

For Sale or  
Ground Lease

# Full-Access Retail Pad Site

LOCATED ON A HIGH-TRAFFIC CORRIDOR

109 Juan Tabo Blvd. NE | Albuquerque, NM 87123

NWQ Juan Tabo Blvd. & Central Ave. NE



**AVAILABLE**  
Land: ±0.54 Acres



**SALE PRICE**  
\$350,000



**LEASE RATE**  
See Advisors

**IDO ZONING** MX-H

## HIGHLIGHTS

- MX-H zoning allows for a variety of retail uses
- Juan Tabo Blvd. frontage with more than 30,000 cars per day
- Less than a half-mile from I-40
- Great redevelopment activity in the area



**This property is located in an Opportunity Zone**

A new way to finance in under-served areas.



**NA SunVista**

got space™

Alex Pulliam  
alex@sunvista.com  
505 350 5729

Riley McKee  
riley@sunvista.com  
505 379 1549

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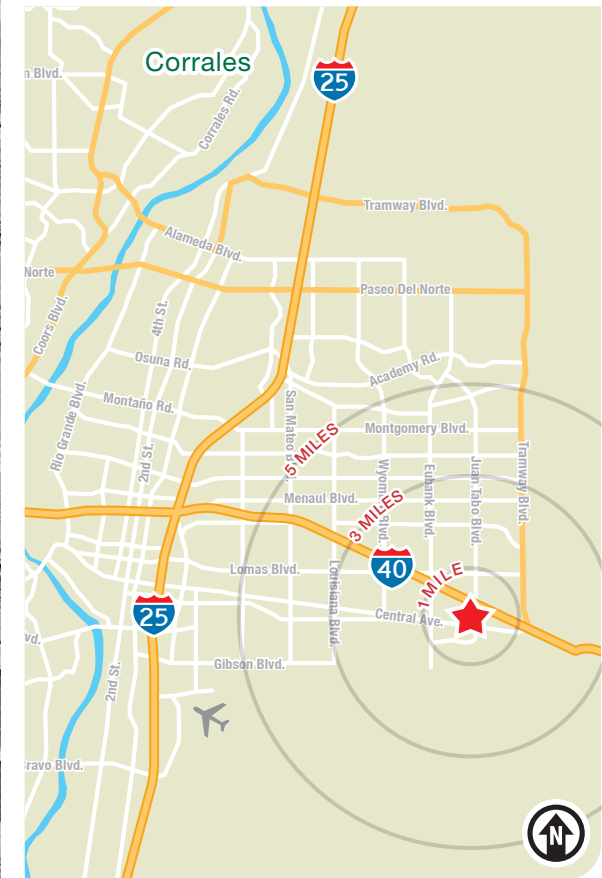
109 Juan Tabo Blvd. NE | Albuquerque, NM 87123



## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	20,351	99,770	191,812
Average HH Income	\$60,788	\$69,333	\$72,281
Daytime Employment	5,708	33,763	82,565

2021 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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LOCATION



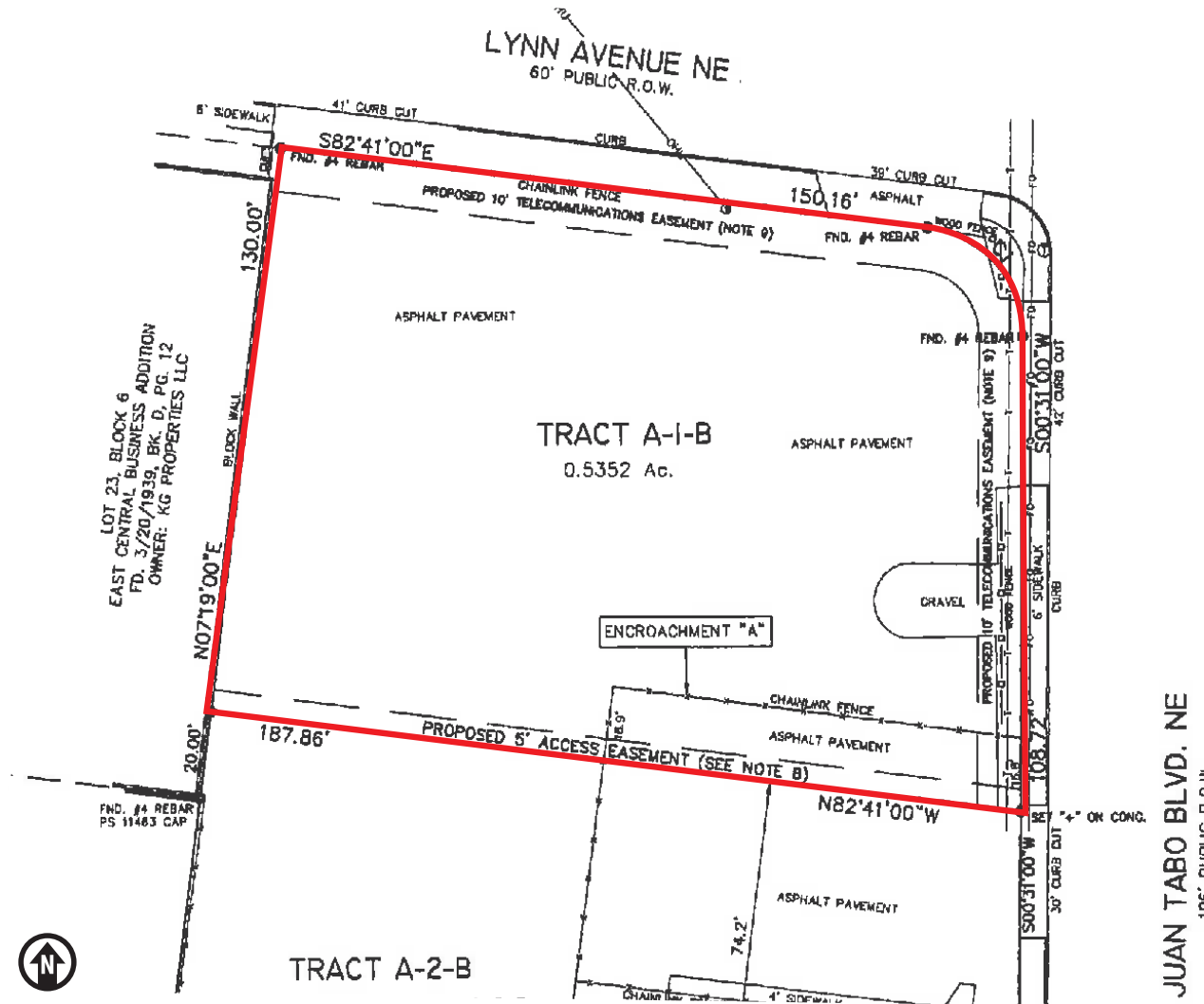
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SITE SURVEY



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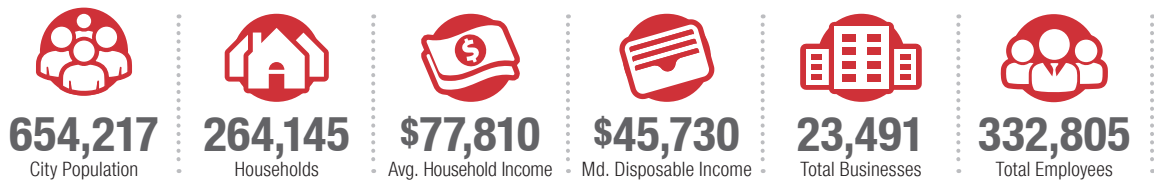
# Albuquerque

# 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 2022 Demographics)



### 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



**936,582**  
Albuquerque Metro Population



**The Largest**  
City in the State



### 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.