

FOR LEASE AND SALE

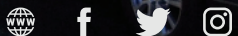
Retail / Office Space Available in NE Heights

2414 Juan Tabo Blvd NE, Albuquerque, NM 87112

Your Signage



COURTNEY TINNIN
505-292-9607
courtney@kingcapitalcre.com



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

PROPERTY DETAILS

Standalone Building



Address:
**2414 Juan Tabo Blvd NE
Albuquerque, NM 87120**



Building Size:
± 2,022 SF



Lease Rate:
**\$2,500 /Month
Modified Gross**

Sale Price:
\$279,000



Lot Size:
± 0.1204 ac

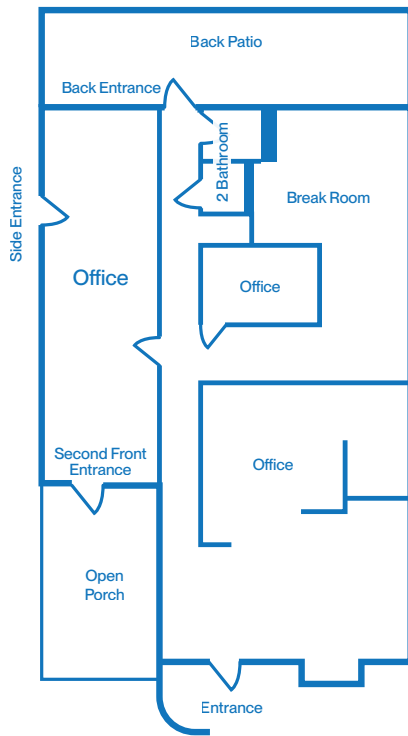


Zoning:
MX-L

Property

**Large
Monument
Signage**

FLOOR PLAN



PROPERTY BENEFITS

- Adjacent from **High Performing Walmart** Anchored Shopping Center
- Visible to **28,800 VPD**
- Large Monument** Sign on Juan Tabo
- 10-11** Designated Parking Spaces



INTERIOR PHOTOS



MARKET AERIAL



AutoZone



JUAN TABO BLVD

28,800 VPD



Ross Enchanted Park

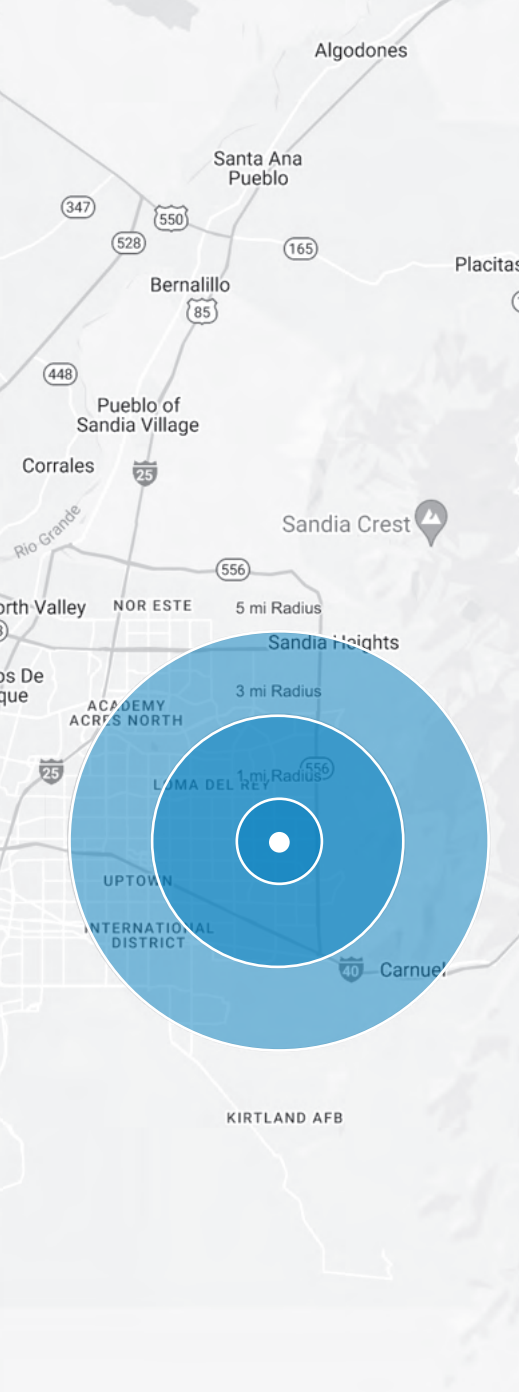


12,223 VPD

MENAU BLVD



28,413 VPD



POPULATION

	1 MILE	3 MILE	5 MILE
2023 Estimated Population	19,099	122,202	251,221
2028 Projected Population	18,102	117,796	284,584
Projected Annual Growth 2023 to 2028	-1.0%	-0.7%	-0.2%
Historical Annual Growth 2020 to 2023	0.3%	-0.3%	--

HOUSEHOLDS

2023 Estimated Households	8,511	56,281	114,758
2028 Projected Households	8,049	54,167	113,135
Projected Annual Growth 2023 to 2028	-1.1%	-0.8%	-0.3%
Historical Annual Growth 2010 to 2023	-0.2%	--	0.2%

RACE AND ETHNICITY

2023 Estimated White	61.4%	60.8%	58.8%
2023 Estimated Black or African American	4.2%	4.0%	4.1%
2023 Estimated Asian or Pacific Islander	3.0%	3.8%	4.3%
2023 Estimated American Indian or Native Alaskan	4.4%	4.5%	4.7%
2023 Estimated Other Races	27.0%	26.9%	28.2%
2023 Estimated Hispanic	38.5%	38.1%	39.8%

INCOME

2023 Estimated Average Household Income	\$104,916	\$105,499	\$104,907
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BUSINESS

2023 Estimated Total Businesses	880	6,490	15,015
2023 Estimated Total Employees	4,572	40,654	101,401