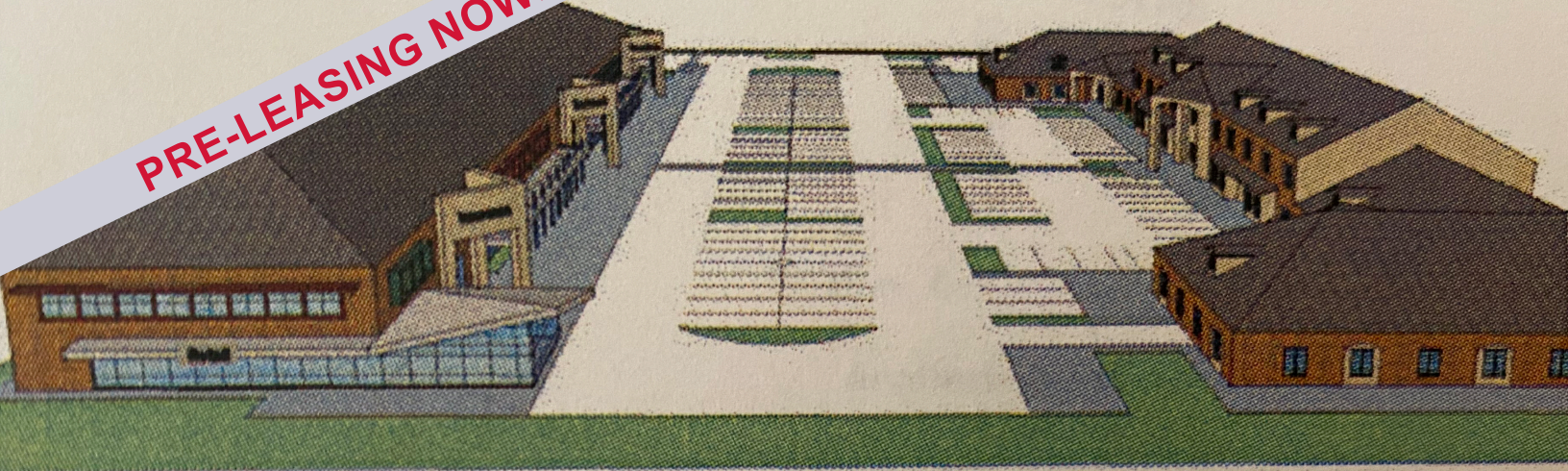




**COLDWELL
BANKER
COMMERCIAL**

Las Colinas

PRE-LEASING NOW!



JARDINERO PROFESSIONAL PLAZA- PHASE 2: NEW CONSTRUCTION RESERVE YOUR SPACE TODAY!

FOR LEASE

8200 Carmel Ave NE
Albuquerque, NM 87122

Coldwell Banker Commercial
Las Colinas

April Ager
Real Estate Consultant

 CoStar
POWER BROKER

505-563-4658 Office
505-269-5771 Mobile

© 2015 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, your needs.

JARDINERO PROFESSIONAL PLAZA

THE PROPERTY

8200 Carmel Ave NE #B
Albuquerque, NM 87122

PROPERTY DETAILS

- Lt 11-A Blk 20 Plat of Lots 11-A and 12-A Block 20 Tract 2 Unit 3 North Albuquerque Acres Cont 1.7707 Ac
- Parcel ID/Tax ID: 101906442905140216

New Construction
Build to Suit
+/- 24,000 SF

New Concept Designs
Schedule a Consultation today!

PROPERTY SPECIFICATIONS

Property Type:	Office Retail-Commercial Special Purpose
Building Size:	+/- 24,000 SF
Lot Size:	1.77 Acres +/- 77,132 SF
Zoning:	MX-T

LEASE TYPE

Lease Type:	NNN
Lease Terms:	Negotiable
Lease Rate:	\$20.00

RESERVE YOUR SPACE TODAY!

Contact April to discuss all options

LOCATION INFORMATION

- Paseo Del Norte CPD: +/- 68,800 CPD
- Property located between Wyoming Blvd NE and Burlison NE off Paseo Del Norte Corridor
- Customized professional office suites available

JARDINERO PROFESSIONAL PLAZA

PROPERTY OVERVIEW

PROPERTY PHOTOS



JARDINERO PROFESSIONAL PLAZA

AERIAL

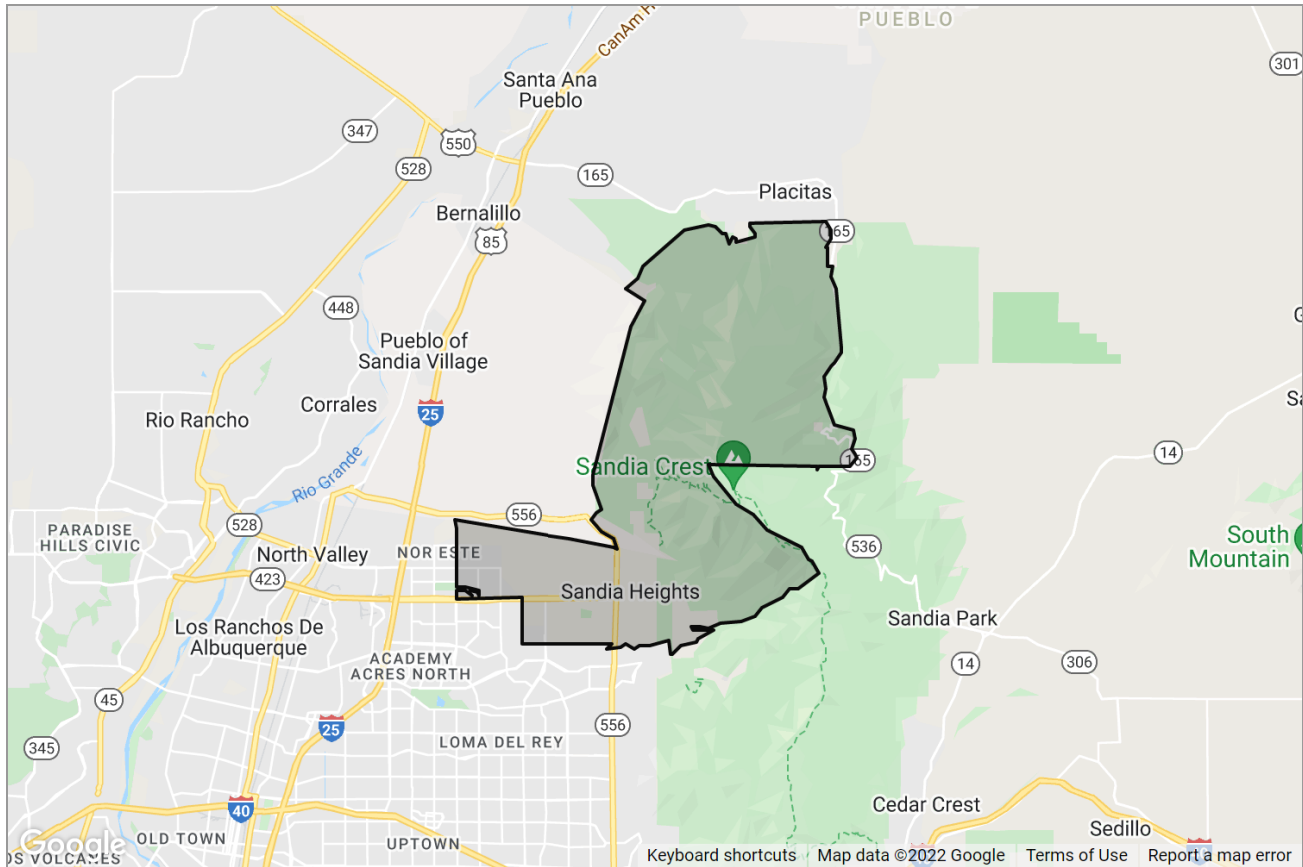




**COLDWELL BANKER
LEGACY**

COMMERCIAL TRADE AREA REPORT

Albuquerque, NM 87122



Office: www.lcrealty.com

Coldwell Banker Legacy
4801 Lang NE, Suite 110
Albuquerque, NM 87109



Criteria Used for Analysis

 Income:
Median Household Income
\$119,111

 Age:
Median Age
49.1

 Population Stats:
Total Population
19,143

 Segmentation:
1st Dominant Segment
Professional Pride

Consumer Segmentation

Life Mode What are the people like that live in this area?	Affluent Estates Established wealth—educated, well-travelled married couples	Urbanization Where do people like this usually live?	Suburban Periphery Affluence in the suburbs, married couple-families, longer commutes
--	--	--	---

Top Tapestry Segments

	Professional Pride	Exurbanites	Top Tier	Soccer Moms	The Great Outdoors
% of Households	3,271 (45.6%)	1,889 (26.3%)	1,272 (17.7%)	721 (10.0%)	25 (0.3%)
Lifestyle Group	Affluent Estates	Affluent Estates	Affluent Estates	Family Landscapes	Cozy Country Living
Urbanization Group	Suburban Periphery	Suburban Periphery	Suburban Periphery	Suburban Periphery	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.11	2.48	2.82	2.96	2.43
Median Age	40.5	49.6	46.2	36.6	46.3
Diversity Index	41.2	32.6	34.4	48.3	33.7
Median Household Income	\$127,000	\$98,000	\$157,000	\$84,000	\$53,000
Median Net Worth	\$540,000	\$451,000	\$567,000	\$252,000	\$124,000
Median Home Value	\$387,000	\$346,000	\$666,000	\$226,000	\$189,000
Homeownership	92 %	85.4 %	90.5 %	85.5 %	78.1 %
Employment	Professional or Management	Professional or Management	Professional or Management	Professional or Management	Professional or Services
Education	College Degree	College Degree	College Degree	College Degree	College Degree
Preferred Activities	Own latest tablets, smartphones and laptops. Upgrade picture-perfect homes.	Contract for home care services. Prefer natural, organic products.	Shop at high-end retailers and chains. Own lavish vacation homes.	Go jogging, biking, target shooting. Visit theme parks, zoos.	Might invest in real estate. Own pet dogs or cats.
Financial	Hold 401(k) and IRA plans/securities	Invest actively; use financial planners	Hire financial advisers	Carry high level of debt	Belong to AARP, veterans' clubs
Media	Read epicurean, sports, home service magazines	Support public TV/radio	Access radio and newspapers online	Shop, bank online	Watch CMT, History Channel, Fox News
Vehicle	Own 2-3 vehicles	Choose late-model luxury cars, SUVs	Purchase / lease fully equipped luxury cars	Own 2+ vehicles (minivans, SUVs)	Own 4-wheel drive trucks

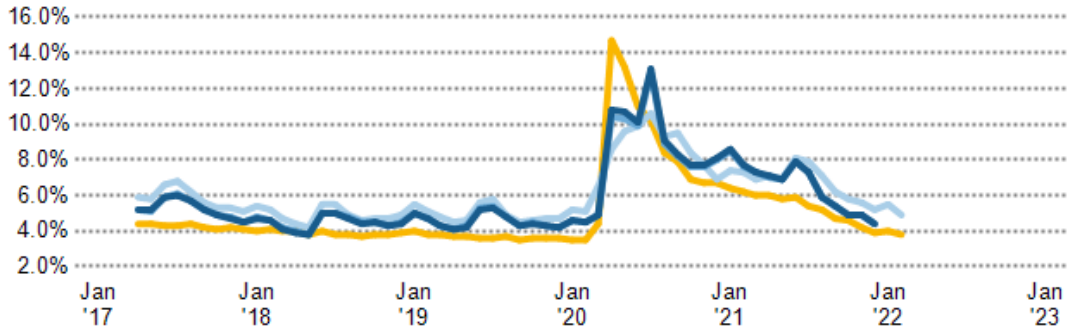
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Albuquerque
- Bernalillo County
- New Mexico
- USA

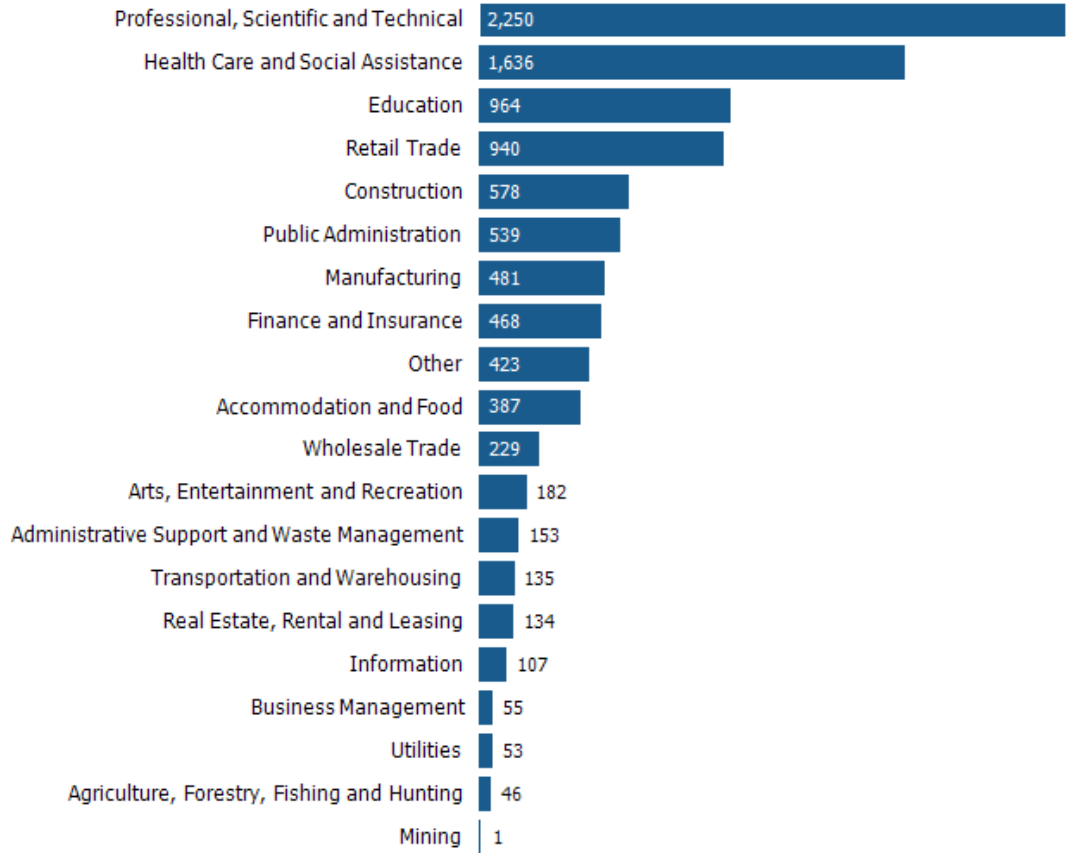


Employment Count by Industry

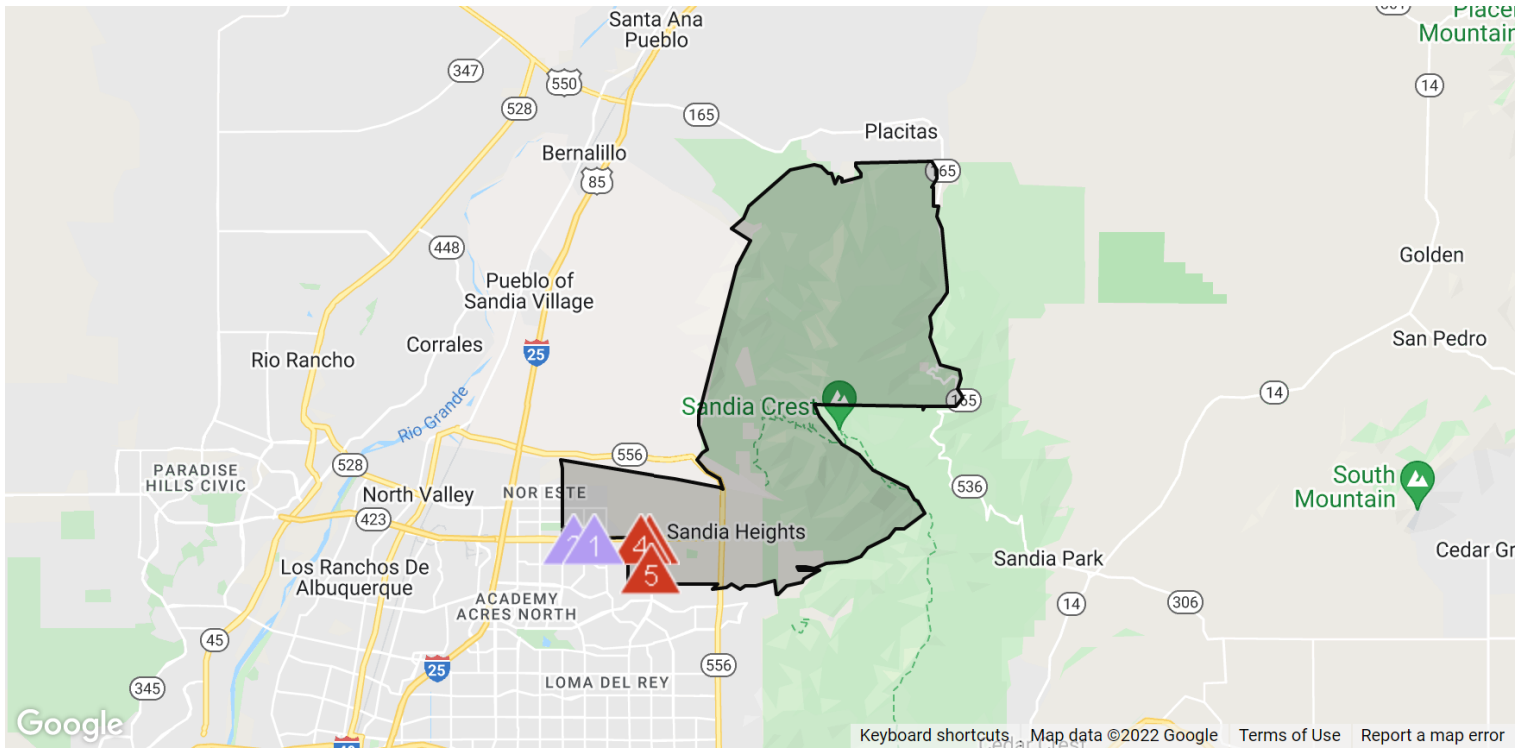
This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

32,836

2021 Est. daily traffic counts

Street: Paseo del Norte Blvd NE
Cross: Barstow St NE
Cross Dir: W
Dist: 0.22 miles

2

30,363

2021 Est. daily traffic counts

Street: Paseo del Norte Blvd NE
Cross: Wyoming Blvd NE
Cross Dir: W
Dist: 0.23 miles

3

29,425

2021 Est. daily traffic counts

Street: Paseo del Norte Boulevard Northeast
Cross: Eubank Blvd NE
Cross Dir: E
Dist: 0.24 miles

4

27,468

2021 Est. daily traffic counts

Street: Pso del Norte NE
Cross: Eubank Blvd NE
Cross Dir: E
Dist: 0.24 miles

5

25,797

2021 Est. daily traffic counts

Street: Eubank Boulevard Northeast
Cross: San Rafael Ave NE
Cross Dir: S
Dist: 0.04 miles

Historical counts

Year	Count	Type
2017	32,300	AWDT
2006	31,900	AWDT
2005	31,700	AWDT
2004	31,400	AWDT

Historical counts

Year	Count	Type
2017	32,400	AWDT
2006	27,100	AWDT
2005	26,900	AWDT
2004	26,700	AWDT

Historical counts

Year	Count	Type
2018	29,162	AAWT

Historical counts

Year	Count	Type
2017	27,200	AWDT
2006	26,900	AWDT
2005	26,700	AWDT
2004	26,400	AWDT

Historical counts

Year	Count	Type
2018	33,075	AAWT
2017	16,132	AAWT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)