

FOR LEASE

122 Tulane Dr. SE

Albuquerque, NM 87106

PRESENTED BY:

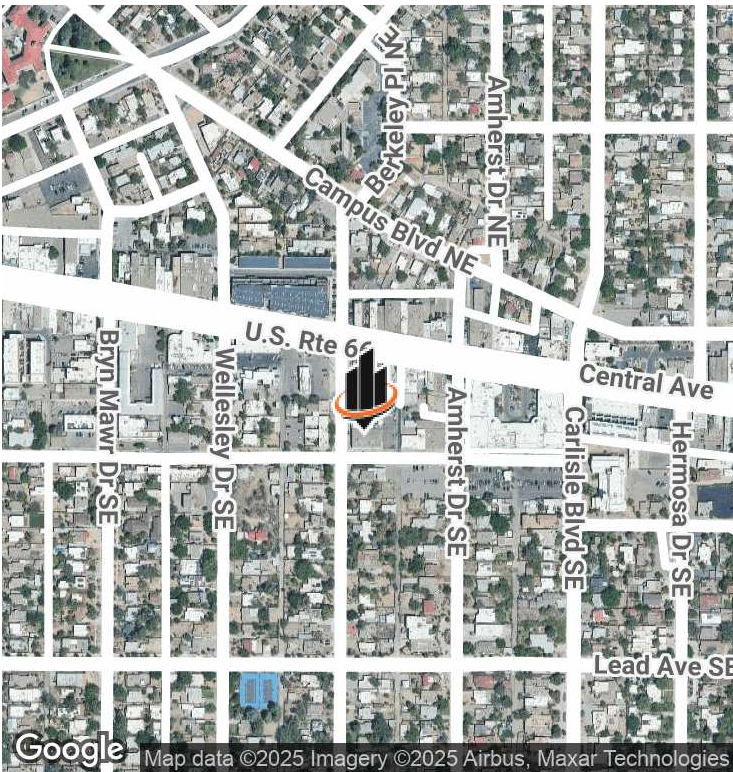
KATRINA FLORES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3,200.00 per month (Full Service)
BUILDING SIZE:	5,360 SF
AVAILABLE SF:	1,100 SF
LOT SIZE:	0.25 Acres
YEAR BUILT:	1954
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	University

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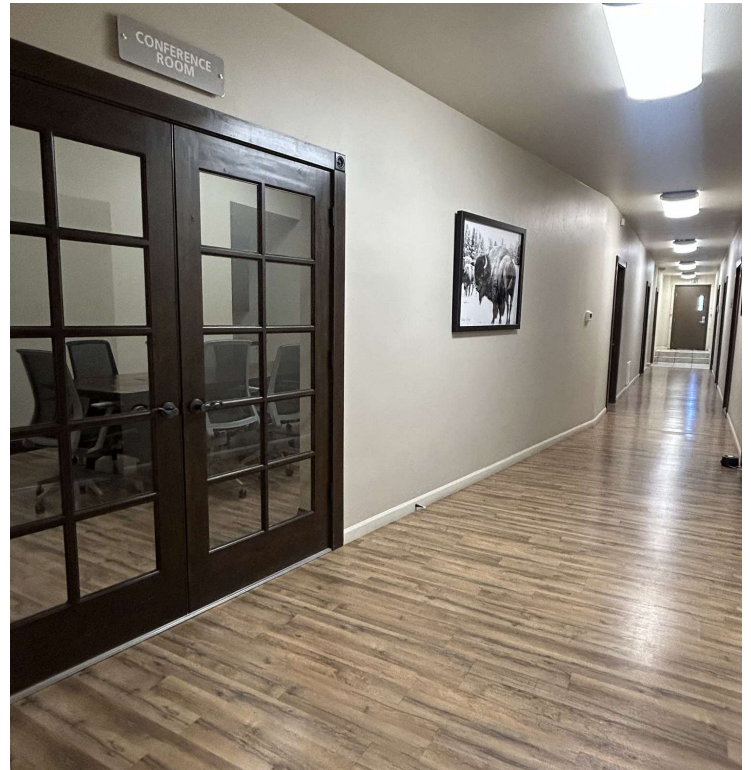
PROPERTY OVERVIEW

Offering a range of sizes and layouts to accommodate diverse tenant needs, the leasing opportunity at 122 Tulane Dr. SE in Albuquerque boasts a good tenant mix, representing a dynamic business community. With a focus on flexibility and adaptability, this property is well-equipped to cater to a variety of businesses, making it an attractive choice for tenants looking to establish or expand their presence in the area. Different sizes and layouts available make this property an ideal fit for businesses seeking a prime location in Albuquerque.

PROPERTY HIGHLIGHTS

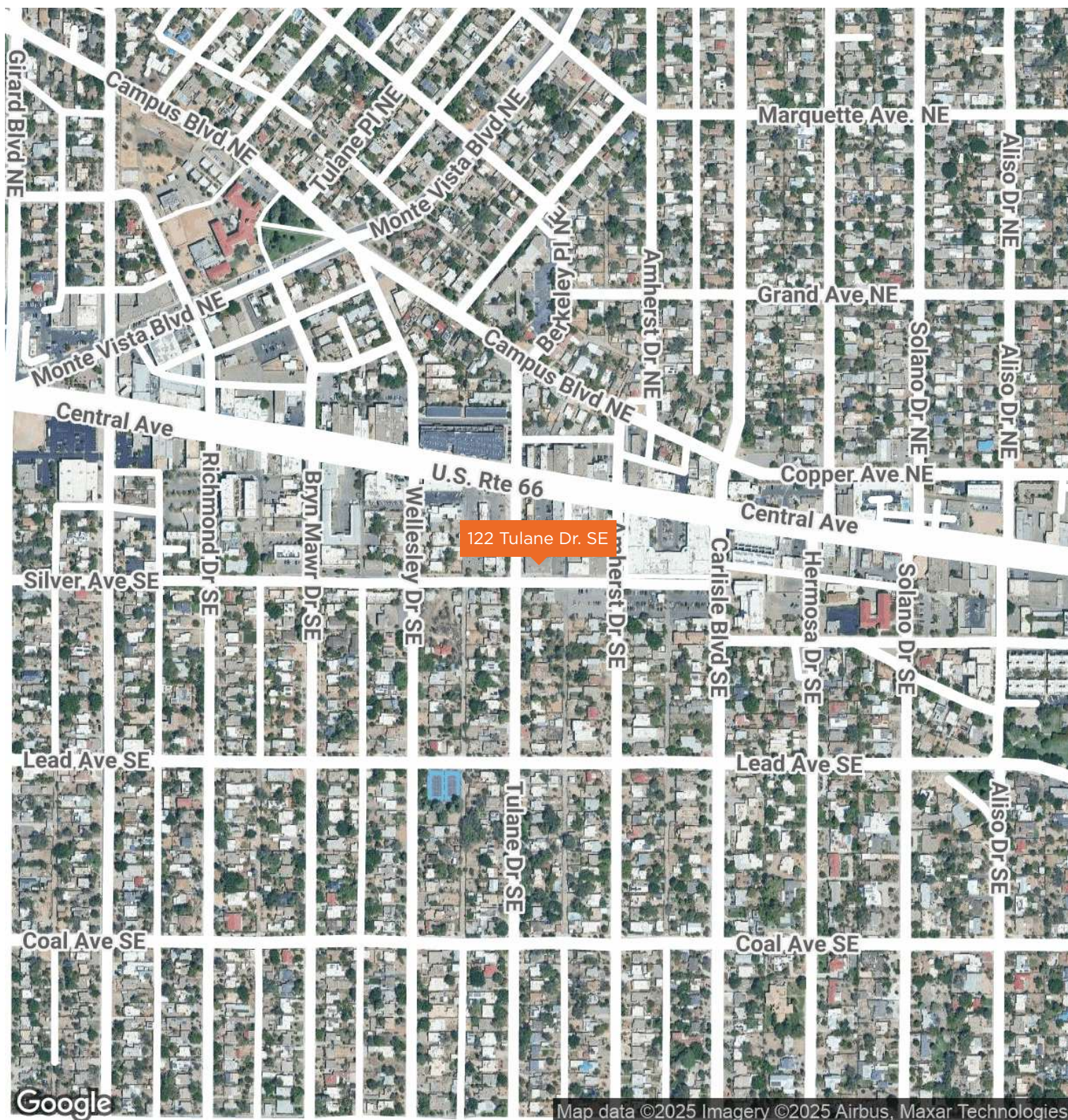
- Prime location in Albuquerque
- Versatile layouts catering to diverse tenant needs
- Ample parking for tenants and customers
- Well-maintained and visually appealing property
- Good tenant mix representing a dynamic business community

ADDITIONAL PHOTOS



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LOCATION MAP

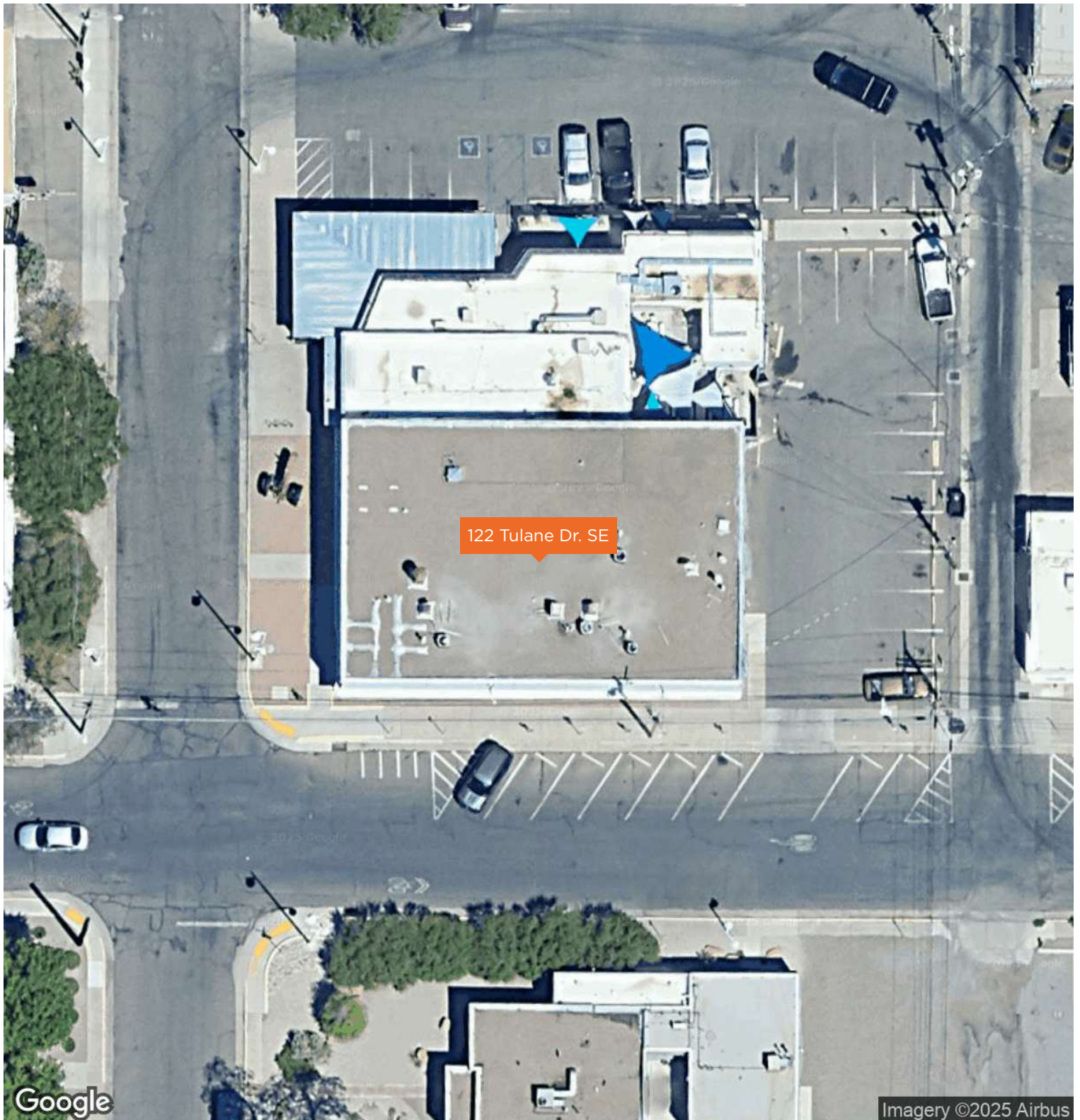


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AERIAL MAP

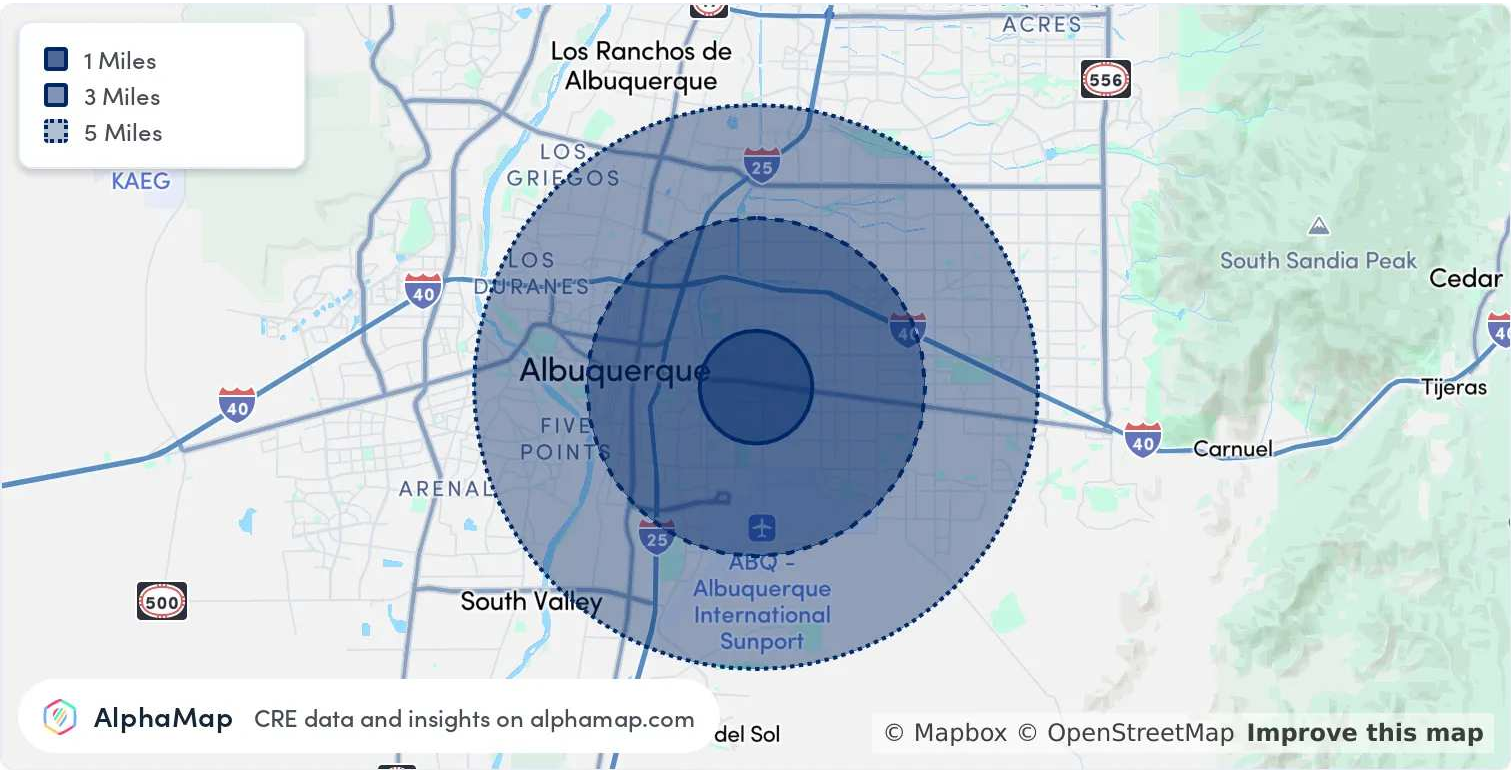


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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,926	101,949	239,764
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	40	40	40
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,904	48,232	108,687
PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$109,749	\$73,231	\$76,574
AVERAGE HOUSE VALUE	\$409,616	\$316,240	\$310,356
PER CAPITA INCOME	\$54,874	\$34,871	\$34,806

Map and demographics data derived from AlphaMap

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