



Rio Bravo Shopping Center

1698 RIO BRAVO BLVD. SW
ALBUQUERQUE, NM 87105



Steve Lyon, CCIM

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PROPERTY SUMMARY

OFFERING SUMMARY

Base Rate	\$18.00 PSF
Estimated Triple Nets	\$6.57 PSF
Building Size	22,190 SF
Available SF	2,444 SF
Lot Size	2.706 acres
Zoning	SD-IVC
Market	Albuquerque
Submarket	Southwest Albuquerque

PROPERTY HIGHLIGHTS

- Excellent visibility
- New pylon sign
- Full access along Rio Bravo and Isleta Blvd
- Shared access/circulation with McDonald's
- Ample parking, over 114 spaces

PROPERTY SUMMARY

The Isleta Blvd at Rio Bravo Blvd intersection is a key support intersection for the surrounding area. Rio Bravo Shopping Center (subject property), Walgreens, Albertson's, McDonald's, medical offices, and schools are positioned along these two roads. Rio Bravo connects to I-25 (east) and to Coors Blvd (west). Isleta connects to downtown Albuquerque (north) and communities south to the Isleta Pueblo.



AERIAL OF INTERSECTION



AERIAL OF RIO BRAVO SHOPPING CENTER



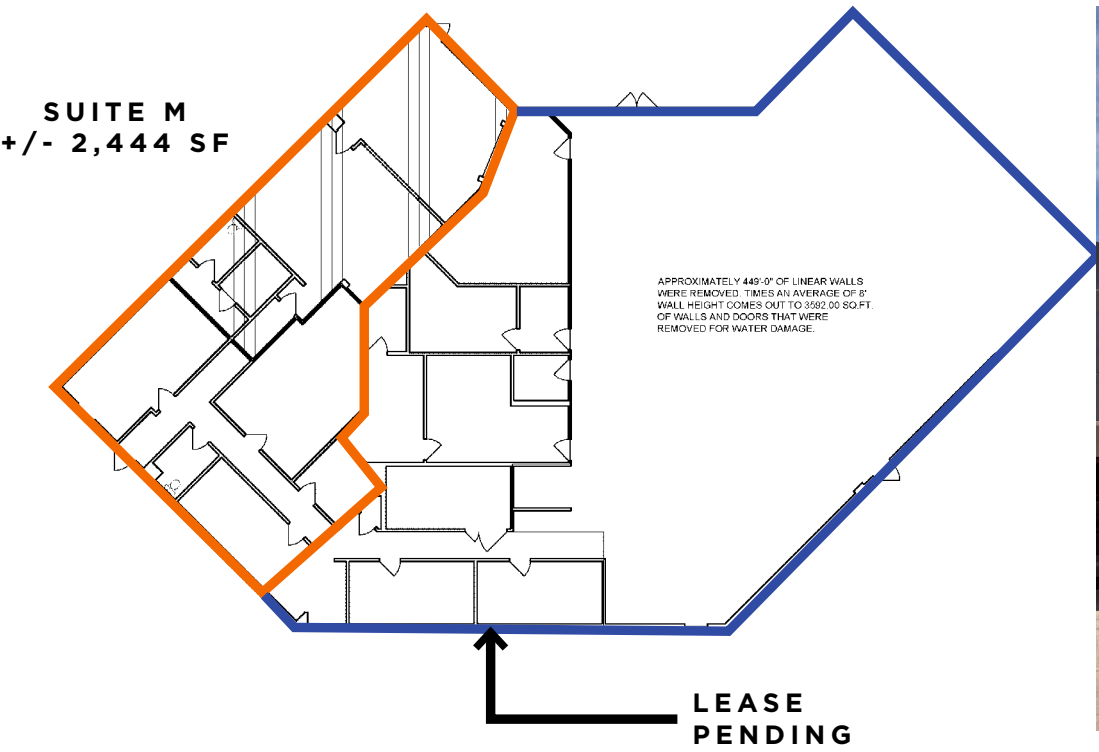
HIGH-UP AERIAL



SITE PLAN



FLOOR PLAN

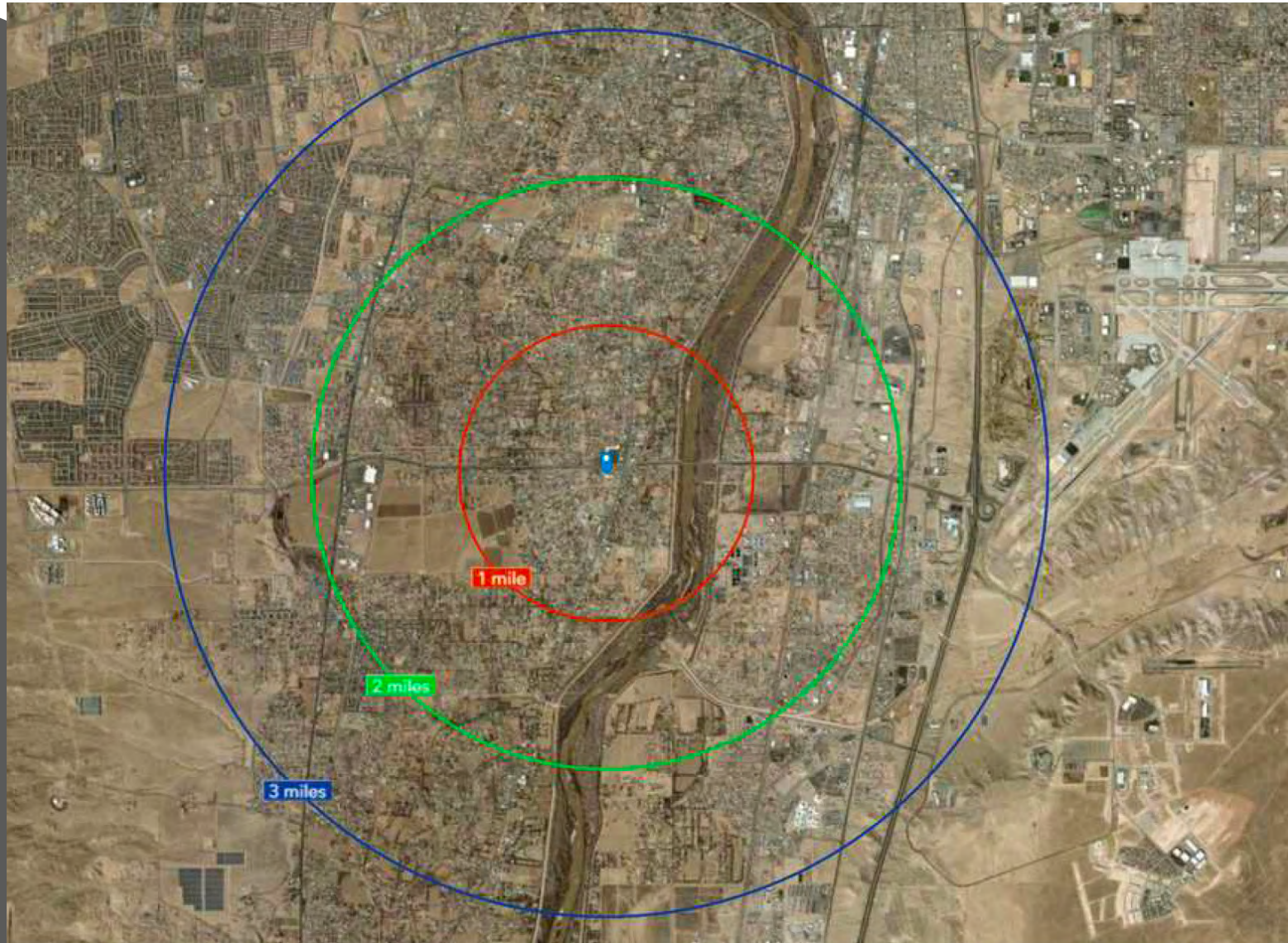


DEMOGRAPHIC DATA

	1 mile	2 miles	3 miles
Census 2020 Summary			
Population	6,461	19,657	50,552
Households	2,305	6,703	16,685
Average Household Size	2.78	2.88	3.00
2024 Summary			
Population	6,521	19,408	50,260
Households	2,337	6,706	16,806
Families	1,542	4,565	11,850
Average Household Size	2.76	2.84	2.96
Owner Occupied Housing Units	1,880	5,226	13,123
Renter Occupied Housing Units	457	1,480	3,683
Median Age	41.1	39.9	36.7
Median Household Income	\$57,030	\$51,321	\$50,249
Average Household Income	\$73,393	\$68,689	\$67,505
2029 Summary			
Population	6,441	18,836	49,172
Households	2,358	6,670	16,847
Families	1,524	4,455	11,689
Average Household Size	2.70	2.77	2.89
Owner Occupied Housing Units	1,940	5,326	13,504
Renter Occupied Housing Units	418	1,344	3,343
Median Age	42.0	40.5	37.3
Median Household Income	\$73,553	\$63,078	\$60,573
Average Household Income	\$86,601	\$81,151	\$79,357
Trends: 2024-2029 Annual Rate			
Population	-0.25%	-0.60%	-0.44%
Households	0.18%	-0.11%	0.05%
Families	-0.23%	-0.49%	-0.27%
Owner Households	0.63%	0.38%	0.57%
Median Household Income	5.22%	4.21%	3.81%

ESRI Data

DEMOGRAPHIC AERIAL



ESRI Data



Collective Strength, Accelerated Growth

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