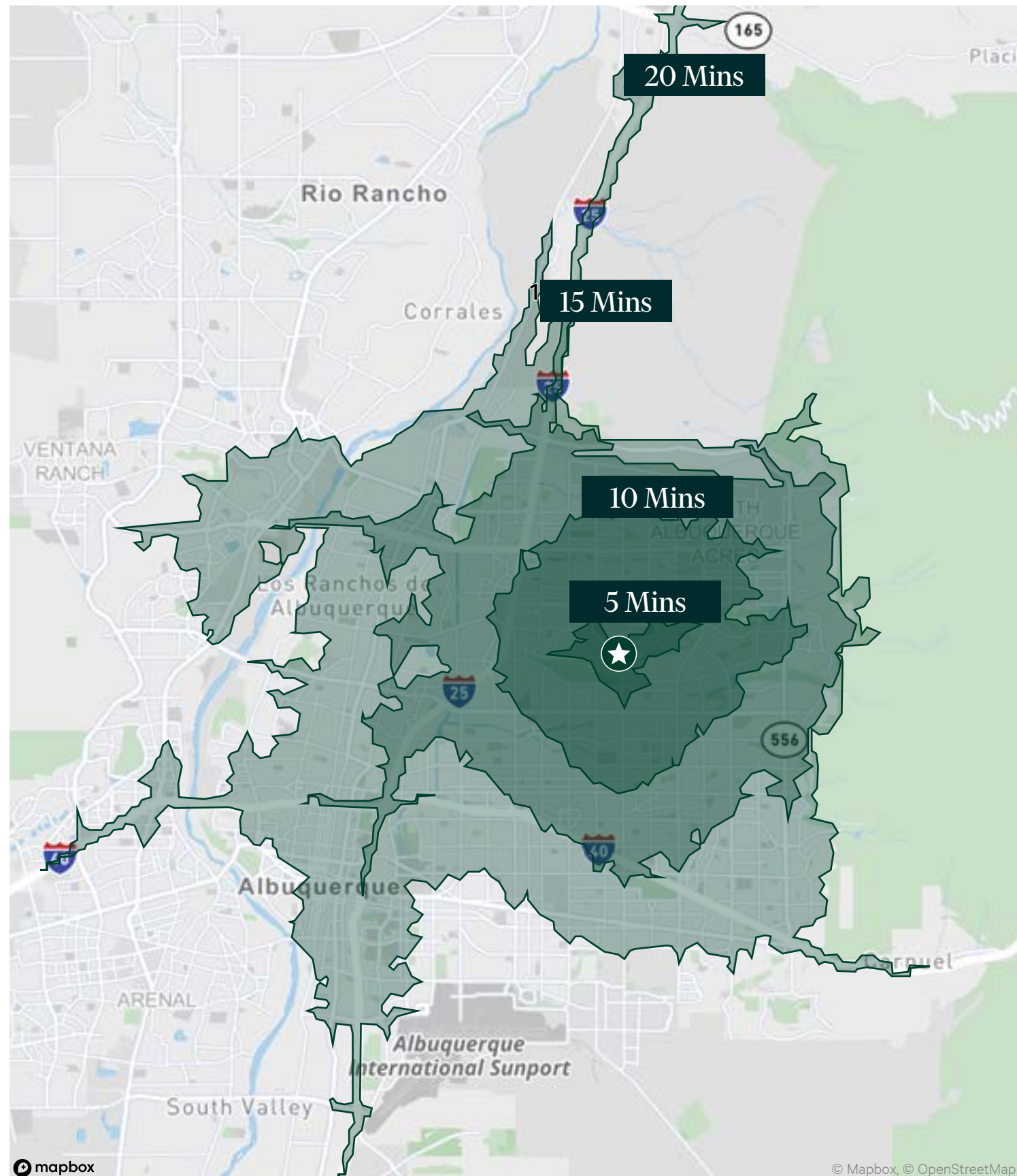


MEDIAN AGE

48.2 (1 Mile)
43.7 (3 Miles)
42.8 (5 Miles)



Drive Time



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For Lease



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