

For Lease

Far Northeast Heights Retail Space

SANDIA HEIGHTS VILLAGE IN A HIGH-INCOME AREA



12700 San Rafael Ave. NE | Albuquerque, NM 87122

SEC Tramway Blvd. & San Rafael Ave. NE



AVAILABLE

±1,068 SF - 3,239 SF



LEASE RATE

\$18.00 - \$22.00/SF + \$4.00 NNN

- On a high-traffic corridor with more than 21,000 cars per day
- Highest income demographic area in Albuquerque
- Perfect for salon, restaurant, jeweler and more

NAISunVista **] Got Space™**

Rob Bridges CCIM

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For Lease

FAR NORTHEAST HEIGHTS RETAIL SPACE

12700 San Rafael Ave. NE | Albuquerque, NM 87122

SITE

AVAILABLE

- Suite 1: ±1,068 SF
- Restaurant Buildout
 - \$2,314/Mo. (NNN included)
- Suites 5 & 6: ±3,239 SF
- Office/Retail Buildout
 - \$5,938/Mo. (NNN included)
- Suite 7: ±1,266 SF
- Turn-Key Yoga/Pilates Studio
 - \$2,743/Mo. (NNN included)

HIGHLIGHTS

- On a high-traffic corridor with more than 21,000 cars per day
- Highest income demographic area in Albuquerque
- Perfect for salon, restaurant, jeweler and more
- 4.9:1000 parking ratio
- Large monument sign available
- TI package available for restaurants

ZONING

- C-1, Bernalillo County



For Lease

FAR NORTHEAST HEIGHTS RETAIL SPACE

12700 San Rafael Ave. NE | Albuquerque, NM 87122



\$214,871


Average Household Income
Within a 1-Mile Radius



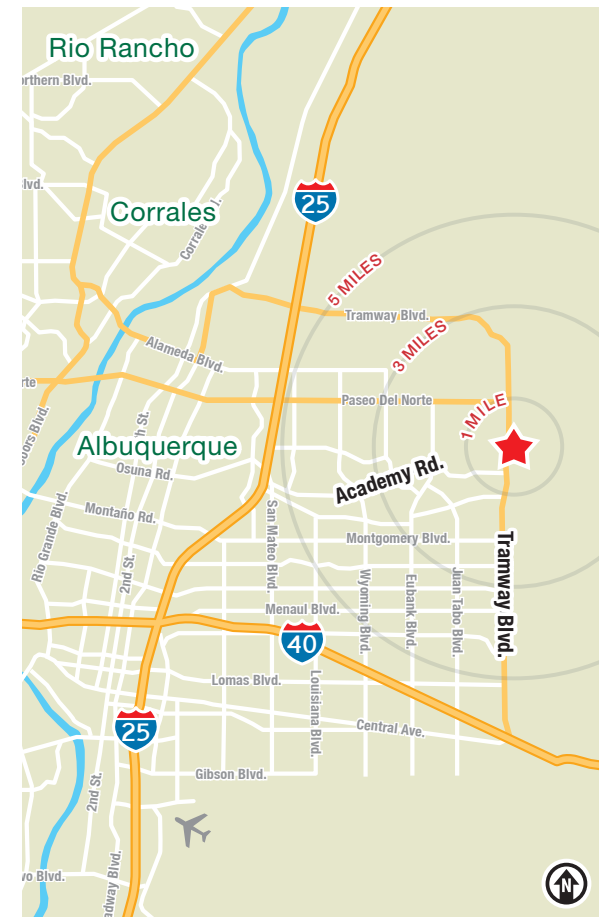
\$153,809

Average Household Income
Within a 3-Mile Radius

LOCATION

Demographics	1 mile	3 mile	5 mile
 Total Population	6,166	54,589	143,596
 Average HH Income	\$214,871	\$153,809	\$123,356
 Daytime Employment	698	10,870	43,734

2024 Forecasted by Esri



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SUITES 5 & 6



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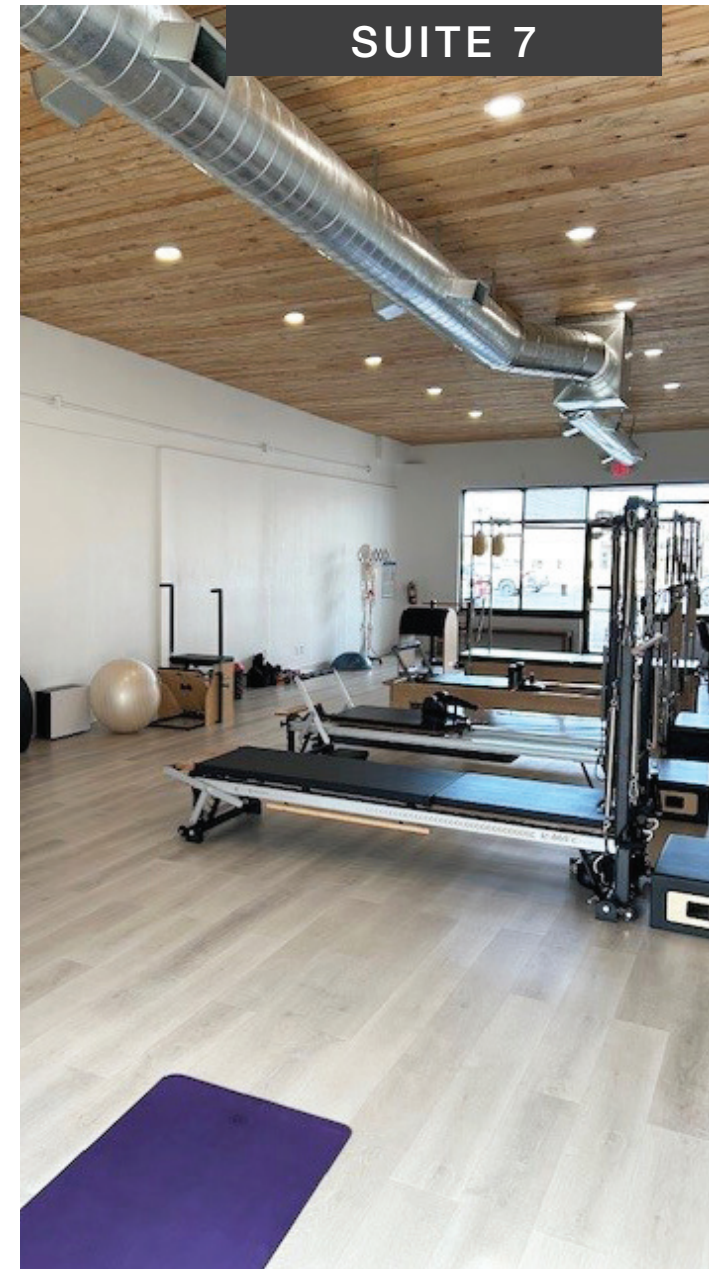
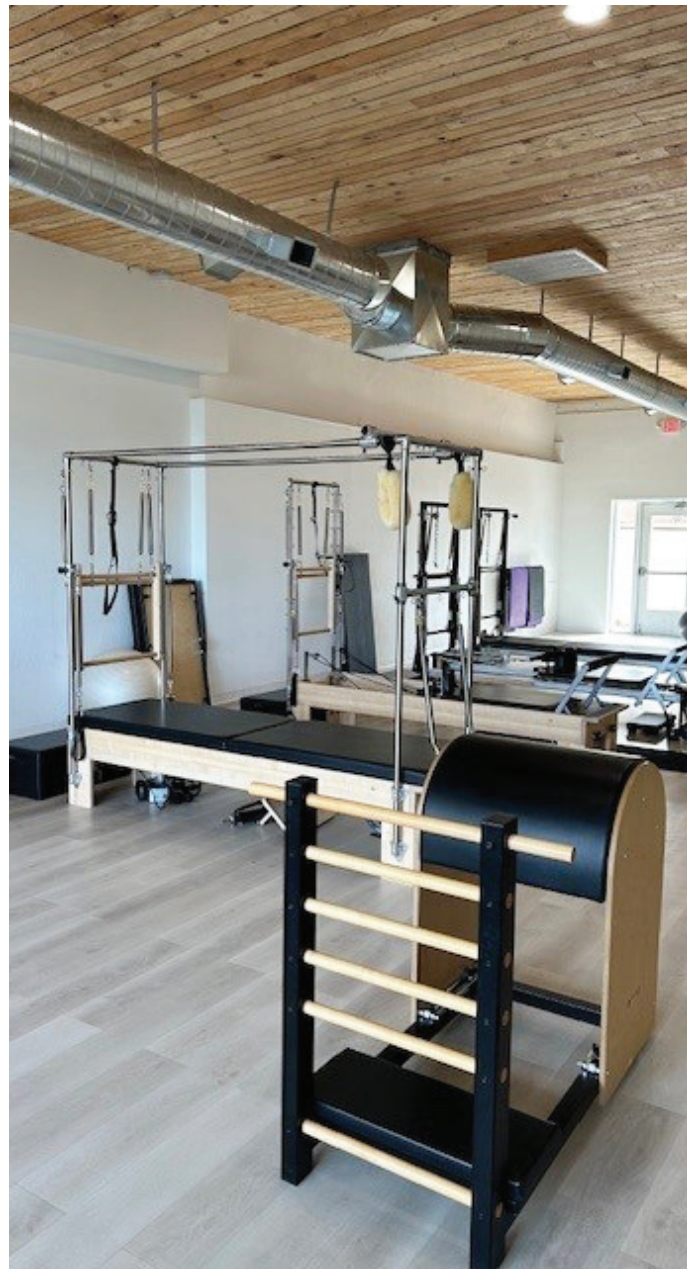
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SUITE 7

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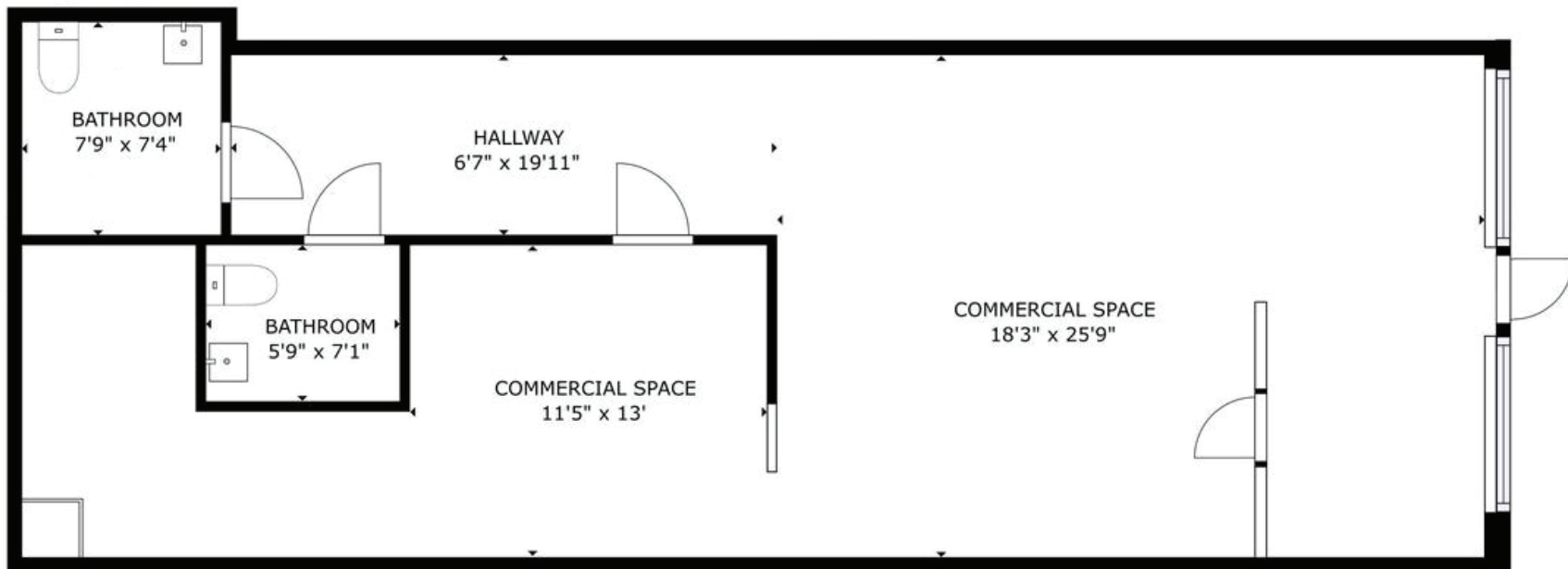
FAR NORTHEAST HEIGHTS RETAIL SPACE

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FLOOR PLAN

Suite 1: ±1,068 SF

- Restaurant buildout with floor drains in place
- \$2,314/Mo. (NNN included)



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FLOOR PLAN

Suites 5 & 6: ±3,239 SF

- Office/Retail Buildout
- \$5,938/Mo. (NNN included)



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12700 San Rafael Ave. NE | Albuquerque, NM 87122

FLOOR PLAN

Suite 7: ±1,266 SF

- Turn-Key Yoga/Pilates Studio
- \$2,743/Mo. (NNN included)



Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.