

LEASE

Sandra Plaza

1605 JUAN TABO BLVD NE

Albuquerque, NM 87112



PRESENTED BY:

KELLY SCHMIDT, SIOR, MICP

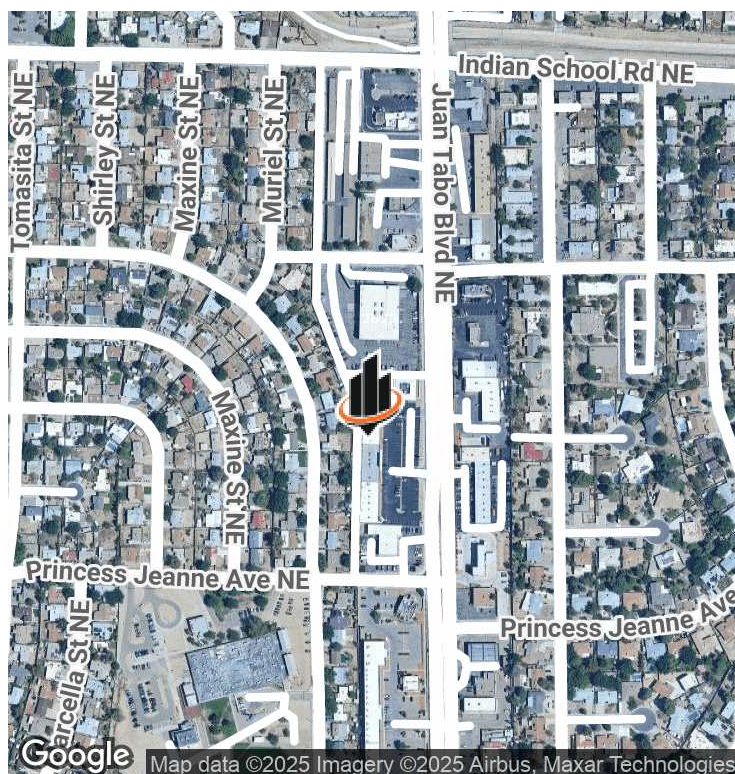
O: 505.503.2643

kelly.schmidt@svn.com

NM #48053



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

This neighborhood shopping center is on a high traffic count retail corridor with great signage on building as well as monument signage available in a well established neighborhood. Excellent parking count. Left in and out on Juan Tabo.

PROPERTY HIGHLIGHTS

- High traffic area
- Ample parking
- Versatile floor plans
- Great visibility
- Proximity to many amenities
- CAM charges are \$3.62 per square foot

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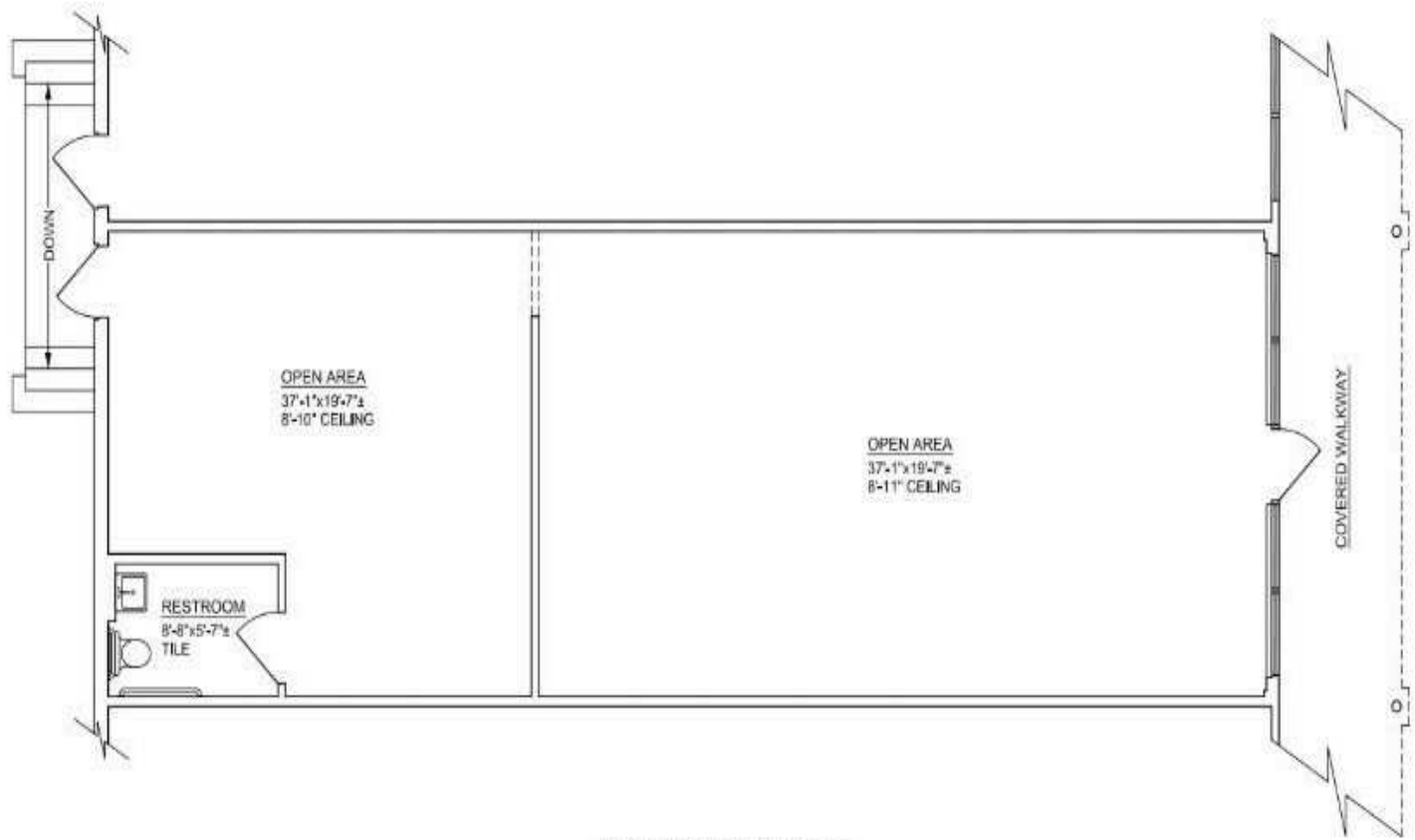
LEASE SPACES



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 FLOOR PLAN



SANDRA PLAZA, SUITE - C

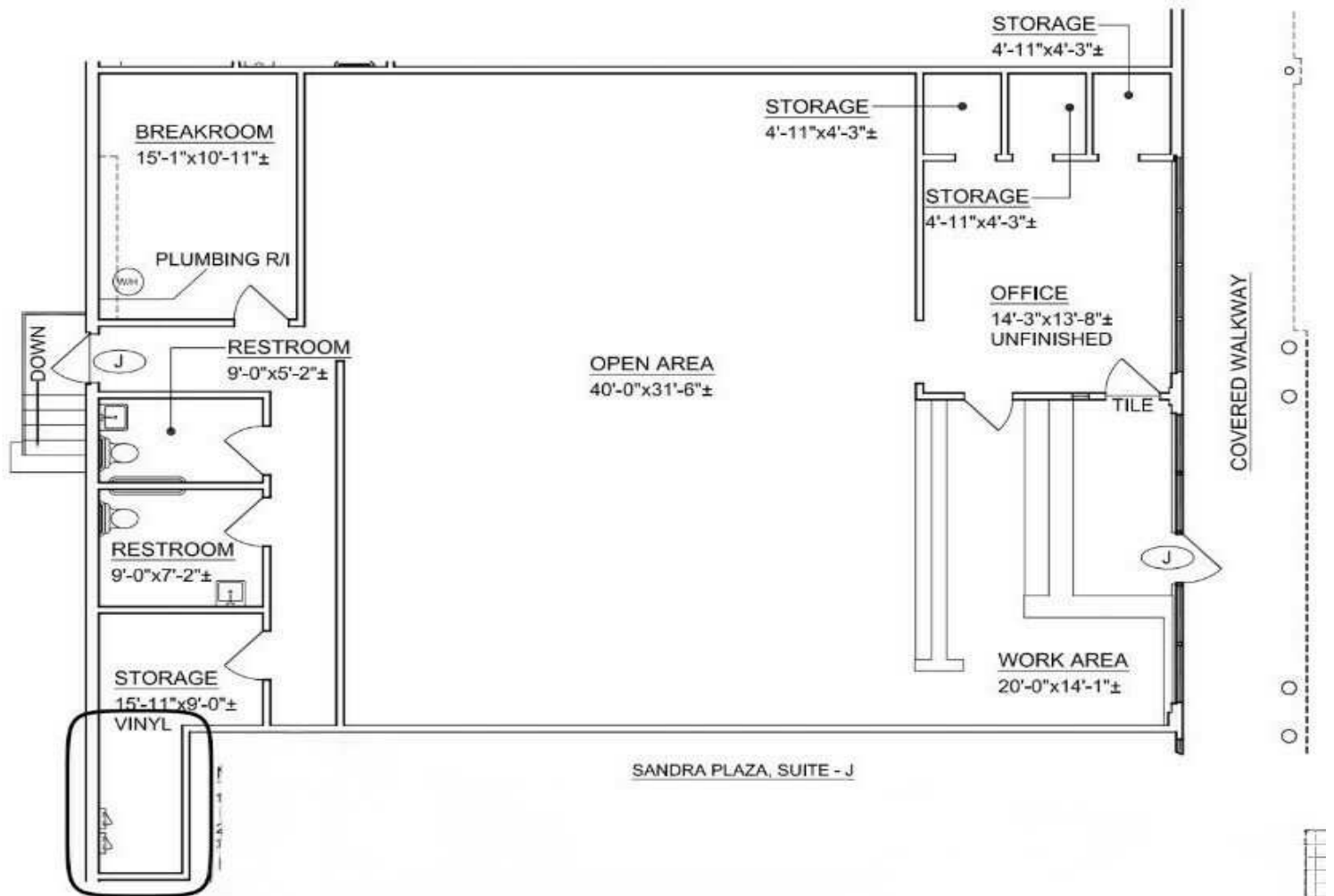
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SUITE J FLOOR PLAN



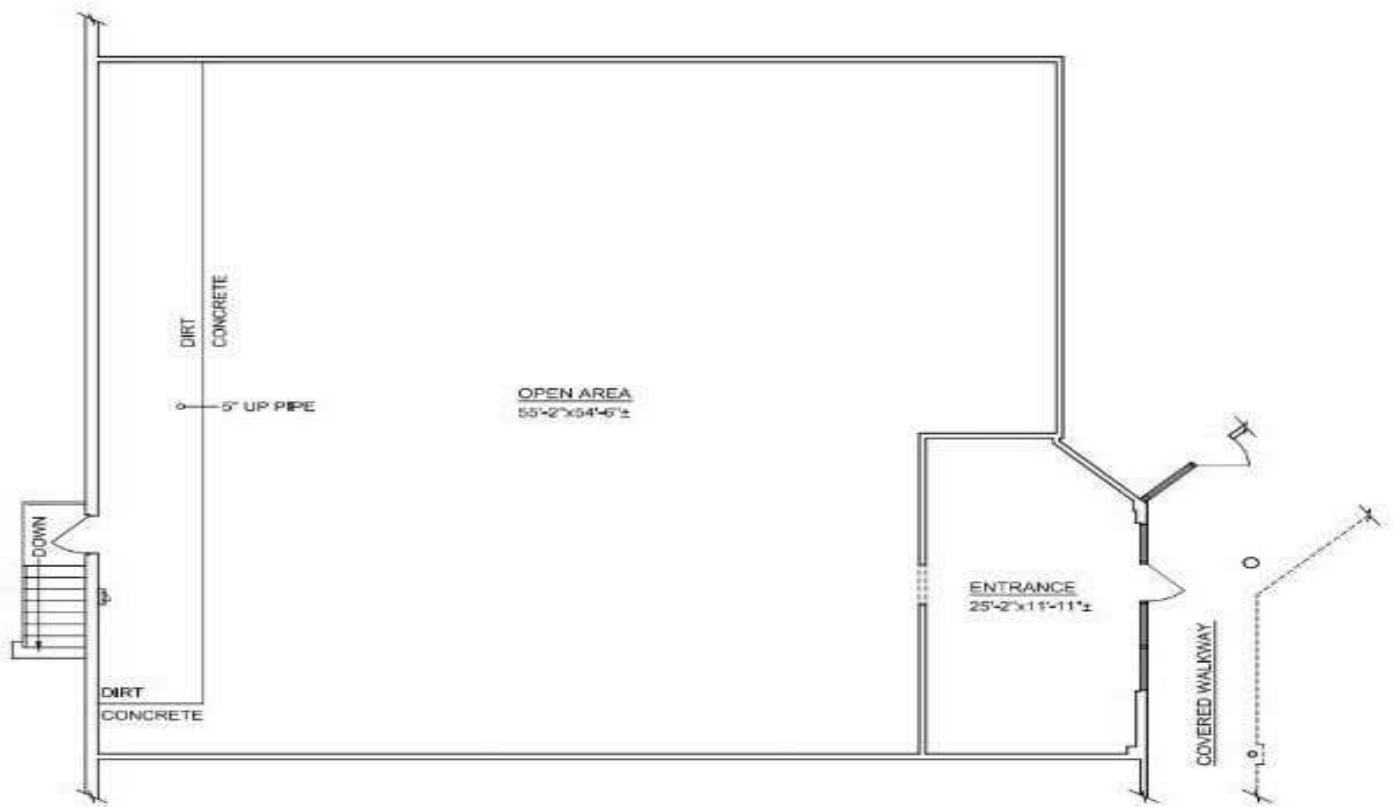
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SUITE P FLOOR PLAN



SANDRA PLAZA, SUITE - P

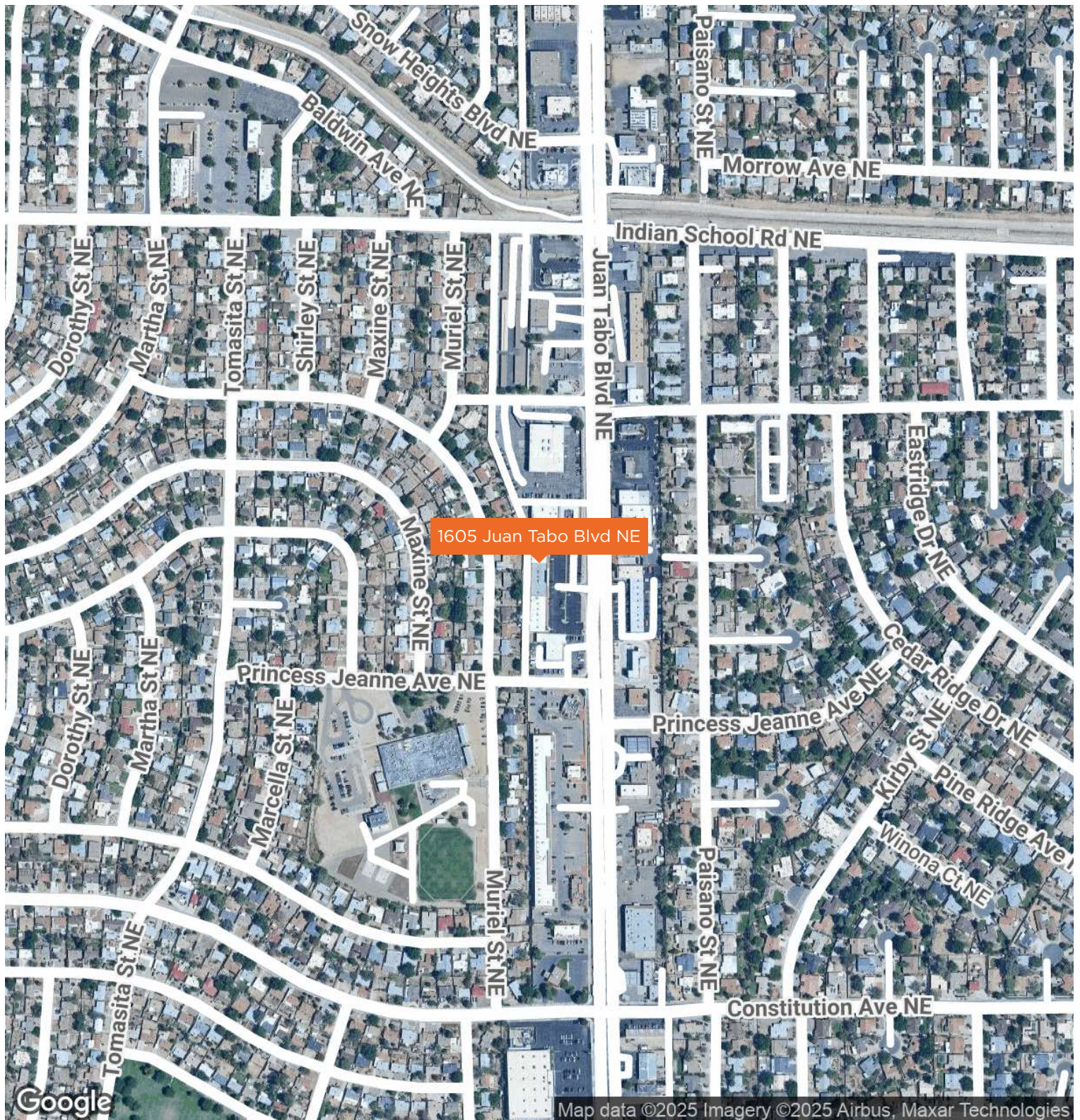
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LOCATION MAP



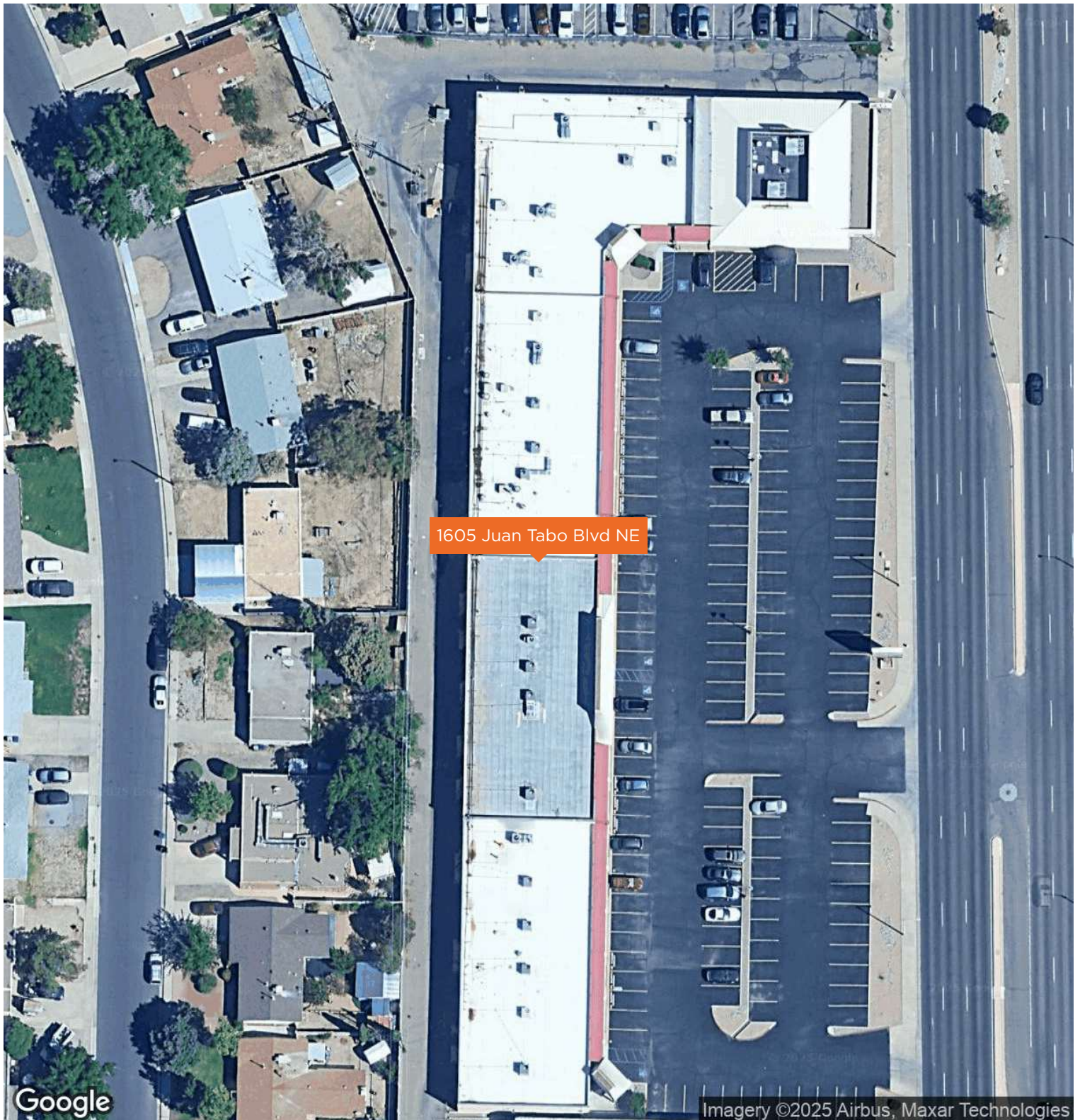
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AERIAL MAP



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RETAILER MAP

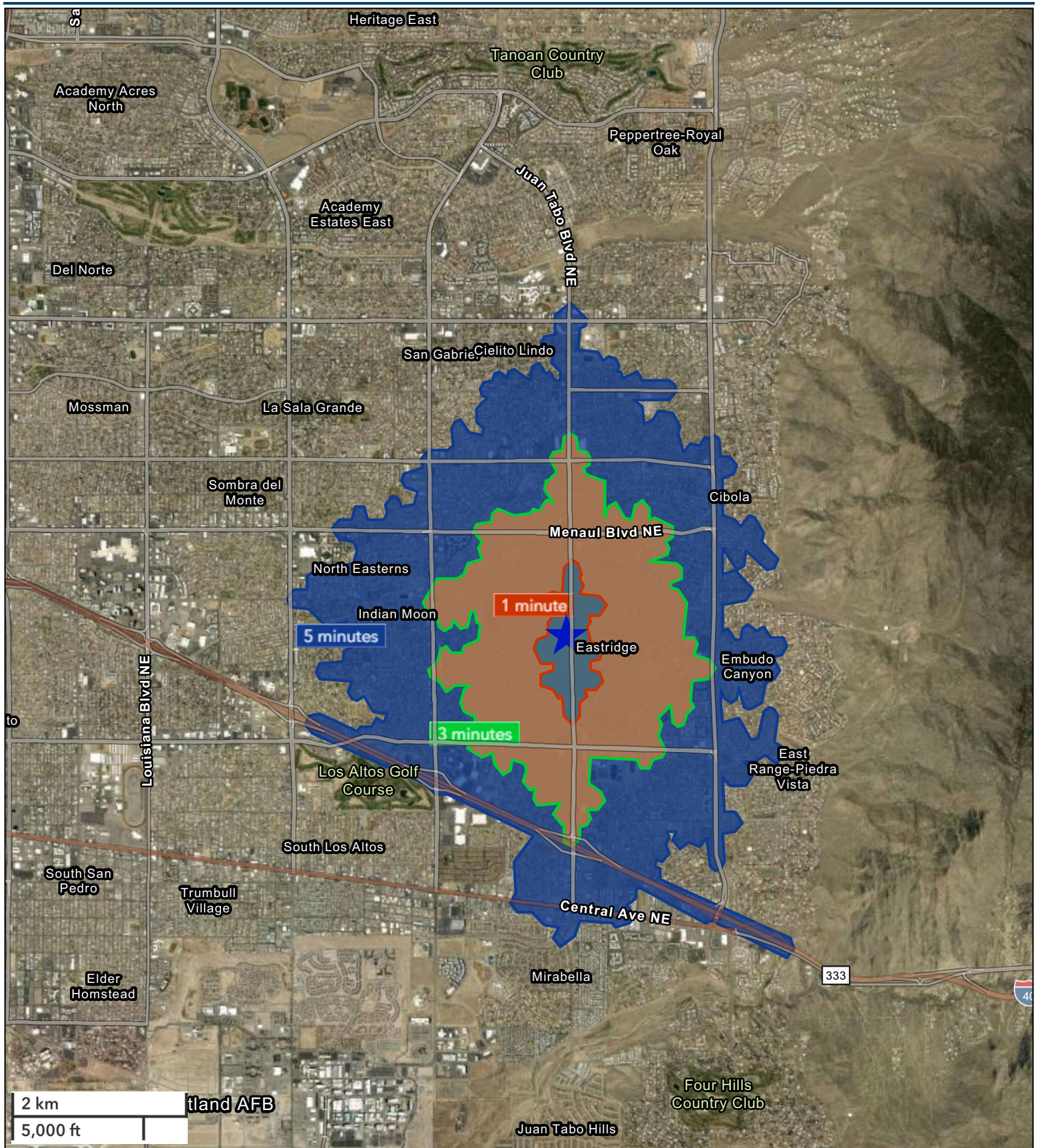


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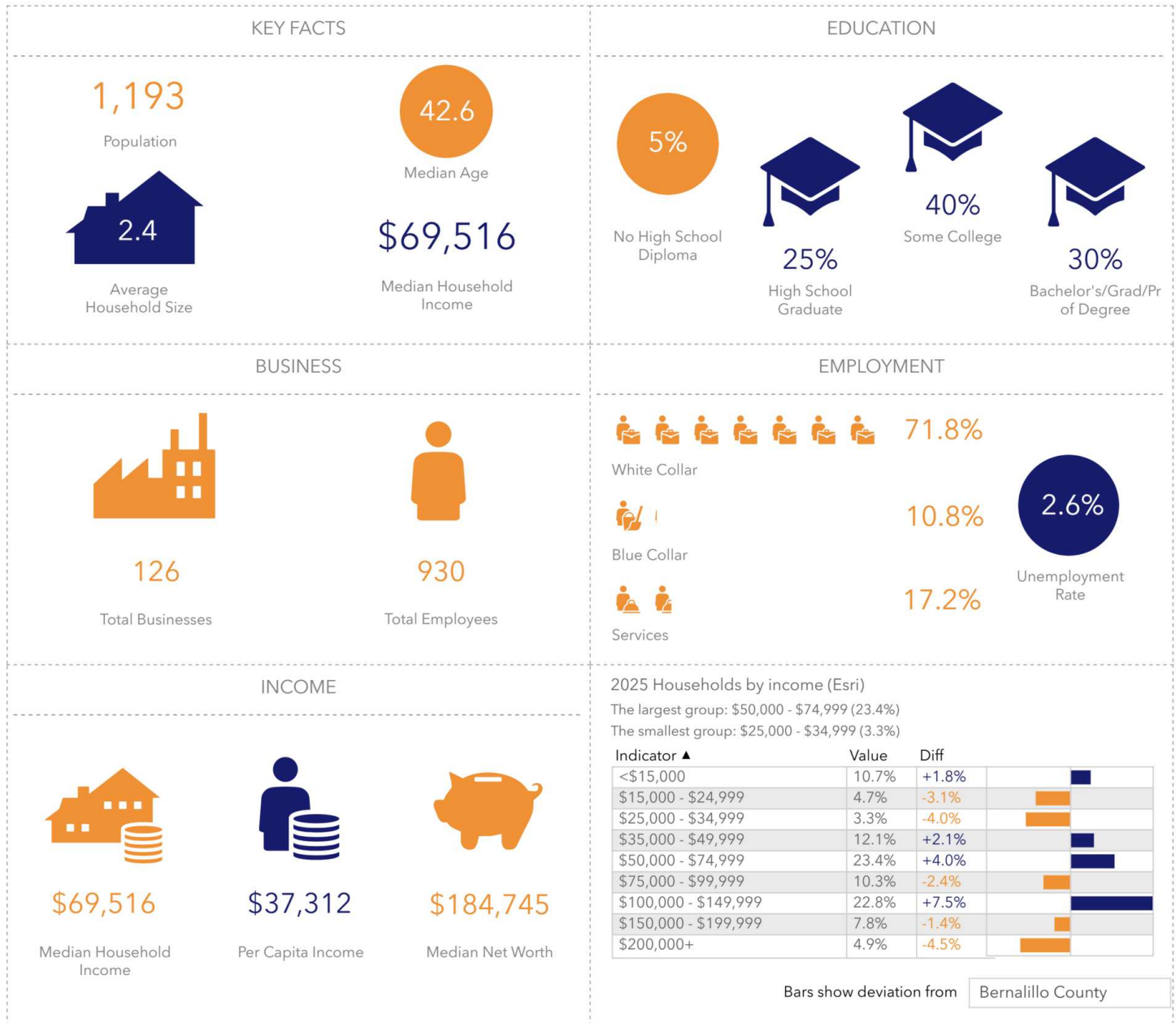
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Key Facts

Sandra Plaza
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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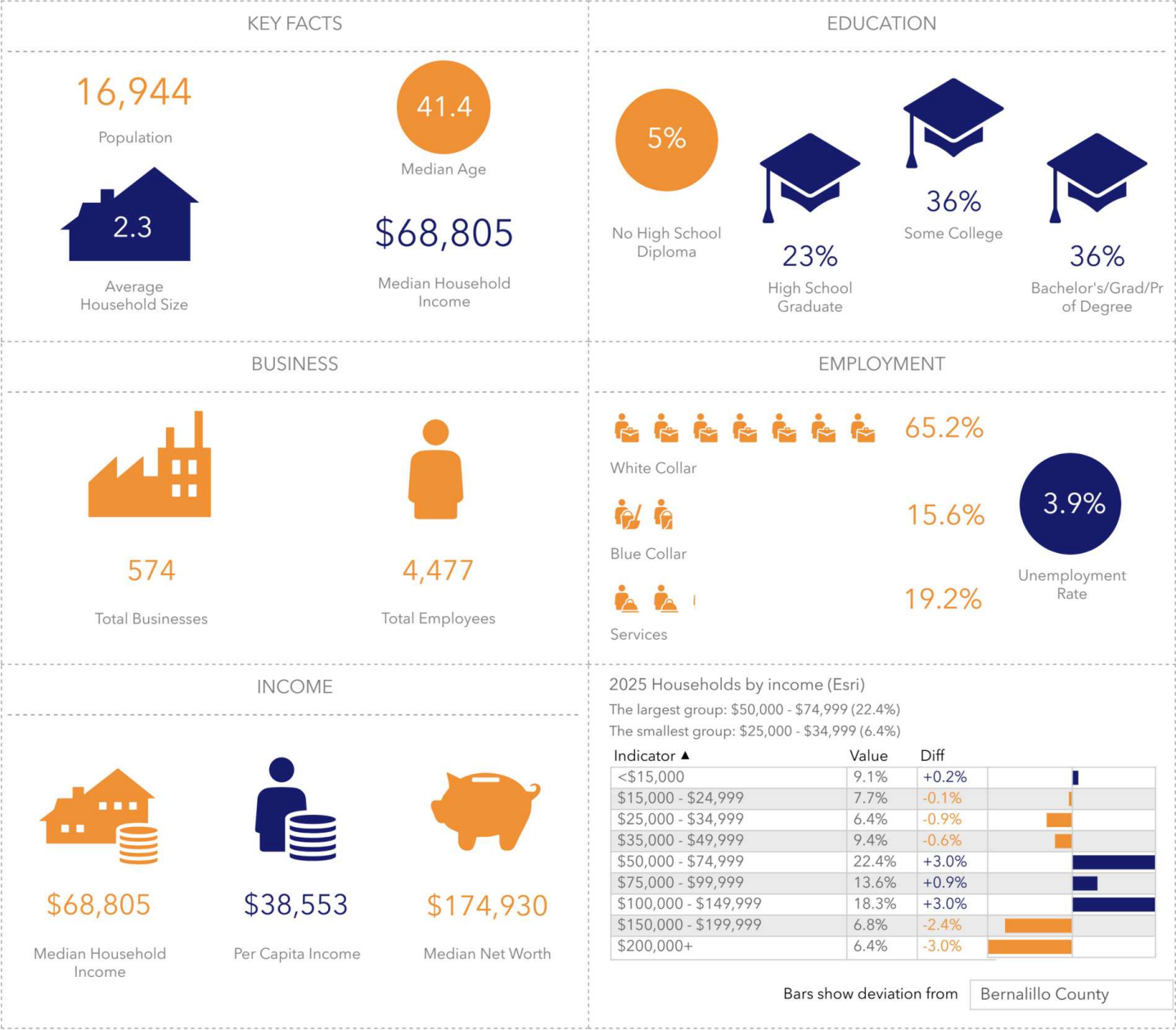
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Key Facts

Sandra Plaza
Drive time of 3 minutes



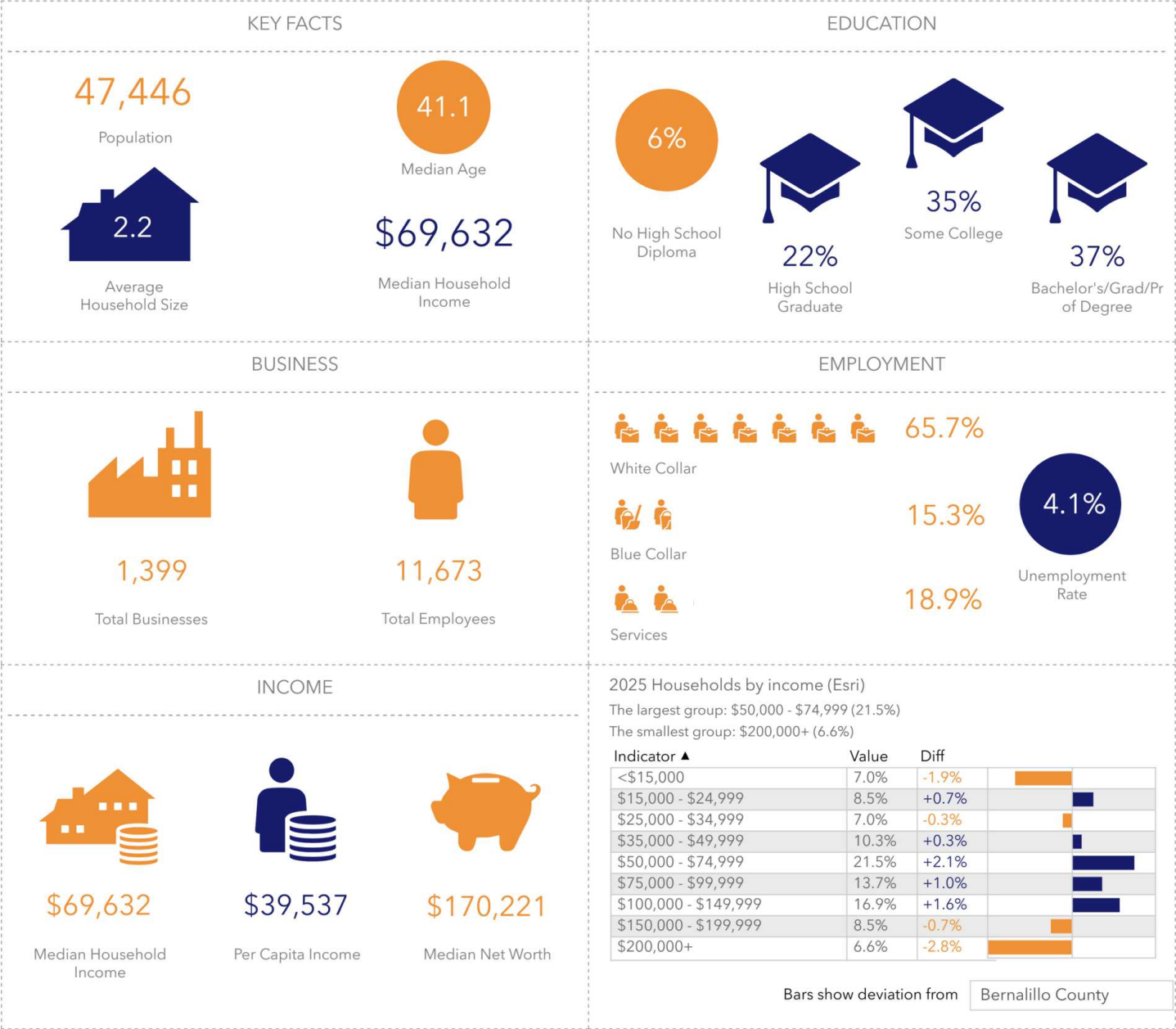
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Key Facts

Sandra Plaza
Drive time of 5 minutes



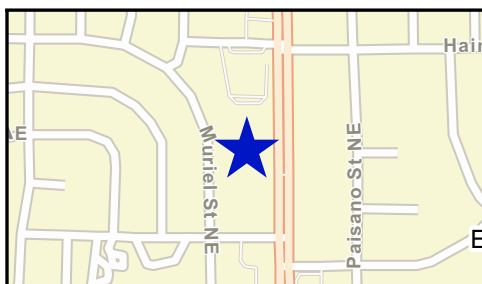
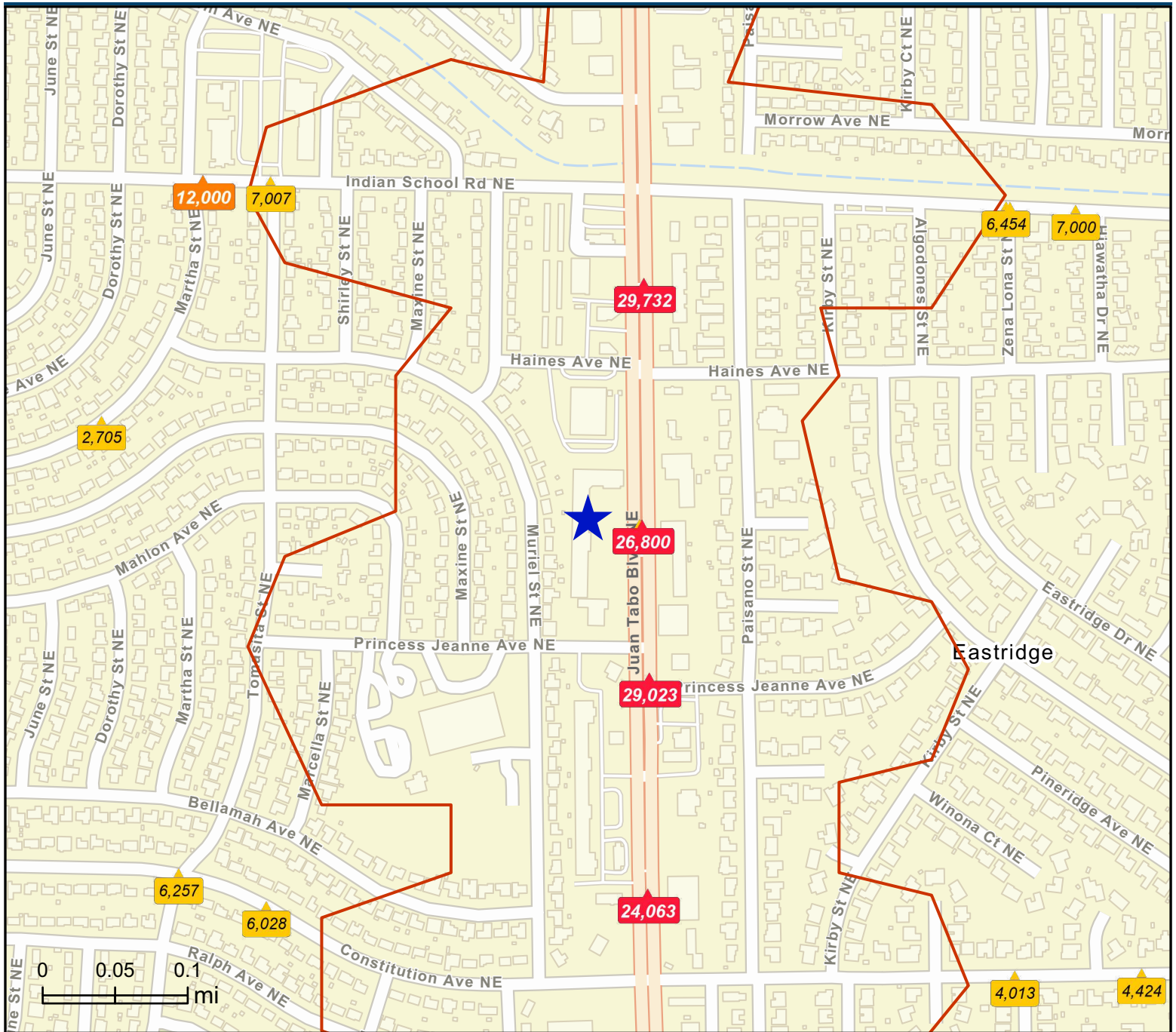
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Traffic Count Map - Close Up

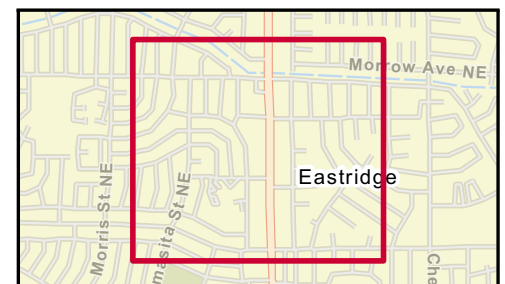
Sandra Plaza
1605 Juan Tabo Blvd NE, Albuquerque, New Mexico, 87112
Drive time: 1, 3, 5 minute radii

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