

LEASE

Sandra Plaza

1605 JUAN TABO BLVD NE

Albuquerque, NM 87112



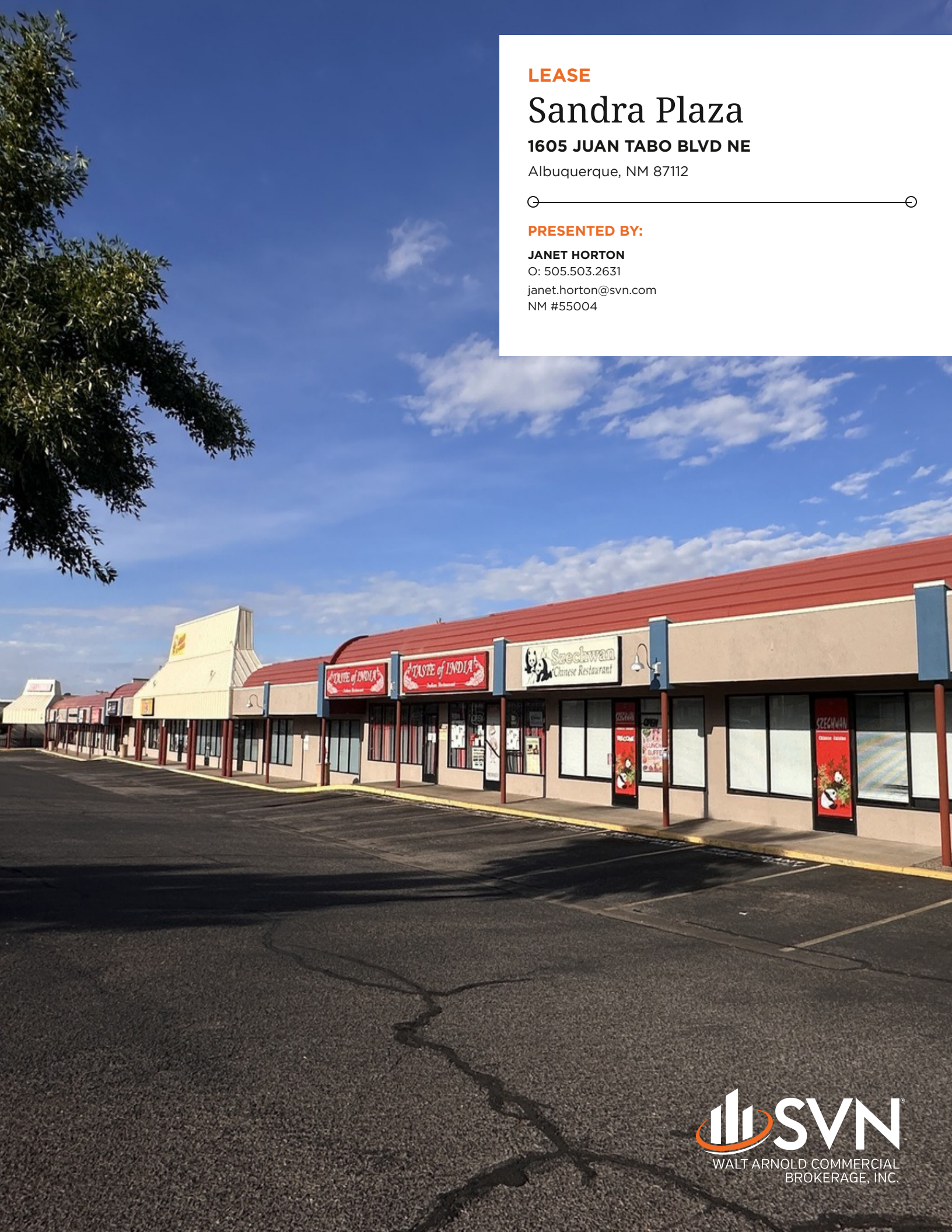
PRESENTED BY:

JANET HORTON

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NM #55004



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	34,866 SF
AVAILABLE SF:	1,208 - 3,195 SF
LOT SIZE:	2.34 Acres
YEAR BUILT:	1986
RENOVATED:	2019
ZONING:	MX-L
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights
TRAFFIC COUNT:	26,800

PROPERTY OVERVIEW

Sandra Plaza is a well-established neighborhood retail center conveniently located at 1605 Juan Tabo NE in Albuquerque's desirable Northeast Heights. The plaza features a diverse mix of local and service-oriented businesses, creating steady daily traffic and a built-in customer base from the surrounding residential community.

With excellent visibility along Juan Tabo Boulevard, easy access, and ample parking, Sandra Plaza is designed to support a wide range of commercial uses, from retail and personal services to professional offices and specialty shops. Its variety of tenants fosters a vibrant, community-focused atmosphere where customers can take care of multiple needs in one convenient stop.

PROPERTY HIGHLIGHTS

- High traffic area
- Ample parking
- Versatile floor plans
- Great visibility
- Proximity to many amenities

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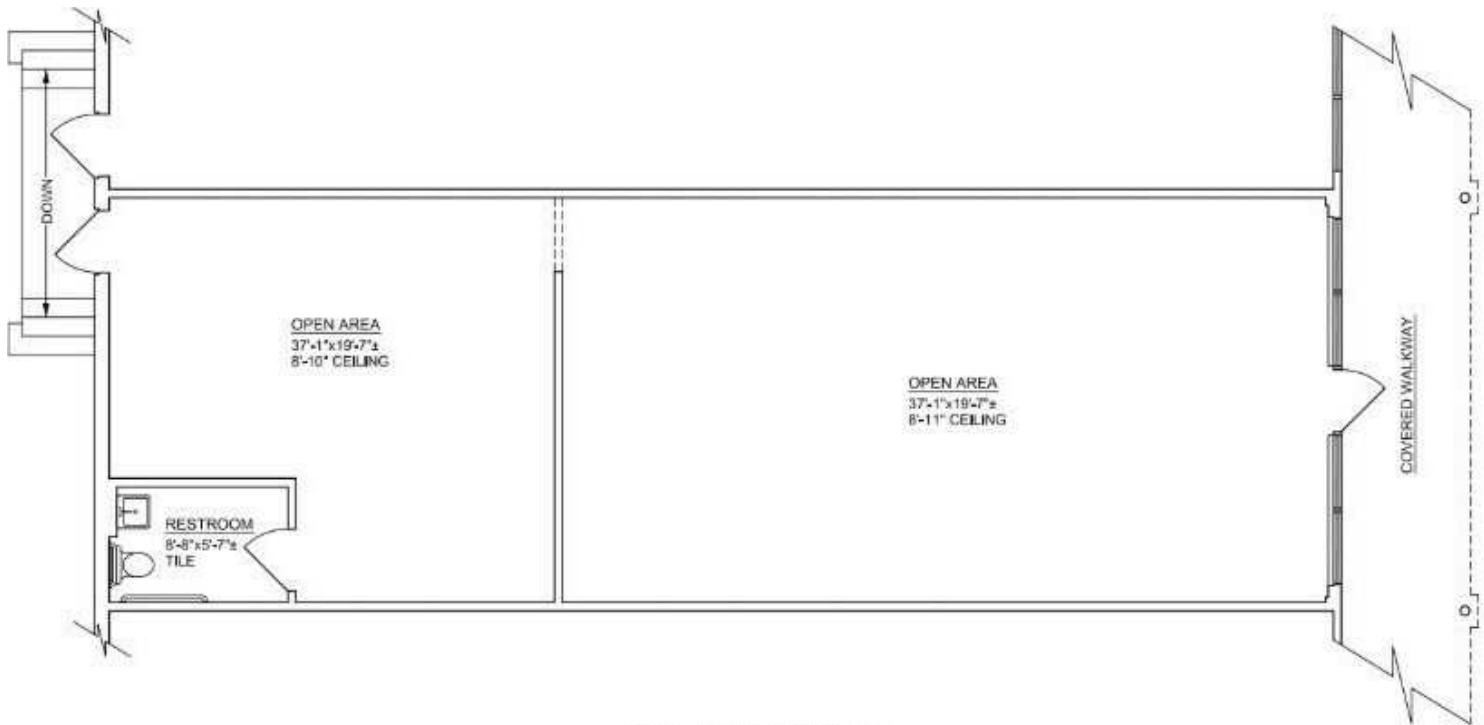
LEASE SPACES



AVAILABLE SPACES			
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C	1,208 SF	NNN	\$10.00 SF/yr
Suite J	2,494 SF	NNN	\$10.00 SF/yr
Suite P	3,195 SF	NNN	\$10.00 SF/yr

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SUITE C

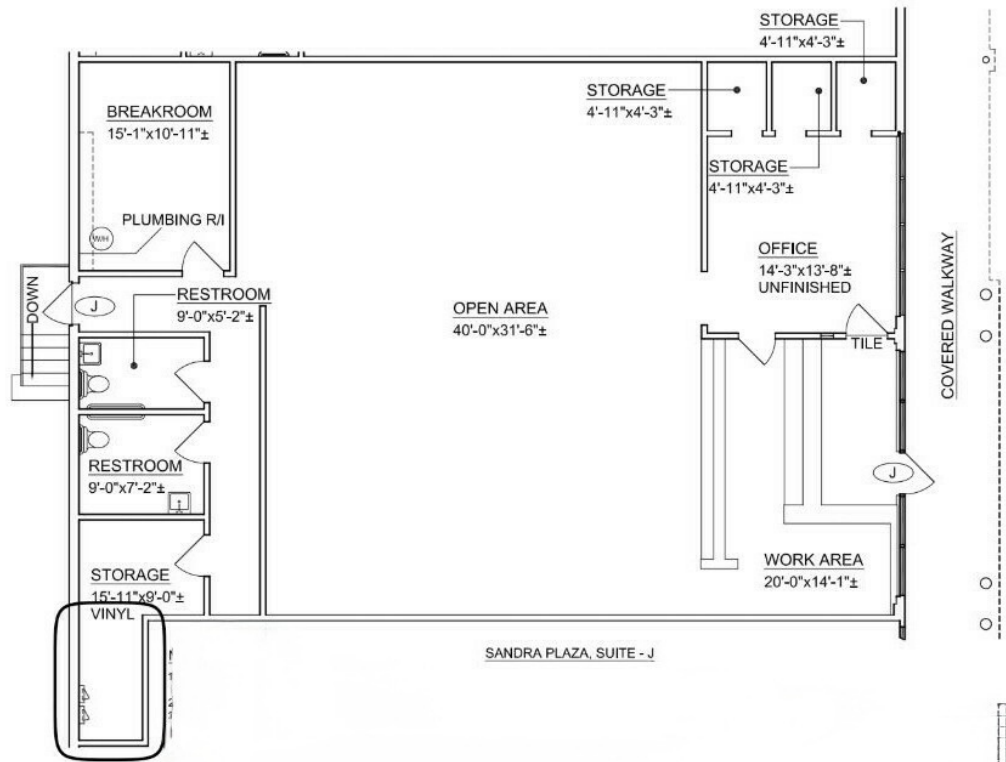


SANDRA PLAZA, SUITE - C



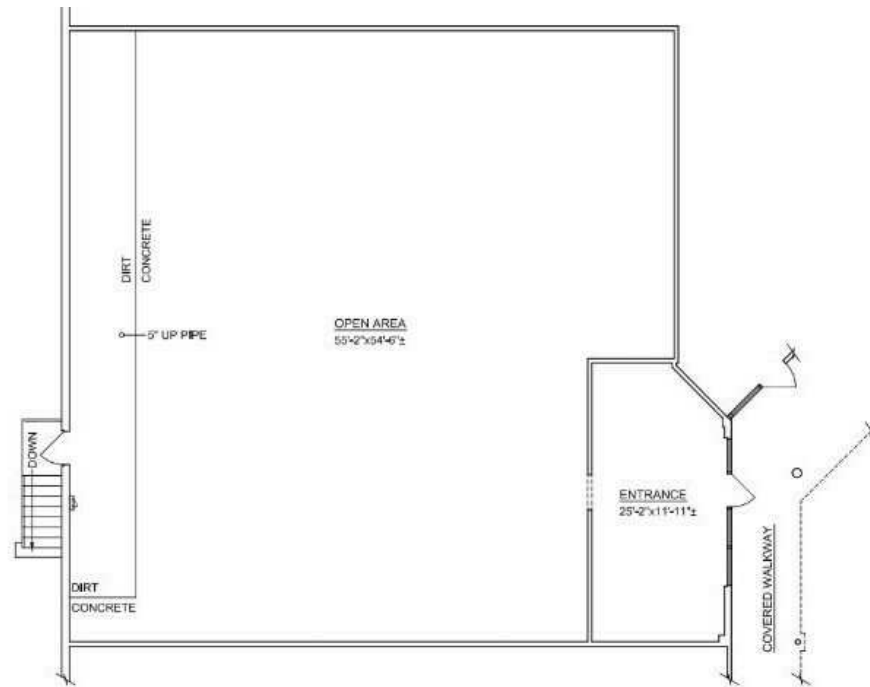
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SUITE J



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SUITE P

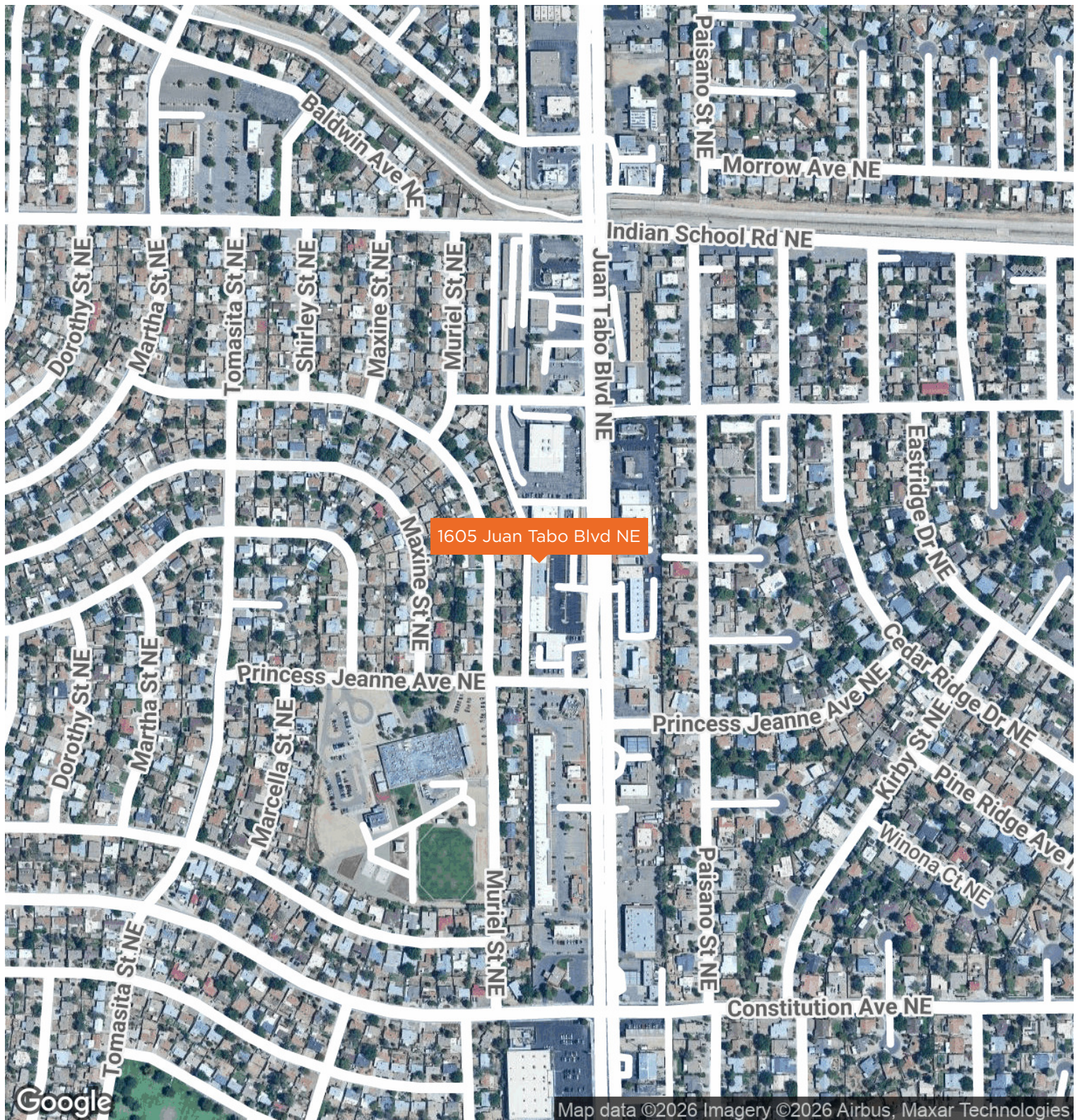


SANDRA PLAZA, SUITE - P



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LOCATION MAP



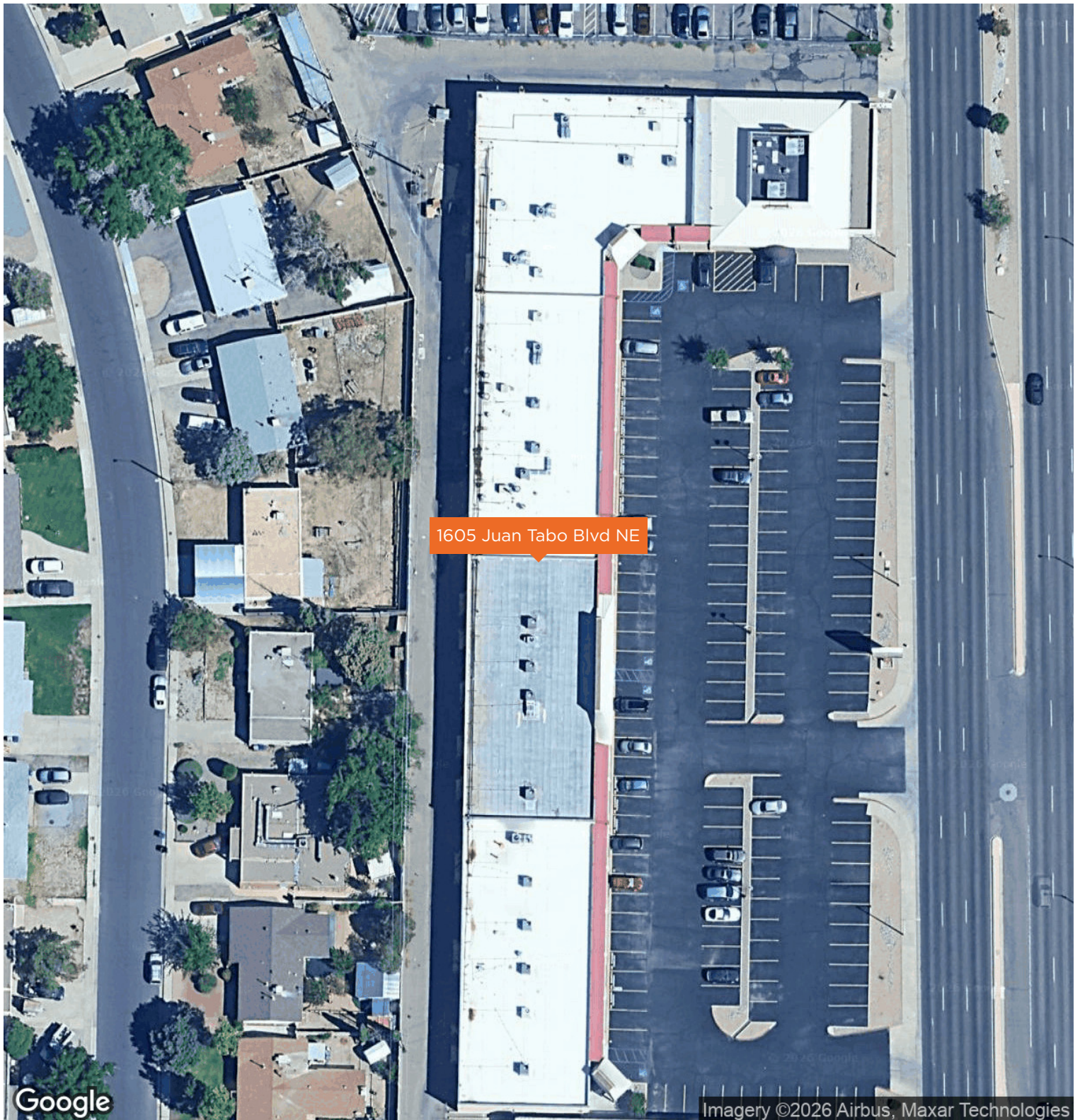
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AERIAL MAP



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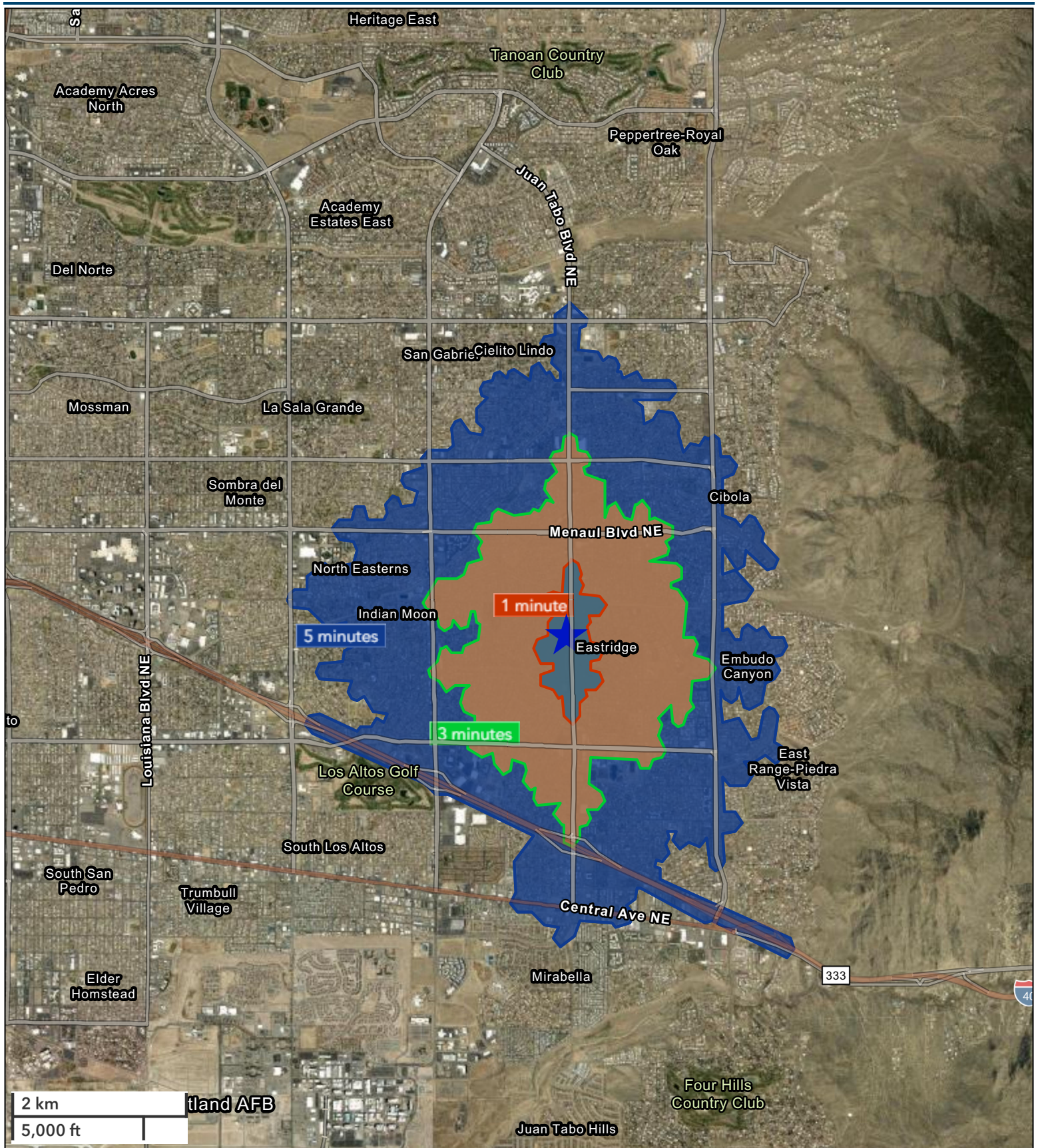
RETAILER MAP



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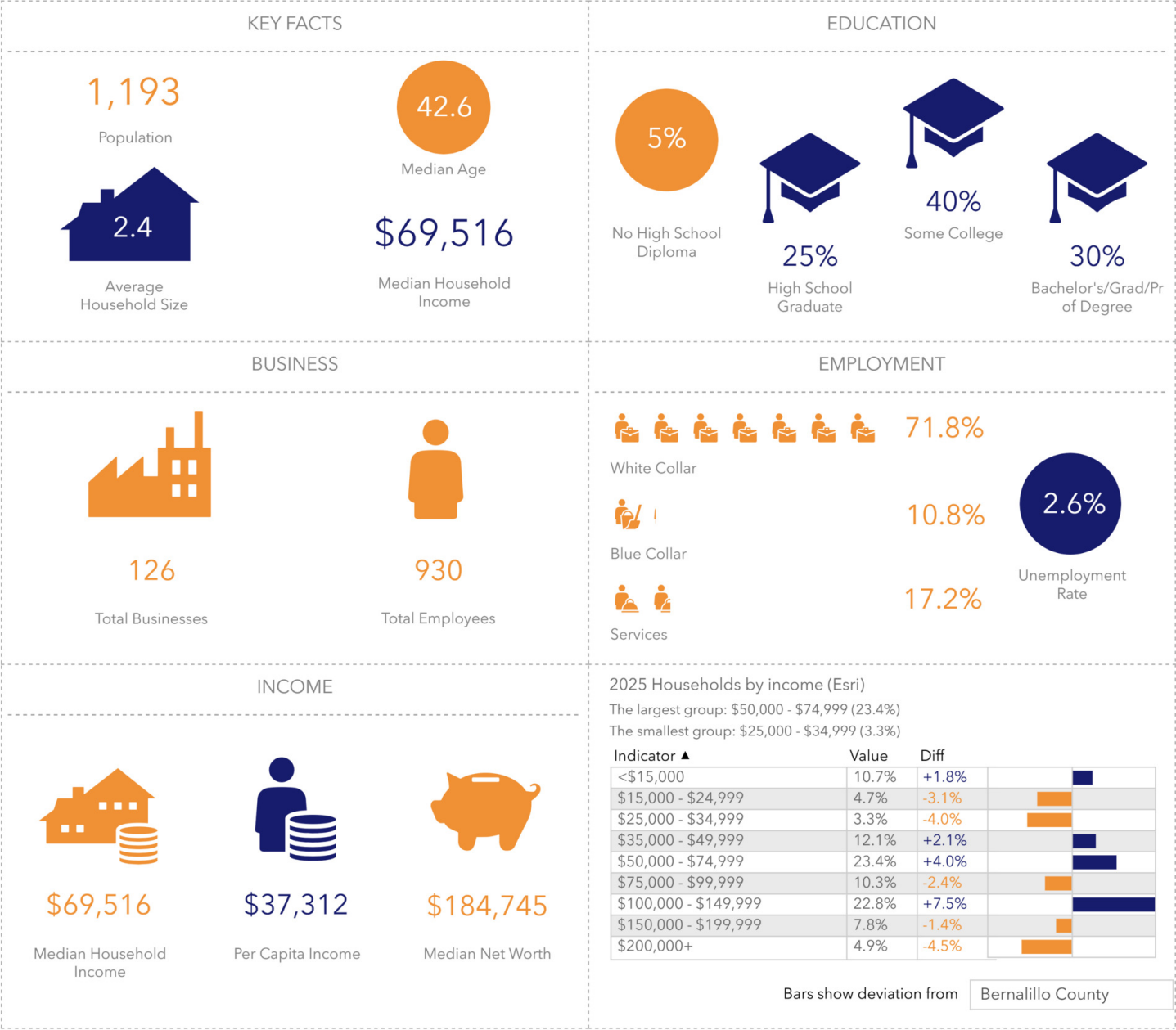
SANDRA PLAZA | 1605 Juan Tabo Blvd NE Albuquerque, NM 87112

SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.



Key Facts

Sandra Plaza
Drive time of 1 minute



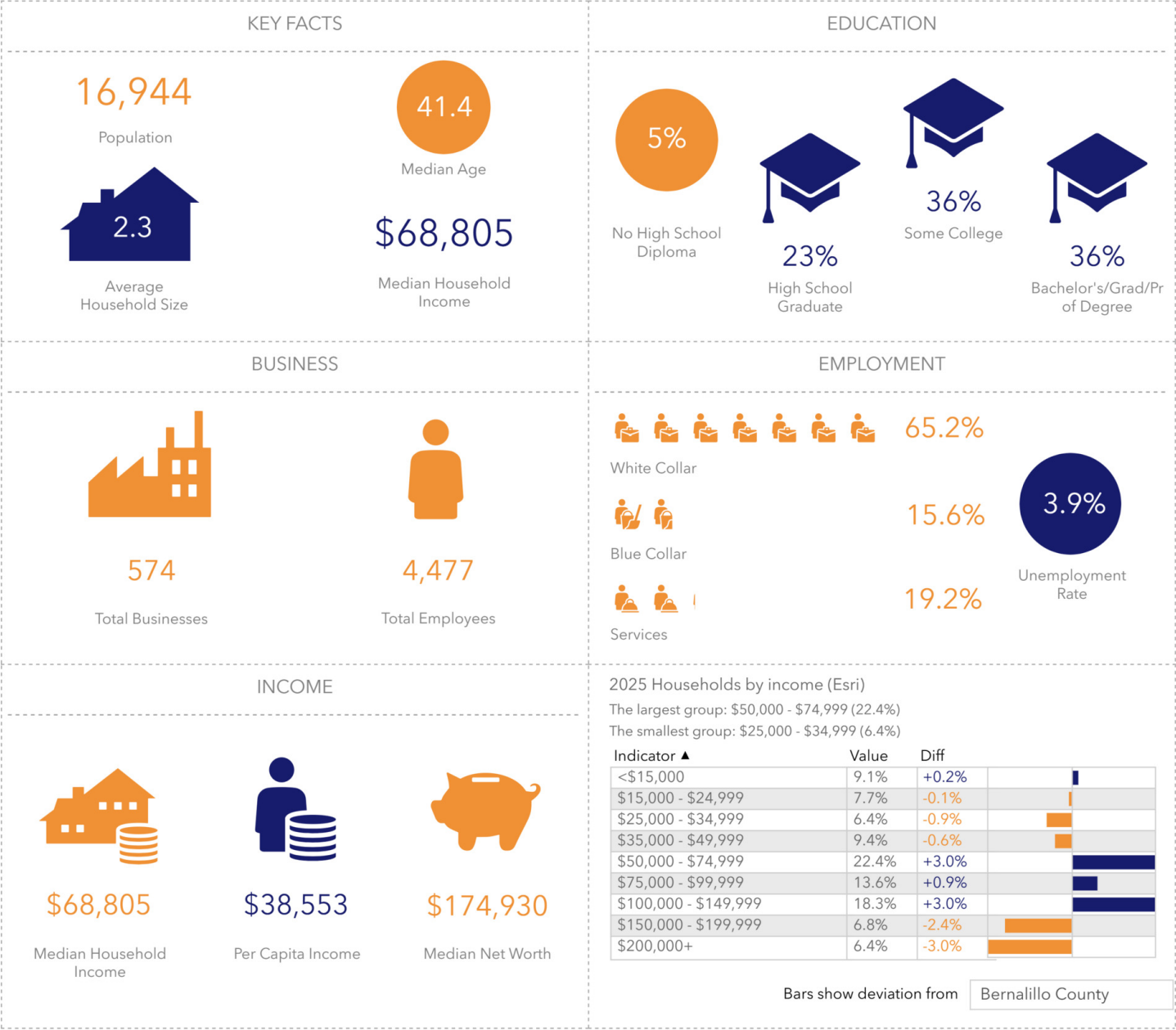
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Key Facts

Sandra Plaza
Drive time of 3 minutes

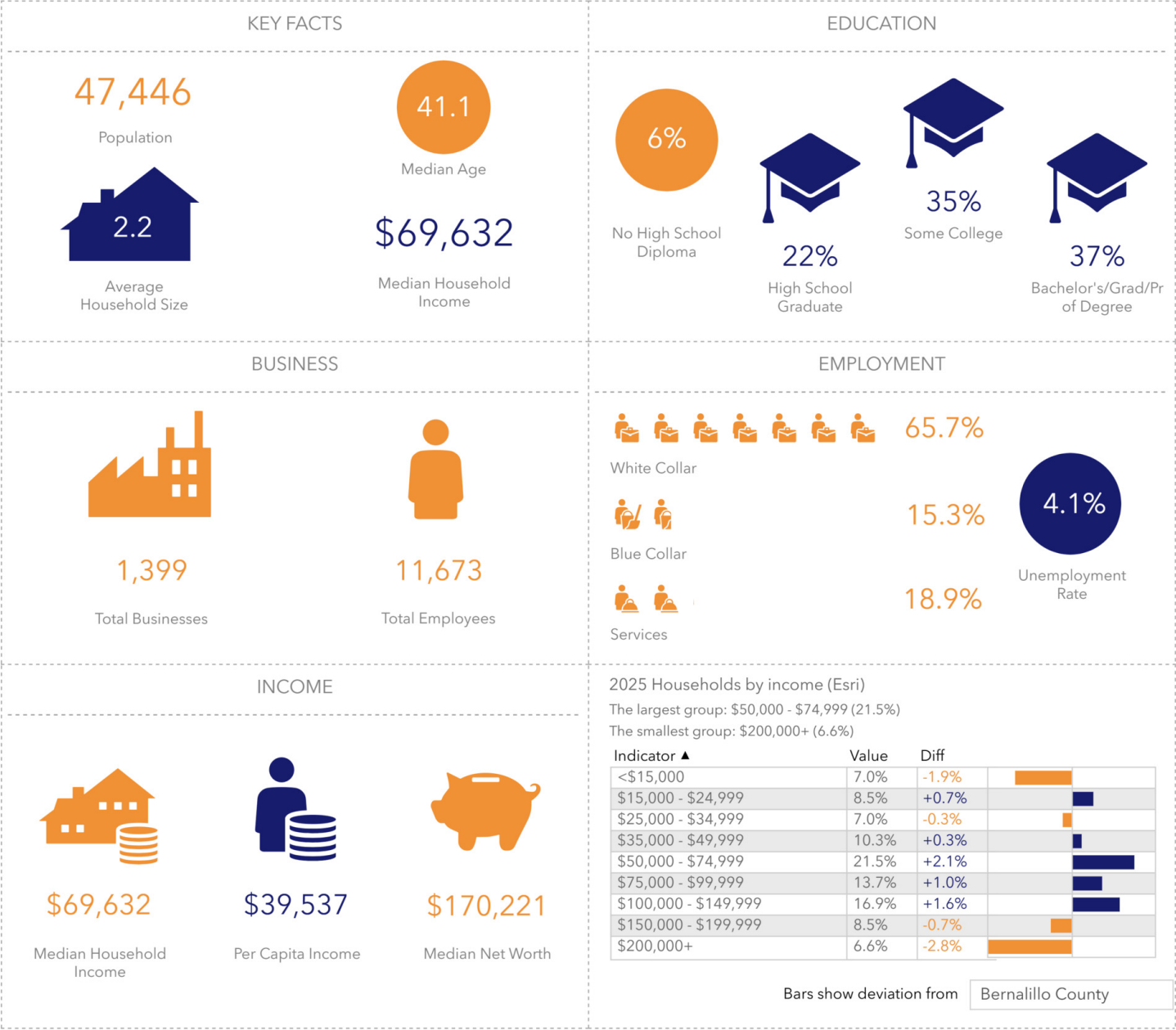


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Key Facts

Sandra Plaza
Drive time of 5 minutes



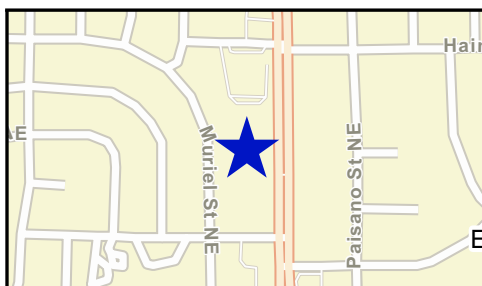
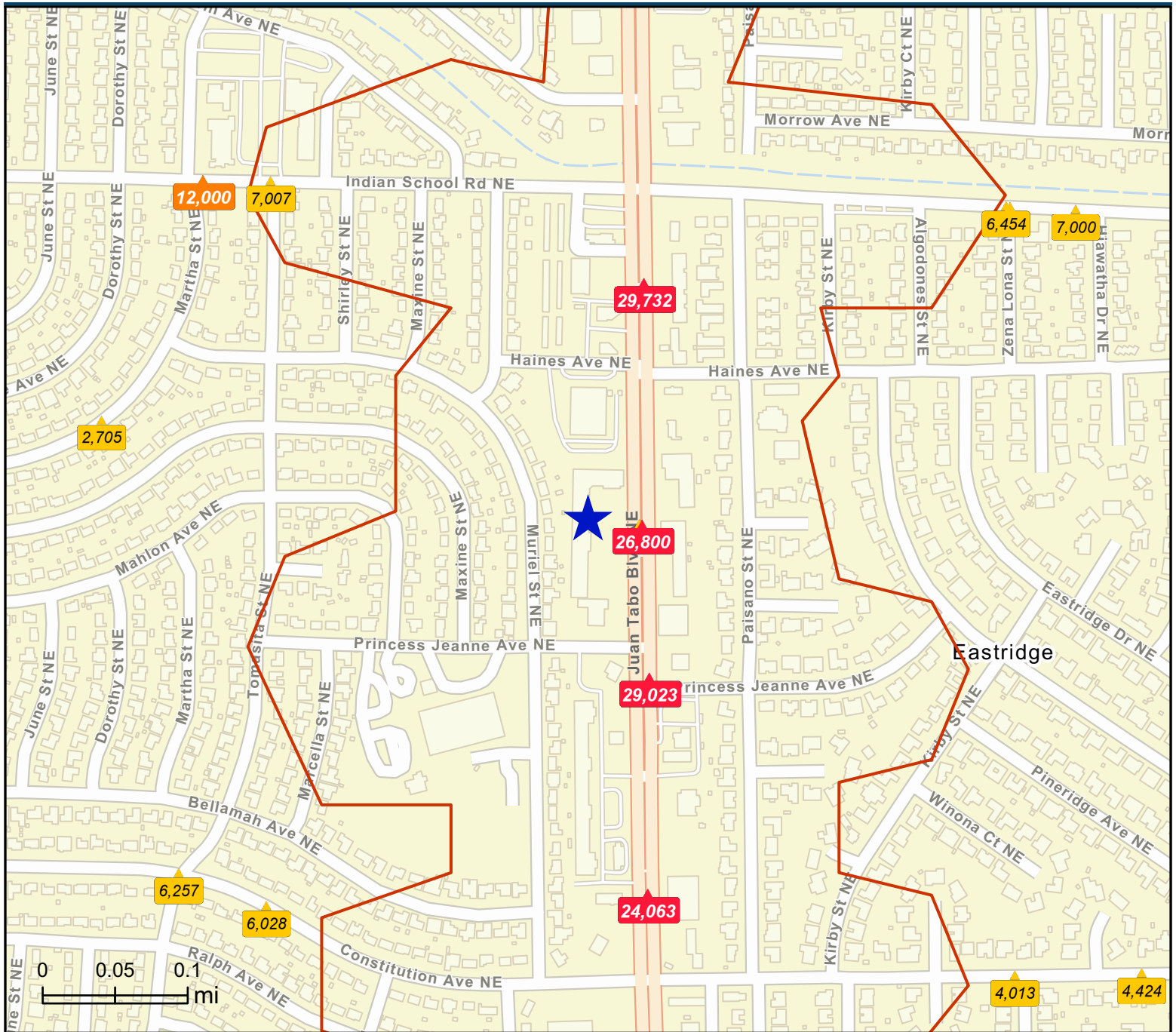
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Traffic Count Map - Close Up

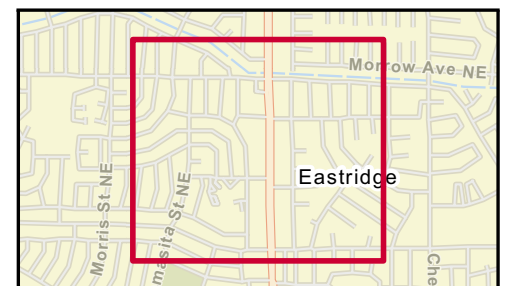
Sandra Plaza
1605 Juan Tabo Blvd NE, Albuquerque, New Mexico, 87112
Drive time: 1, 3, 5 minute radii

Prepared by Esri
Latitude: 35.09816
Longitude: -106.51603



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

April 23, 2025