

LEASE

Sandra Plaza

1605 JUAN TABO BLVD NE

Albuquerque, NM 87112



PRESENTED BY:

KELLY SCHMIDT, SIOR, MICP

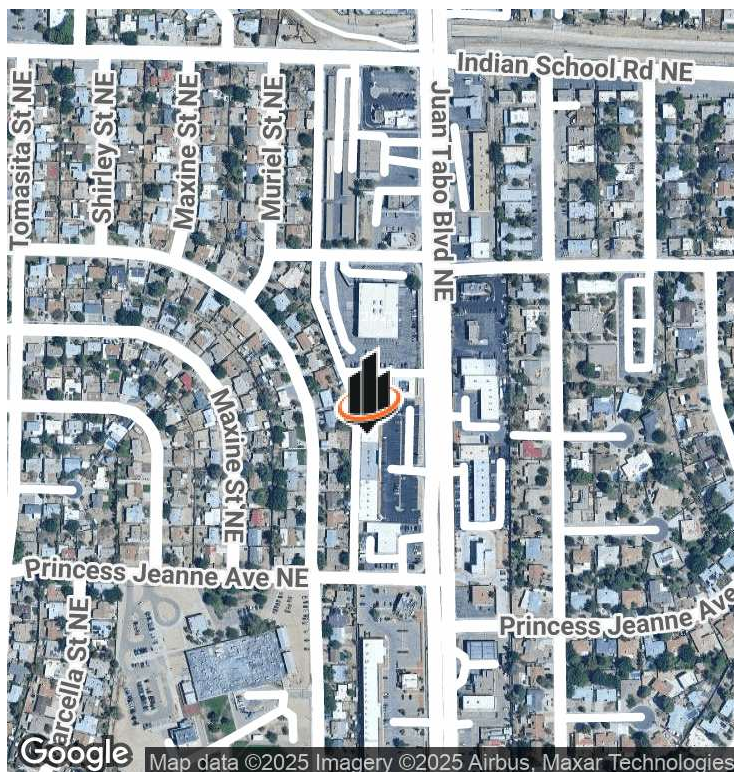
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NM #48053



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	34,866 SF
AVAILABLE SF:	1,208 - 4,976 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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AVAILABLE SPACES SUITE

	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A End Cap with Covered patio	1,250 SF	NNN	\$10.00 SF/yr
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
Suite U	4,976 SF	NNN	\$10.00 SF/yr

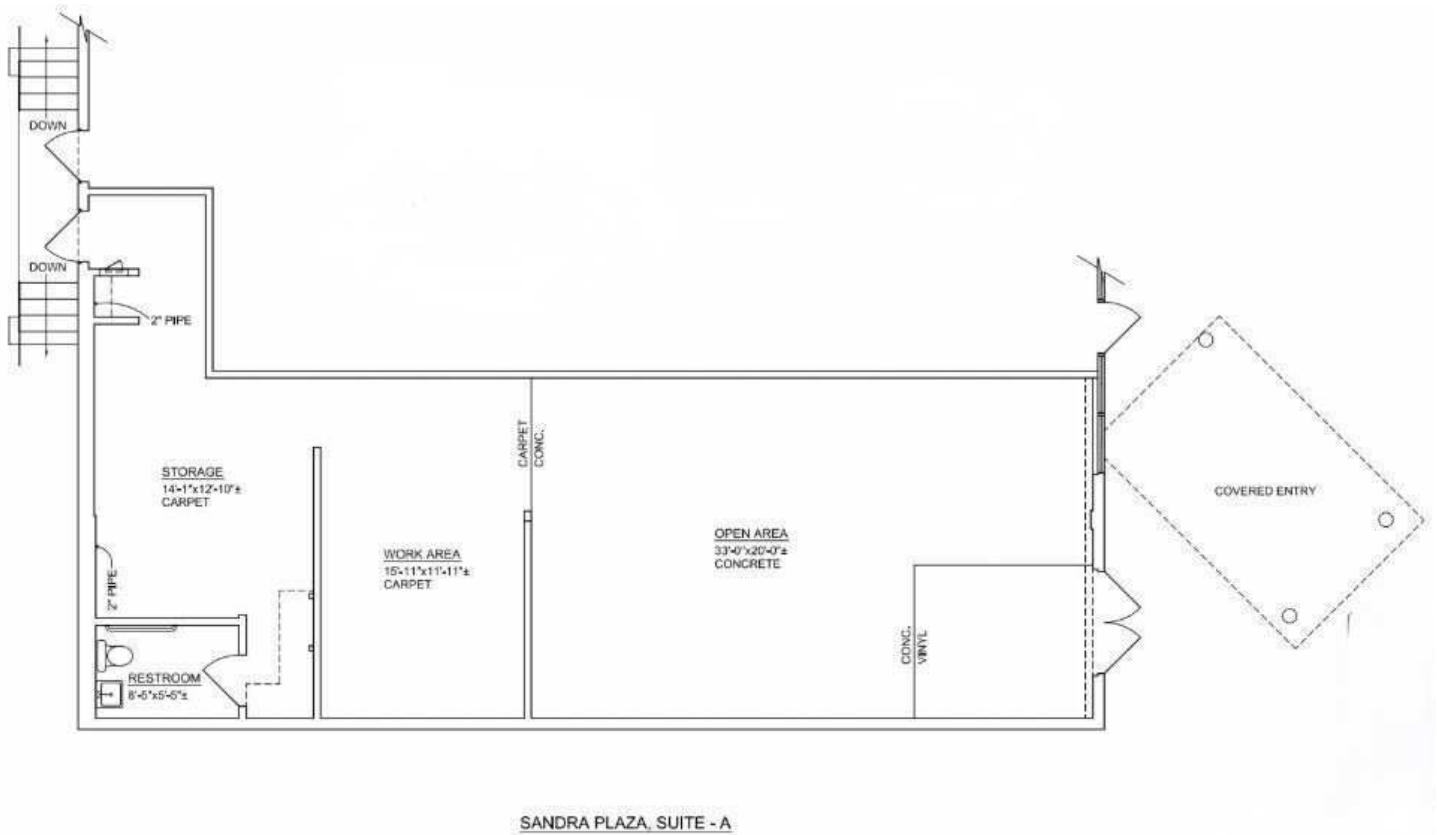
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SUITE A FLOOR PLAN



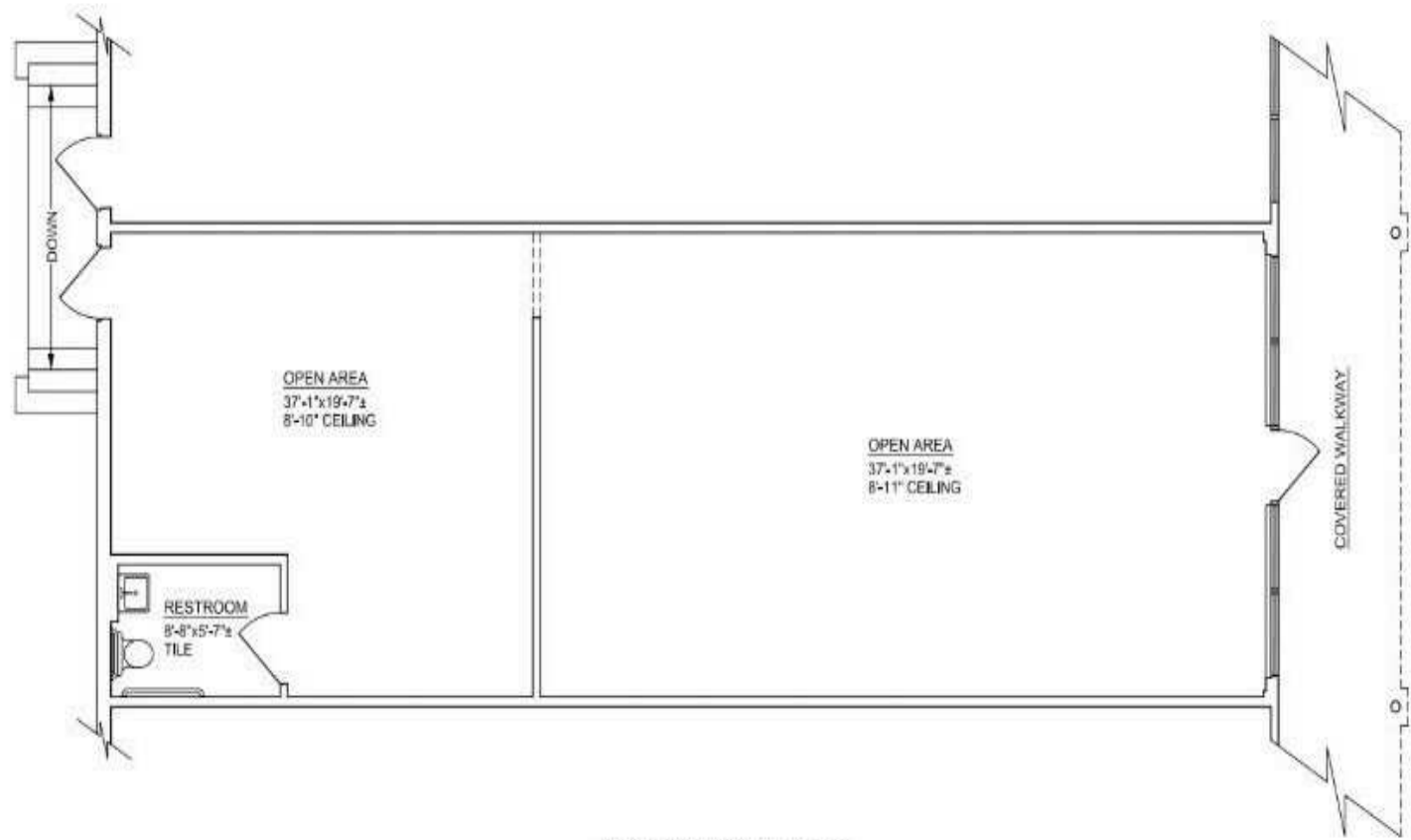
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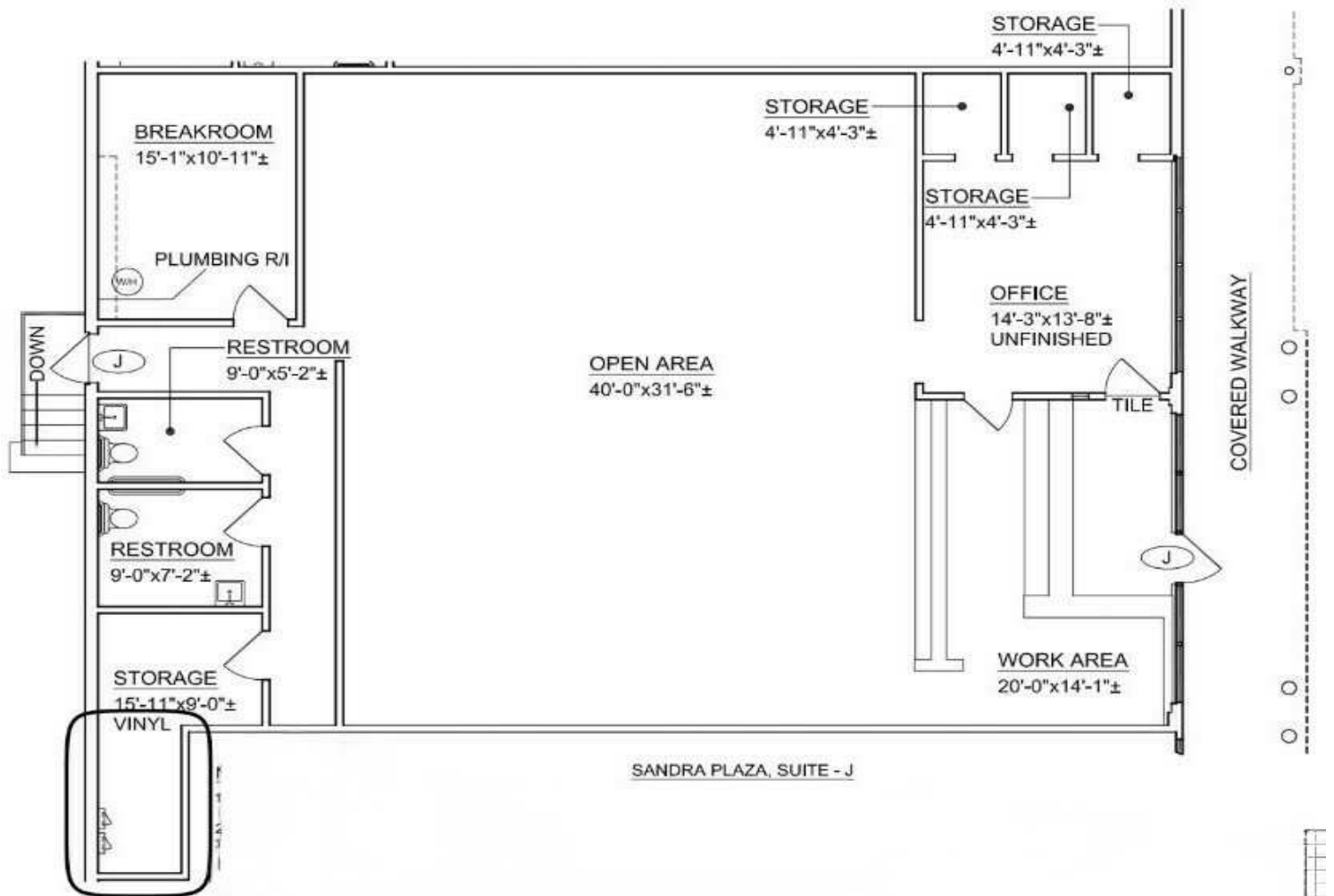
SUITE C FLOOR PLAN



SANDRA PLAZA, SUITE - C

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SUITE J FLOOR PLAN



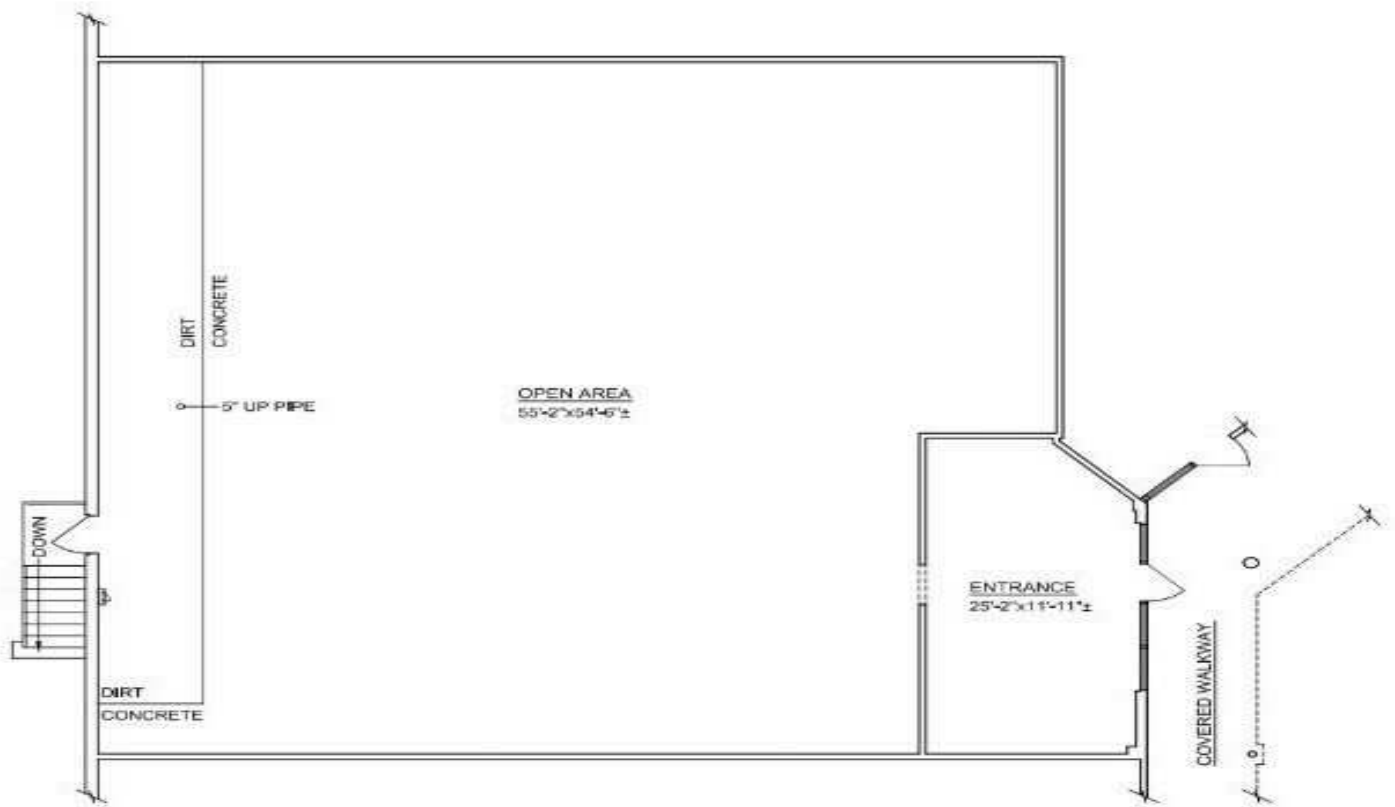
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SUITE P FLOOR PLAN



SANDRA PLAZA, SUITE - P

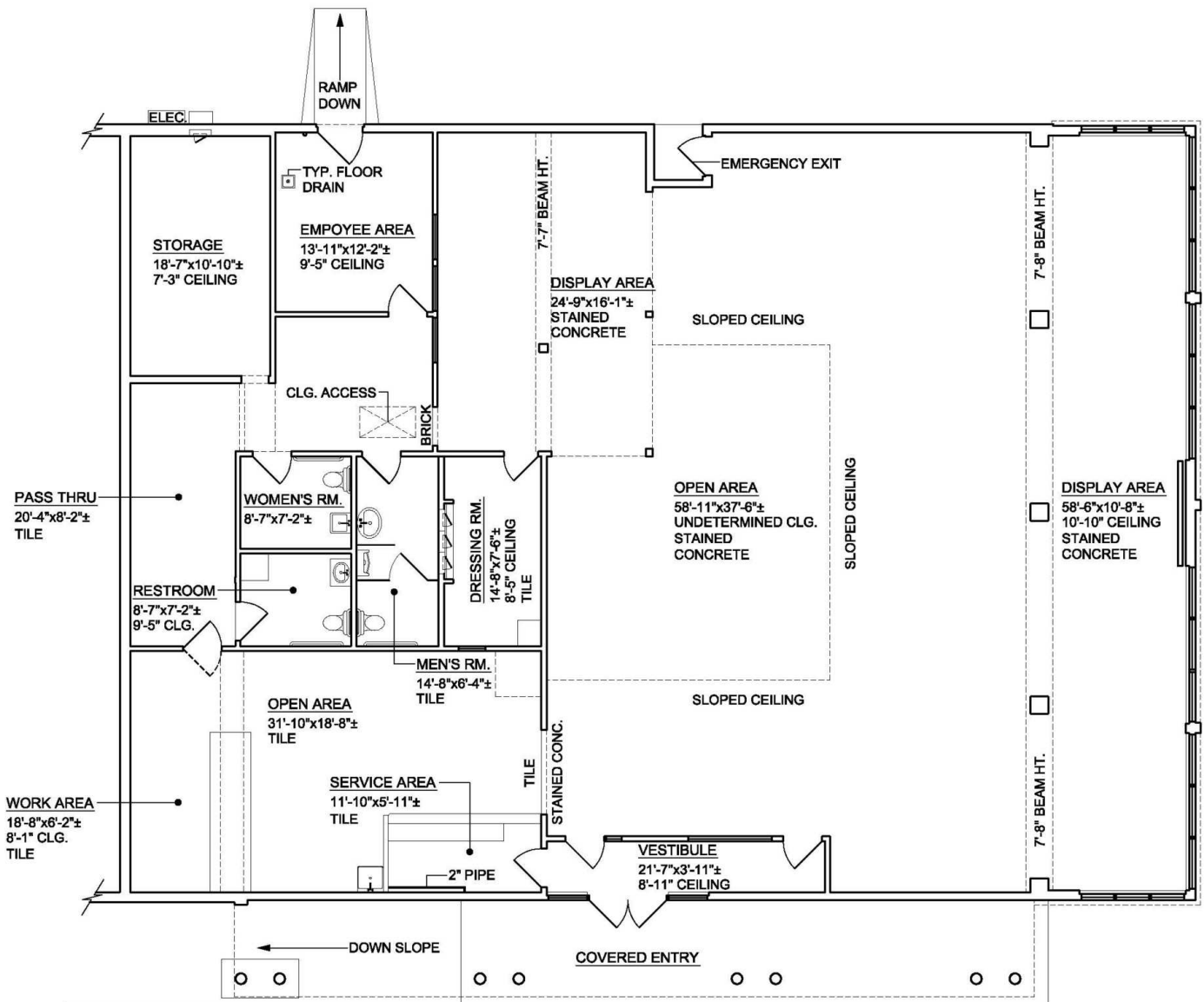
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SUITE U FLOOR PLAN



SANDRA PLAZA, 1605 JUAN TABO NE, SUITE - U

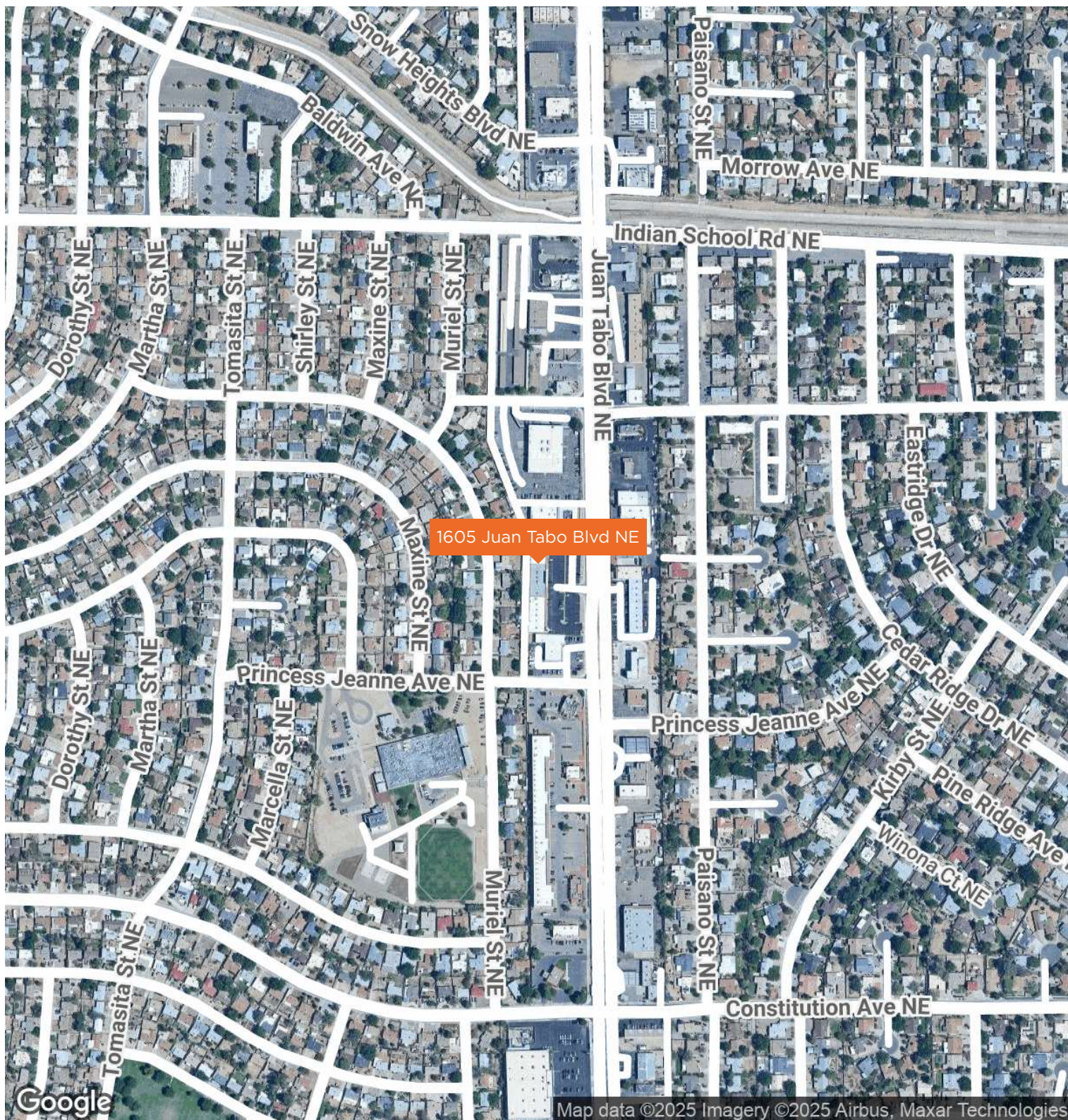
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LOCATION MAP



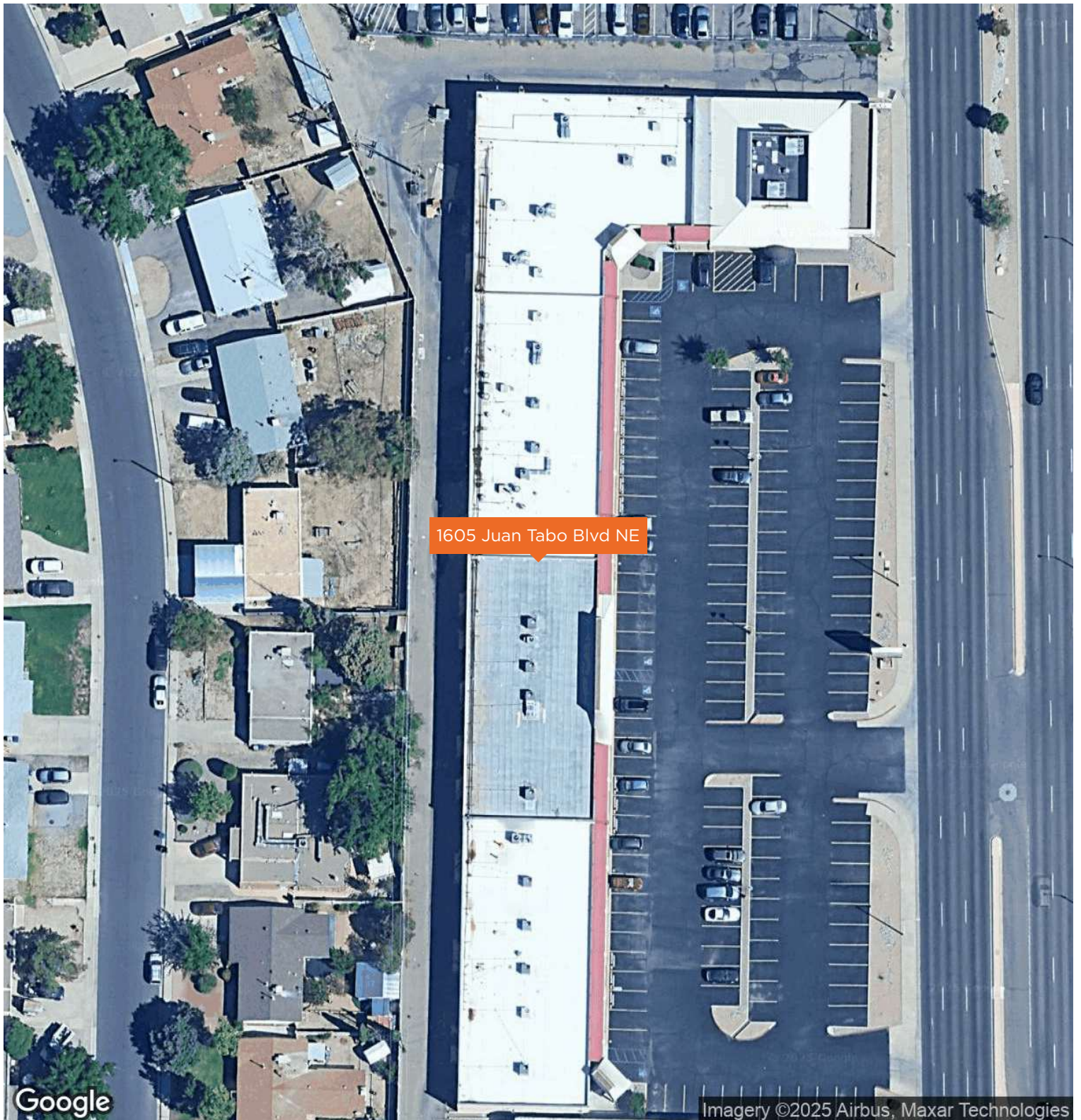
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AERIAL MAP



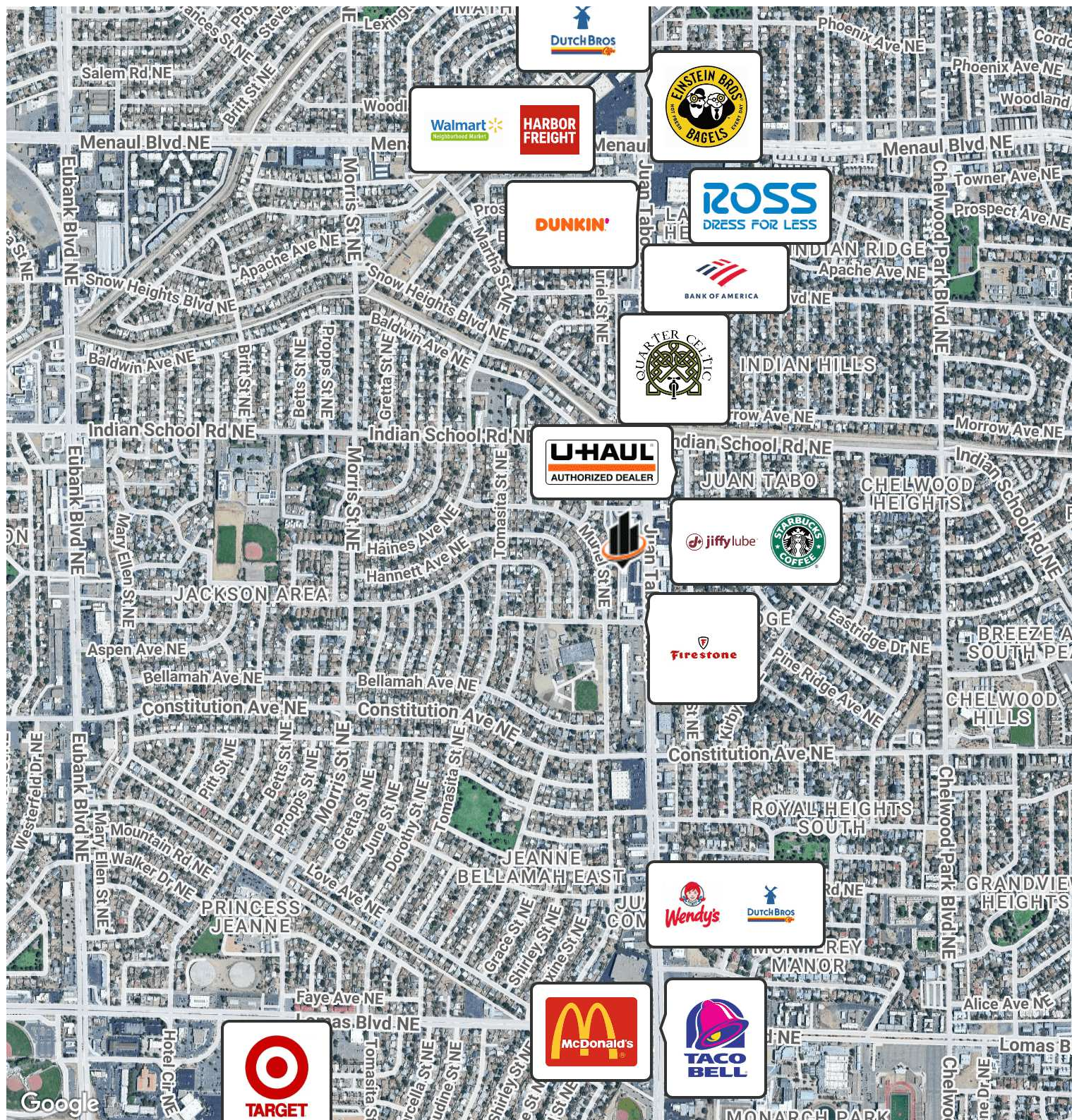
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RETAILER MAP

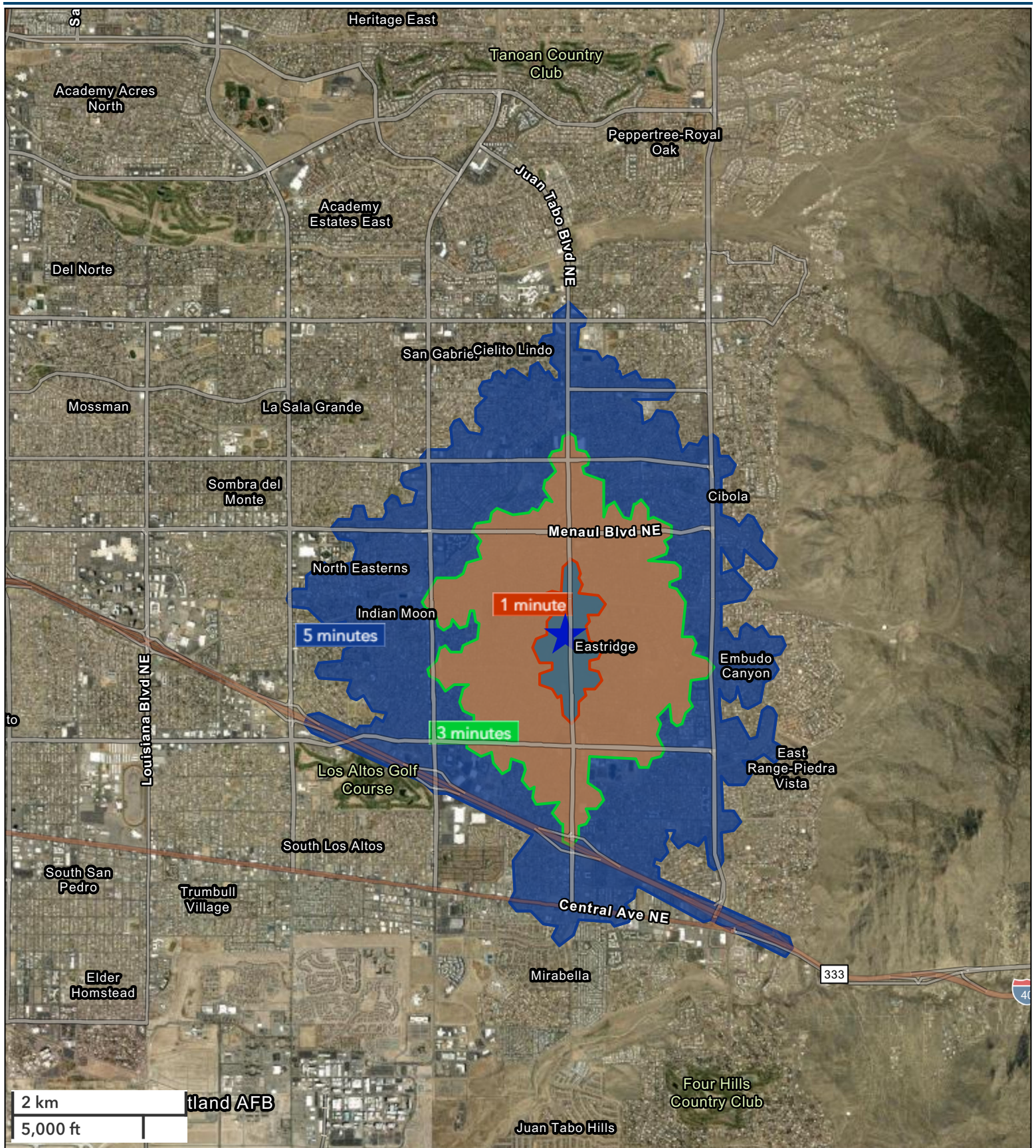


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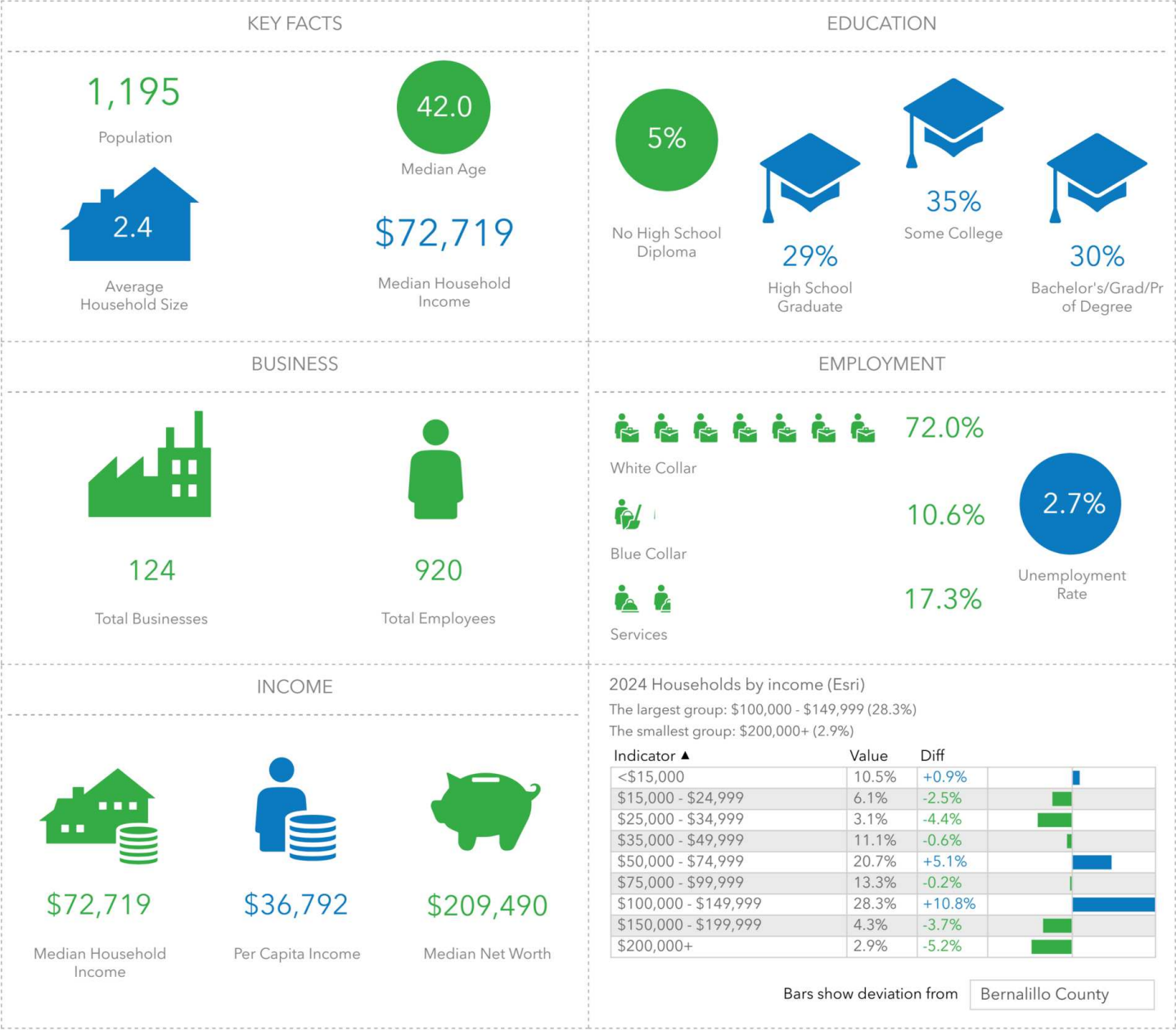
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1 MINUTE DRIVE TIME DEMOGRAPHICS

Key Facts

Sandra Plaza
Drive time of 1 minute



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Key Facts

Sandra Pla
Drive time of 3 minut

KEY FACTS

17,022

Population



Average
Household Size

40.7

Median Age

\$66,411

Median Household
Income

EDUCATION

4%

No High School
Diploma



26%

High School
Graduate



36%

Some College



34%

Bachelor's/Grad/f
of Degree

BUSINESS



569

Total Businesses



4,440

Total Employees

EMPLOYMENT



65.1%

White Collar



15.8%

Blue Collar



19.1%

Services



3.9%

Unemployment
Rate

INCOME



\$66,411

Median Household
Income



\$37,371

Per Capita Income



\$173,258

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.9%)

The smallest group: \$200,000+ (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	10.4%	+0.8%	
\$15,000 - \$24,999	9.0%	+0.4%	
\$25,000 - \$34,999	6.4%	-1.1%	
\$35,000 - \$49,999	10.5%	-1.2%	
\$50,000 - \$74,999	18.7%	+3.1%	
\$75,000 - \$99,999	15.1%	+1.6%	
\$100,000 - \$149,999	19.9%	+2.4%	
\$150,000 - \$199,999	5.5%	-2.5%	
\$200,000+	4.6%	-3.5%	

Bars show deviation from Bernalillo County

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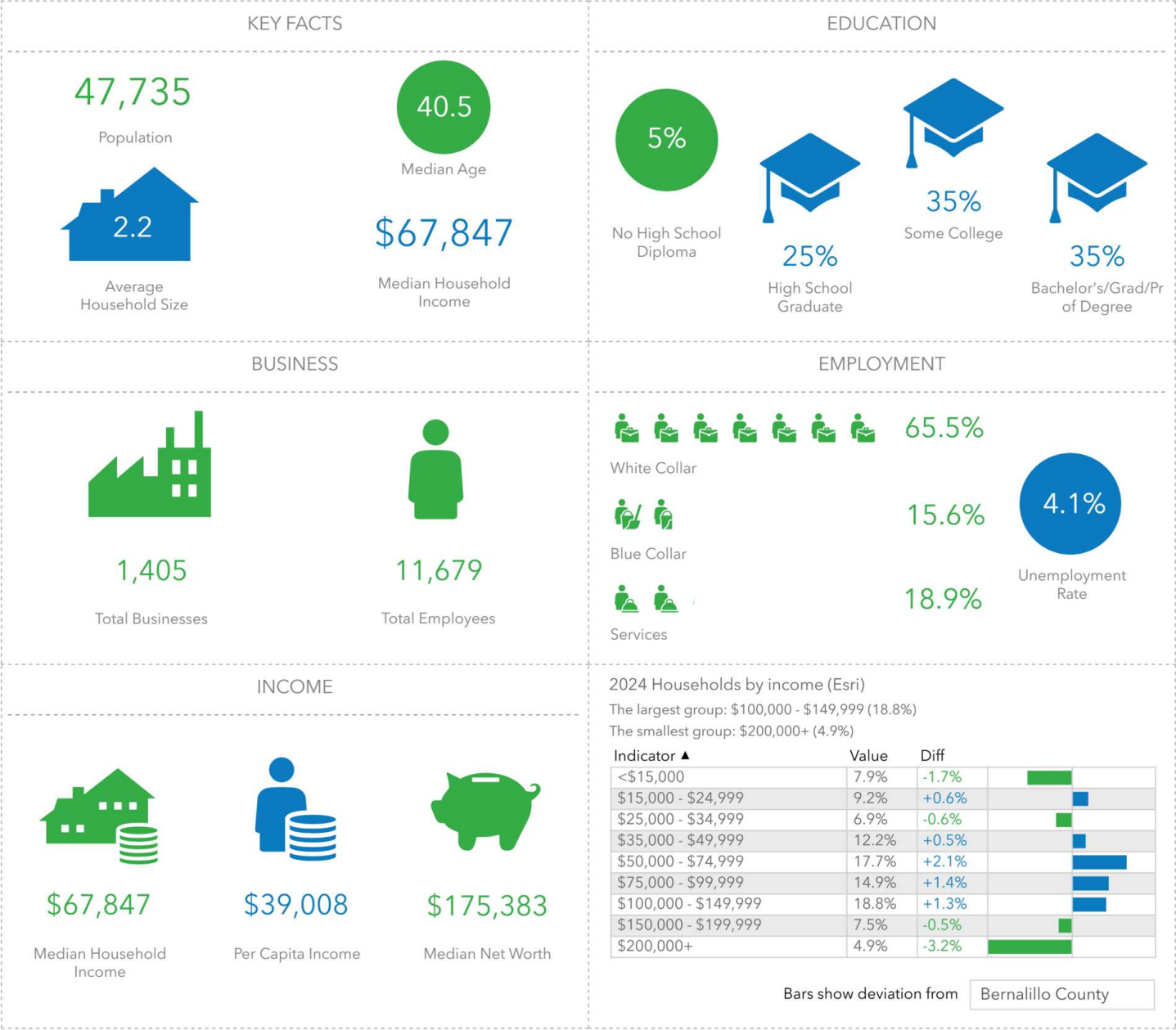
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5 MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

Sandra Plaza
Drive time of 5 minutes



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