

For
Sublease

Affordable NE Heights Retail Sublease

WITH EXCELLENT VISIBILITY & SIGNAGE



1016 Juan Tabo Blvd. NE | Suite K | Albuquerque, NM 87112

NEQ Juan Tabo & Lomas Blvds. NE



AVAILABLE
±1,217 SF



LEASE RATE
\$14.00/SF + Utilities
(\$1,419.83/Mo.)

- Less than a mile from I-40
- Located in a dense retail trade area
- Heavy residential population
- Ample parking with 92 common-area spaces
- Excellent visibility on Juan Tabo Blvd. with 32,500 CPD
- Pylon signage available
- IDO Zoning: MX-L

NAI SunVista

got space™

Alexis Lovato
alexis@sunvista.com
505 639 6433

Randall Parish
randall@sunvista.com
505 338 4110

For Sublease

AFFORDABLE NE HEIGHTS RETAIL SUBLEASE

1016 Juan Tabo Blvd. NE | Suite K | Albuquerque, NM 87112



505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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AFFORDABLE NE HEIGHTS RETAIL SUBLEASE

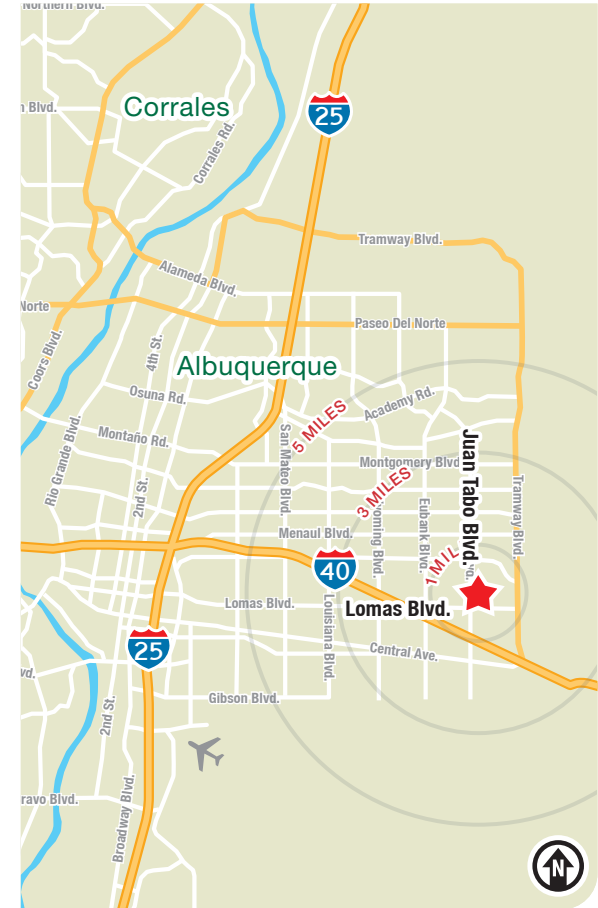
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,967	118,433	224,907
Average HH Income	\$81,123	\$86,095	\$93,648
Daytime Employment	4,371	48,843	101,999

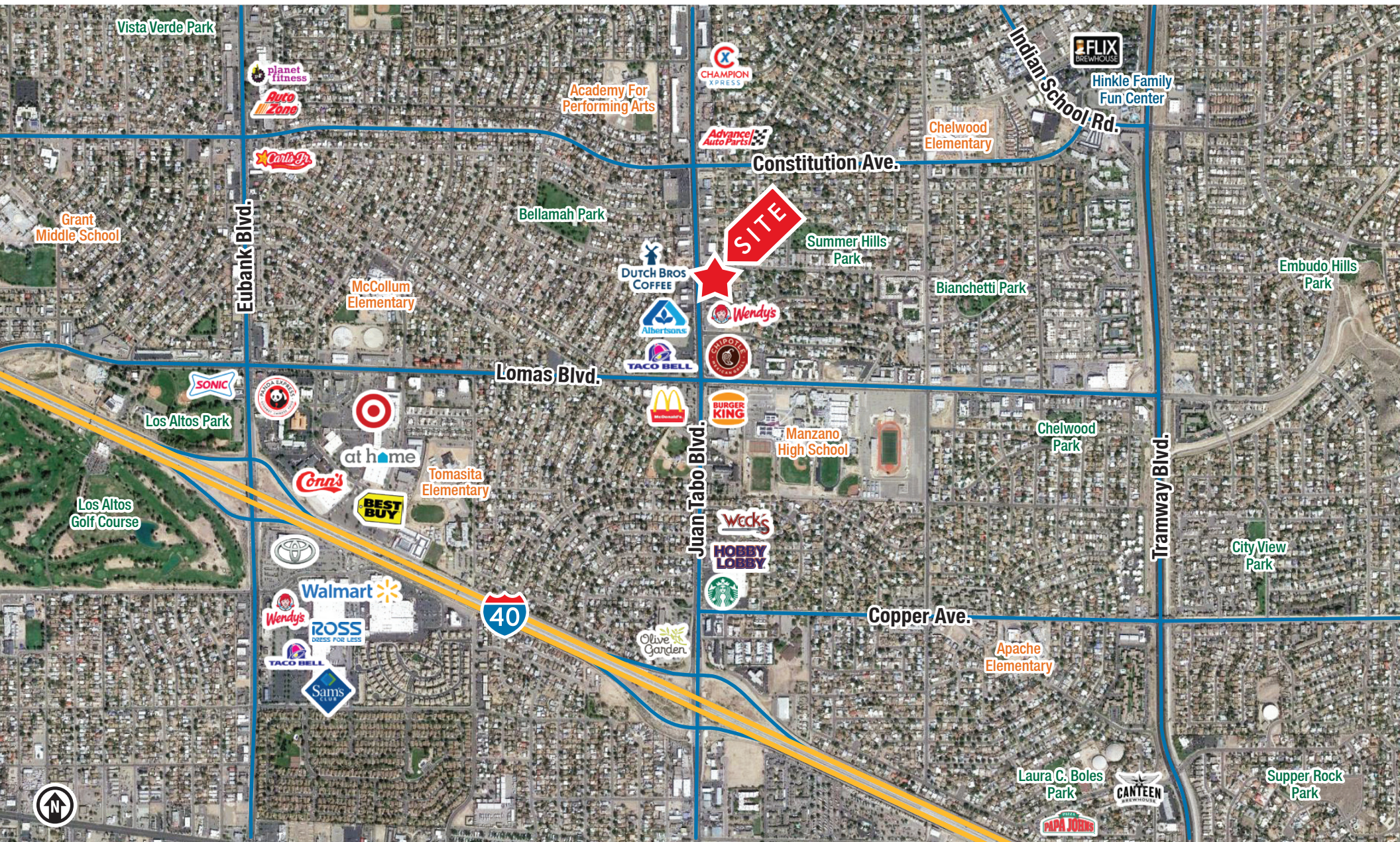
2024 Forecasted by Esri



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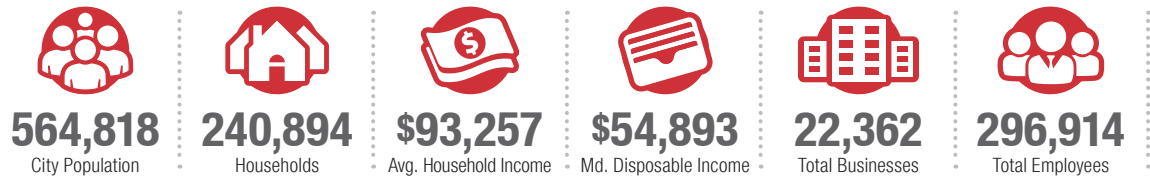
Albuquerque

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 2024 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*


926,835
Albuquerque Metro Population


The Largest
City in the State



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.