CBRE

For Sale or Build-To-Suit in Regional Trade Area

Located adjacent to Primary Retail and Office Concentration

7401 Indian School Rd NE
Albuquerque, NM 87110

Property Highlights

+ Build-To-Suit up to 5,260± SF (Medical, Retail or Office)
+ Contact Broker for pricing
+ 13,600 VPD - Indian School Rd NE
+ Excellent visibility and access
+ Located across the street from Winrock Town Center, one of New Mexico's largest mall
+ Located in the desirable Uptown submarket, home to some of the area's most prominent retailers and restaurants including Apple, Pottery Barn, Williams Sonoma, Fogo de Chao, Season's 52, Anthropologie, Nordstrom Rack, and more.



Contact Us

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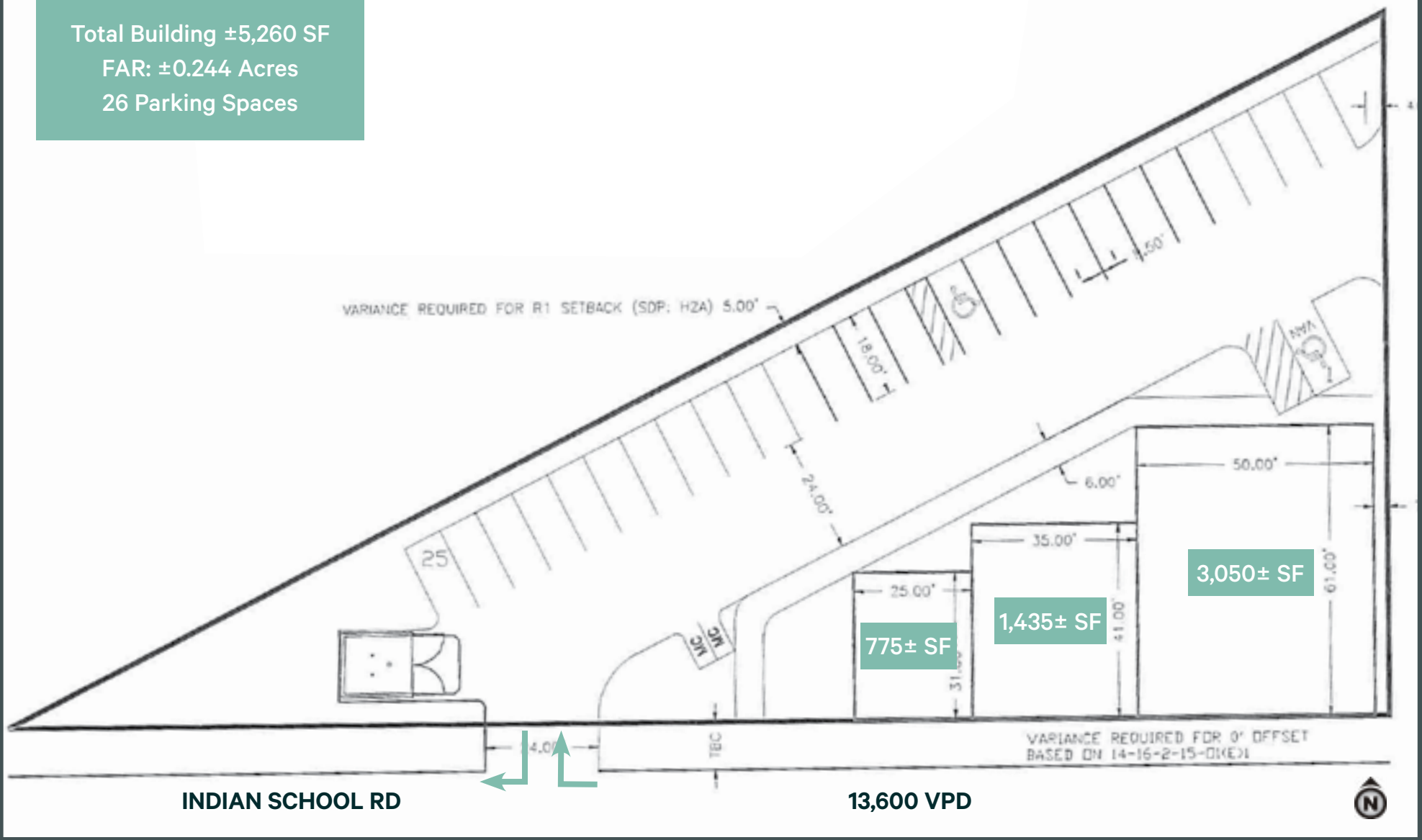
Conceptual Site Plan

Total Building ±5,260 SF
FAR: ±0.244 Acres
26 Parking Spaces



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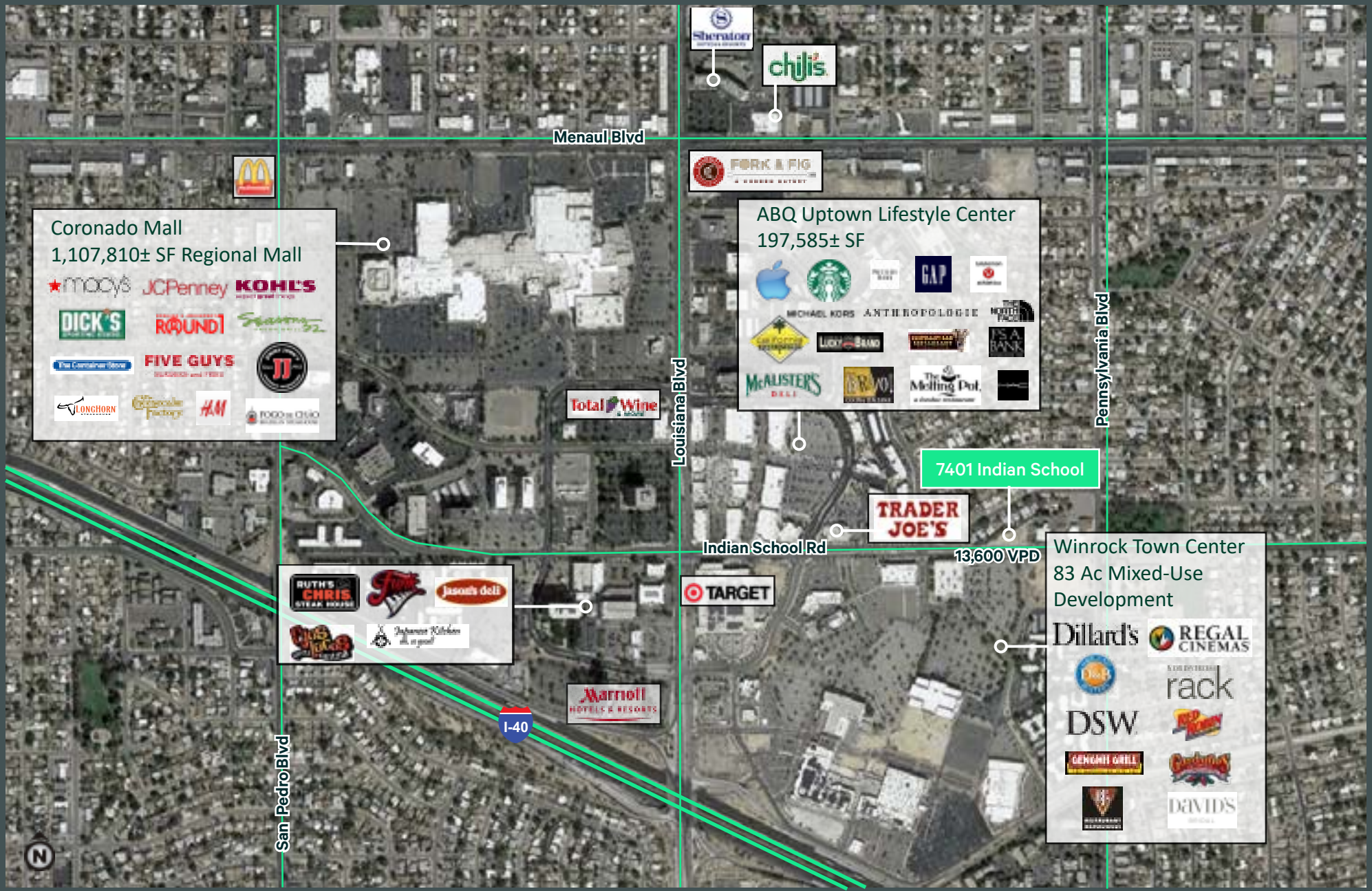
For Sale or Lease



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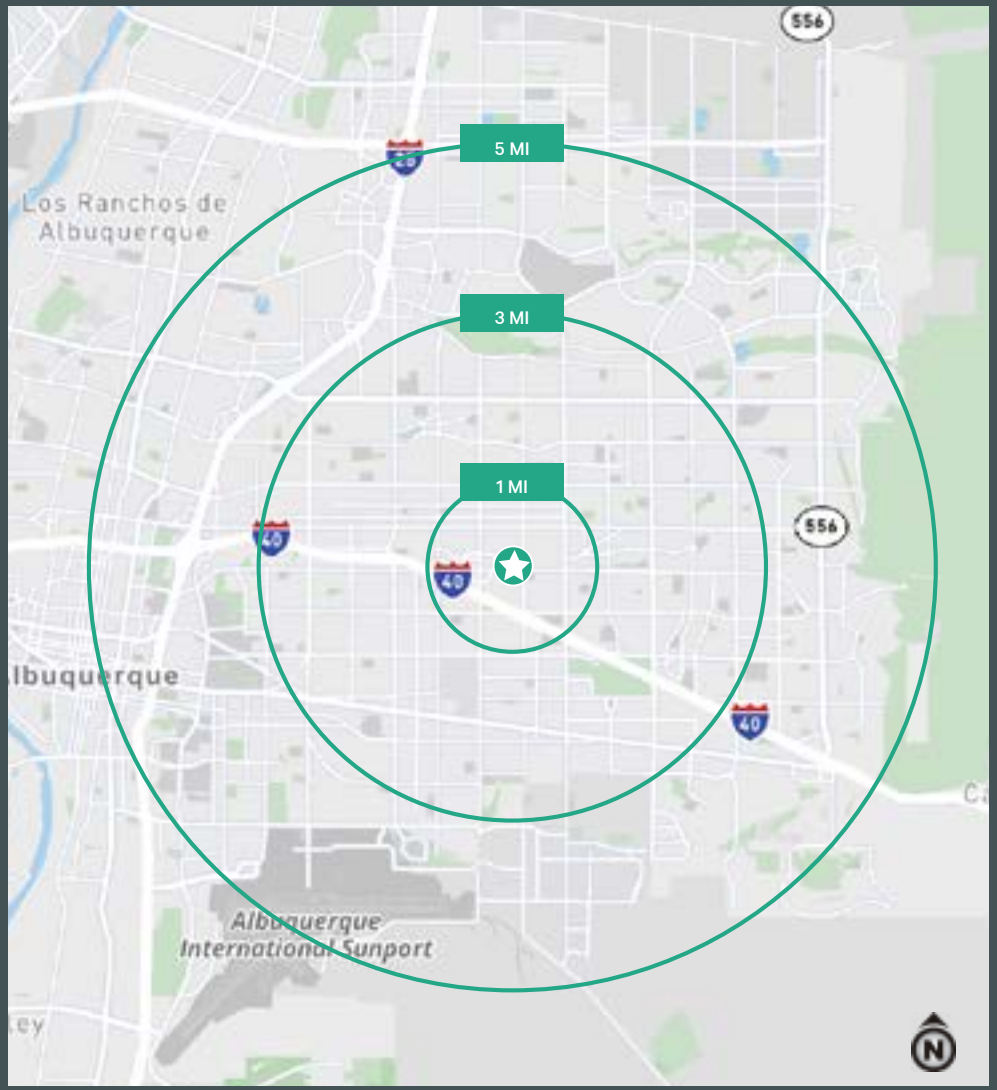
Demographics

	1 Mile		3 Mile		5 Mile	
Population						
2022 Population - Current Year Estimate	14,262		146,981		304,282	
2027 Population - Five Year Projection	14,540		145,486		301,334	
2022-2027 Annual Population Growth Rate	0.39%		-0.20%		-0.19%	
Households						
2022 Households - Current Year Estimate	7,001		67,212		138,446	
2027 Households - Five Year Projection	7,228		67,017		138,172	
Household Income						
2022 Average Household Income	$74,672		$73,786		$83,774	
2027 Average Household Income	$83,404		$84,761		$96,185	
2022 Median Household Income	$53,066		$51,721		$56,832	
2027 Median Household Income	$57,767		$58,512		$66,037	
Education						
HS and Associates Degrees	6,291	56.9%	58,193	55.2%	112,095	51.6%
Bachelor's Degree or Higher	4,252	38.4%	37,609	35.7%	88,326	40.6%
Daytime Population						
2022 Employees	17,272		73,435		203,768	



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