

GOFF PLAZA

FOR LEASE | Retail Shopping Center | 1720 Bridge Blvd SW, Albuquerque, NM 87105



BASE 5

RETAIL PARTNERS

BRIDGE BLVD 26,700 VPD

Suite C-2 2,500 SF

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER
brandon@base5retail.com - 505.350.0296

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109
505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

SITE DETAILS

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



Prime Opportunity in Underserved Trade Area

Join a thriving tenant mix in one of Albuquerque's highest-demand corridors. This $\pm 2,500$ SF space is ideal for retail, medical, service, or community use. Existing Tenants Include: Family Dollar, Albuquerque Talent Development Charter School, Marbella Event Center, and more!

AVAILABLE SPACES

Suite C-2- 2,500 SF	Rate \$12.00/SF NNN	2025 NNN = \$2.79/SF
---------------------	---------------------	----------------------

Zoning-NR-C

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

SITE PLAN

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



TENANT	SF
Bank Of America - ATM	N/A
Marbella (Event Center)	±8,677
El Rey del Pollo	±1,000
P. Gramajo	±750
Mary's Salon	±1,000
Family Dollar	±8,704
AVAILABLE - Suite C-2	±2,500
El Saloncito	±2,000
Ice Cream	±3,000
Mercado	±7,600
La Bonita	±10,033
Vanny's	±1,000
Mr Shears	±500
Star Audio	±2,000
Southwest Meats	±3,000
Albuquerque Talent Development	±14,097
Bakery	±1,850
Carnitas	±3,250
Yeberra Latino	±1,500
Candy Store	±1,200
National Insurance	±1,000
Nail Salon	±875
Total	±75,336

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • **WWW.BASE5RETAIL.COM**



BASE 5
RETAIL PARTNERS

AERIAL

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM

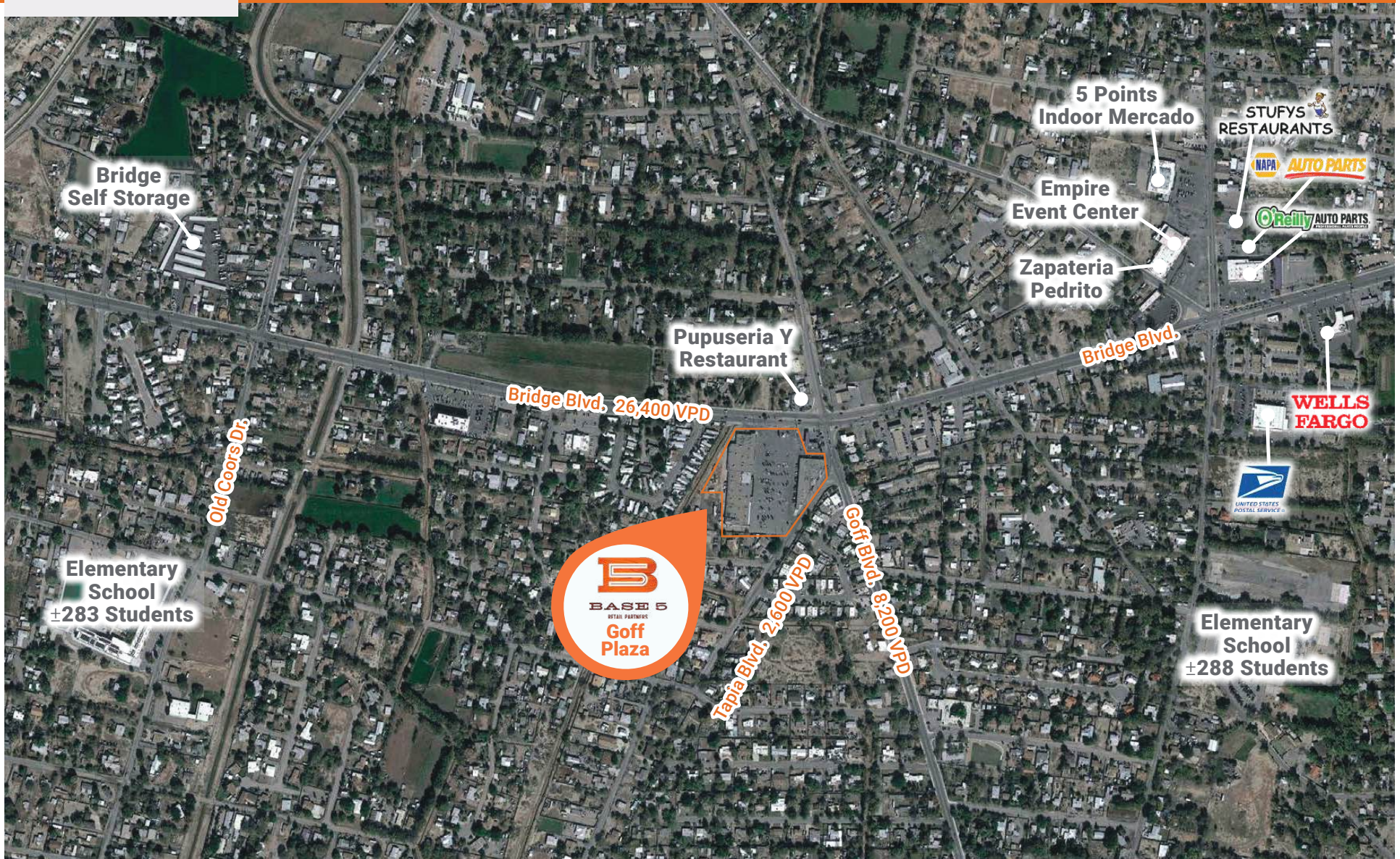


BASE 5
RETAIL PARTNERS

AERIAL

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



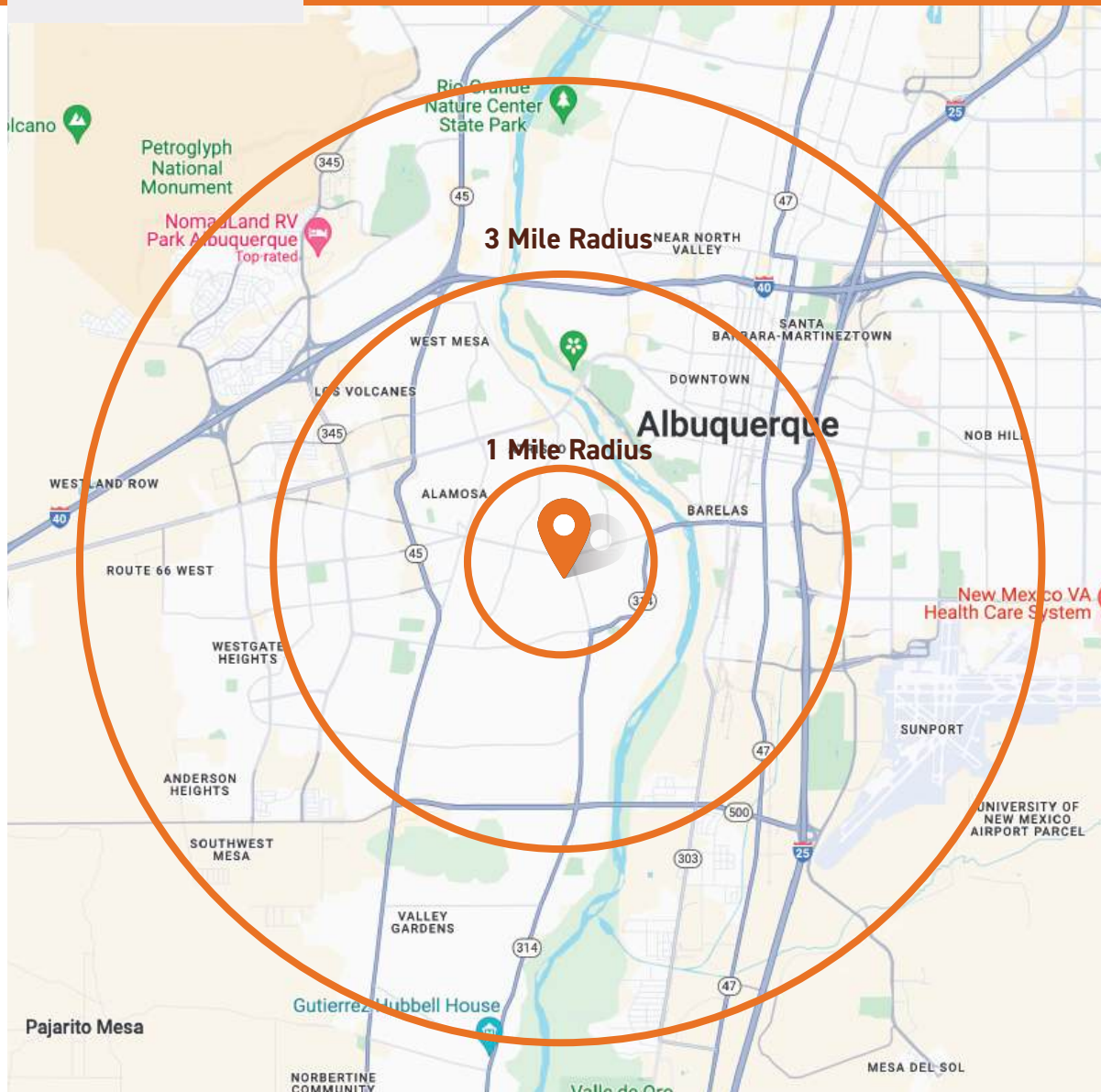
**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM



GOFF PLAZA - FOR LEASE



1 MILE	3 MILES	5 MILES
11,738	98,785	232,671

1 MILE	3 MILES	5 MILES
1,693	65,203	1🌿2,280

BRIDGE BLVD	GOFF BLVD
26,700 VPD	12,600 VPD

LISTING BROKER

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

PHOTOS

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

AREA DETAILS

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105



\$1.8T



Forecast
Purchasing Power
of the Hispanic
Population (2021)



56M
U.S. Hispanic
Population (2016)

18%

U.S. Population is
Hispanic (2016)



South Valley/Barelas is one of Albuquerque's first communities and has been occupied by Spanish and Mexican families for centuries.

Traditionally a farming community, the South Valley's bounty of rural charm makes it easy to forget you're in New Mexico's biggest city! This neighborhood is home to the National Hispanic Cultural Center, the South Broadway Cultural Center and the Rio Grande Zoo.

In the last five years, an energetic revival spurred on by Downtown revitalization and the arrival of the prestigious National Hispanic Cultural Center makes this area desirable to live, work and play.

“

The Hispanic market, including high-spending parents, are heavy mobile and social network users....they have high expectations and the spending power that commands attention.

-Steven Barr

How Retailers Are Vying For Hispanic Parents' Attention (12/19/18)

**LISTING
BROKER**

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • **WWW.BASE5RETAIL.COM**



OVERVIEW

GOFF PLAZA - FOR LEASE

1720 Bridge Blvd SW, Albuquerque, NM 87105

Goff Plaza is located in an underserved trade area in need of retail, medical, schools, institutional, entertainment and community services. There is an estimated 9 square feet of existing retail space per person in the trade area; the city average is 45 square feet per person. The location of Goff Plaza can't be beat. Bridge Blvd is one of only 8 river crossings and has direct on/off access from I-25, one of the busiest river crossings in Albuquerque,



GOFF PLAZA

Located in ABQ's most underserved trade area with on-site property manager and extensive video security and surveillance systems.

GREAT ACCESS & EXPOSURE

39,300 VPD at intersection of Bridge Blvd. & Goff Blvd.

Triple frontage with access on Bridge Blvd., Goff Blvd., and Tapia Place.

GRANDFATHERED PROPERTY SIGNAGE

3 Large pylon signs plus electronic full color changeable reader boards on Bridge Blvd. and Goff Blvd.

LET'S CHAT

BRANDON SAYLOR, CCIM

OWNER/BROKER

brandon@base5retail.com

505.350.0296



LISTING
BROKER

Brandon Saylor, CCIM OWNER/BROKER • brandon@base5retail.com • 505.350.0296

505.807.0605 • WWW.BASE5RETAIL.COM