

**CALL FOR MORE INFORMATION**



**FOR LEASE**

\$16.00 PSF NNN  
\*NNNS \$4.20 PSF

\*(Estimate provided by Landlord and subject to change)

**AVAILABLE SPACE**

Freestanding Building 2,290 SF

**PROPERTY HIGHLIGHTS**

- Prime NE Heights Location
- Featuring Over 27,000 Cars Per Day
- Large Monument Sign
- Freestanding Retail/Showroom Building

**TRAFFIC COUNT**

Juan Tabo Blvd: 16,201 VPD  
Indian School Rd: 8,467 VPD  
(SitesUSA 2020)

**AREA TRAFFIC GENERATORS**



**PROPERTY SNAPSHOT**



**127,016**  
2020 POPULATION  
3 MILE RADIUS



**95,105**  
2020 DAYTIME POPULATION  
3 MILE RADIUS



**\$72,605**  
2020 AVERAGE INCOME  
3 MILE RADIUS



**16,201 VPD**  
JUAN TABO BLVD

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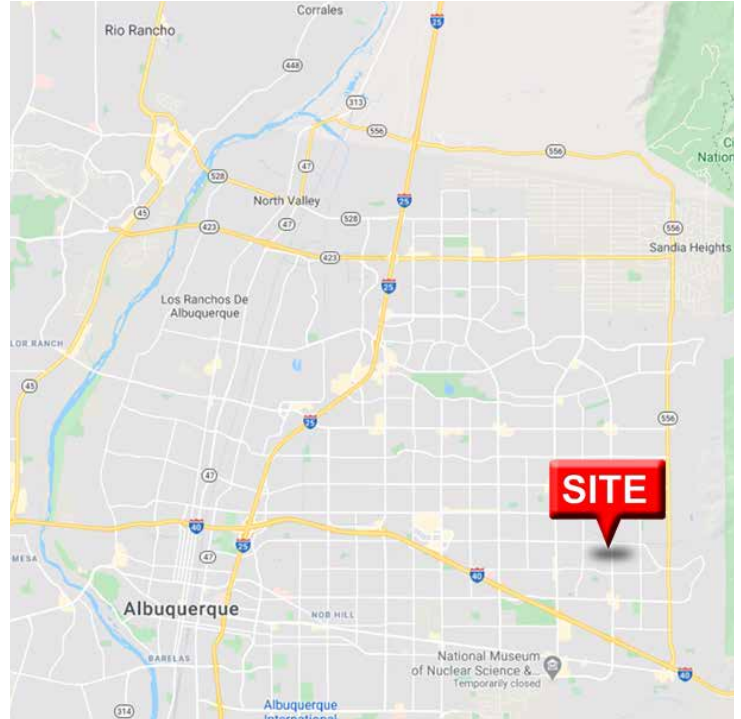
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# NE Heights Freestanding Retail

SEQ OF JUAN TABO BLVD NE & INDIAN SCHOOL RD NE  
1701 JUAN TABO BLVD., NE  
ALBUQUERQUE, NM 87111



## PROPERTY OVERVIEW

Lease Rate: \$16.00 PSF  
Lease Structure: NNN  
Building Size: 2,290 SF  
Lot Size: .28 Acres  
Zoning: MX-M  
Submarket: NE Heights  
Ceiling Height: 10' 5"  
Parking Ratio: 4.27:1

\*Cross Parking Available

## PROPERTY OVERVIEW

1701 Juan Tabo is a rare find in the NE Heights. This building is located on a hard corner, is a small, freestanding structure, has its own monument sign and plenty of parking. It is well suited for a variety of retail, office and medical uses given its customizable layout and high population density. This property features a front retail showroom, two private offices, two open storage/warehouse workstations and two restrooms. Reach out for details!

## LOCATION OVERVIEW

This freestanding building is located at the hard corner of Juan Tabo Blvd and Haines Ave in the NE Heights Submarket. This site is directly south of Indian School Rd and is 1.5 miles from I-40. The NE Heights Submarket is known best for its high density of residential homes and features some of the best demographics in town. Juan Tabo Blvd in particular has seen an uptick in recent activity with Dutch Bros Coffee under construction, Arby's currently working on a full renovation, a new U.S. Eagle branch under construction and the completion of a redevelopment for Blake's Lotaburger.

## LAYOUT

Showroom, Private Offices, Kitchenette, Storage & Bathroom

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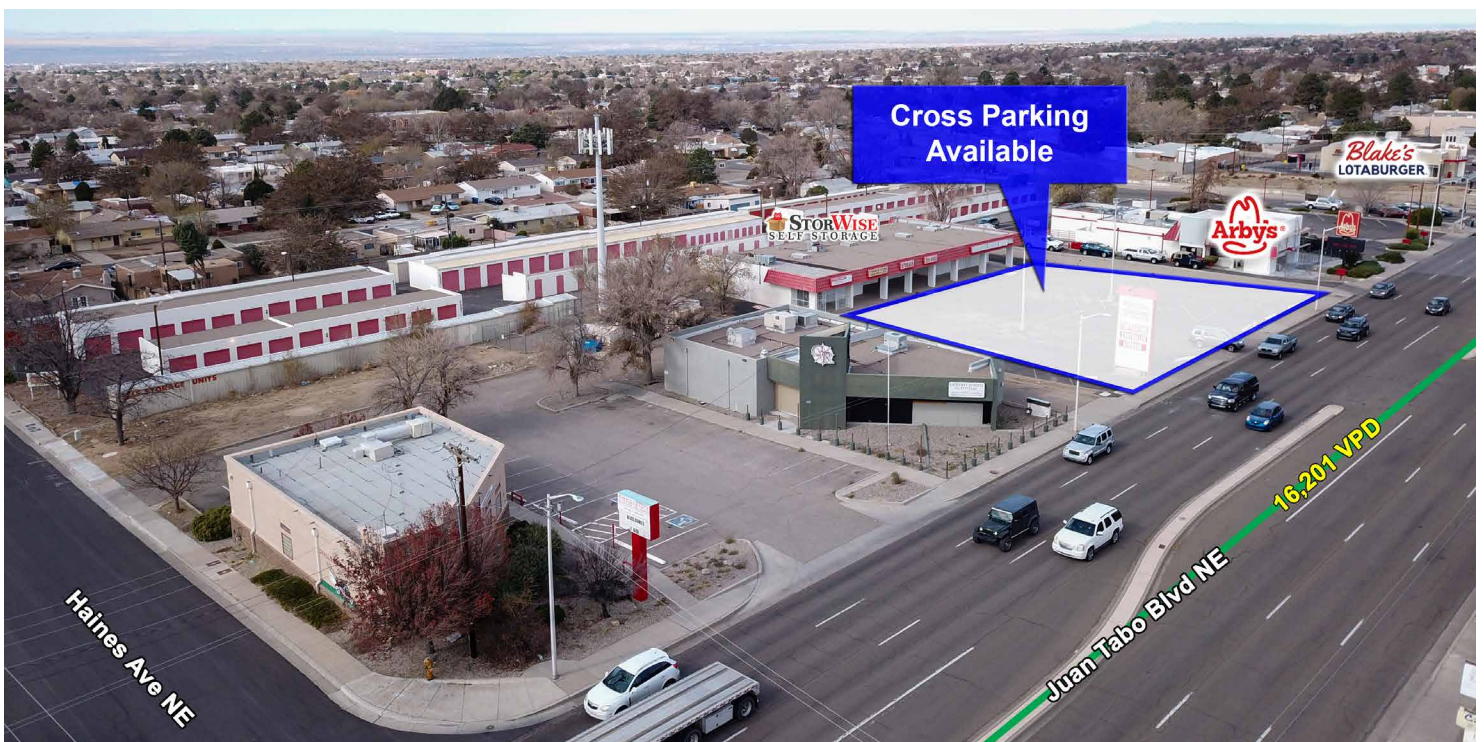
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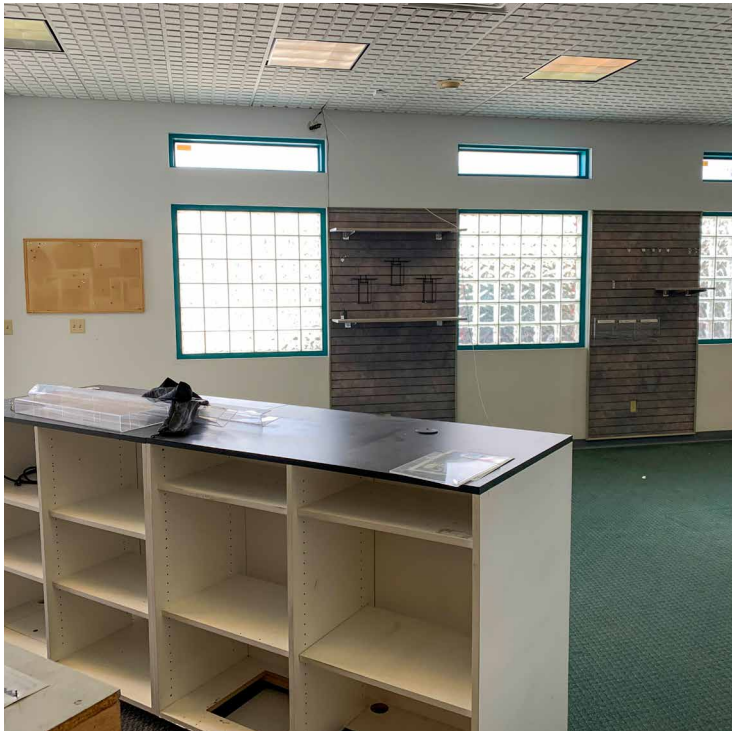
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## Interior Photos



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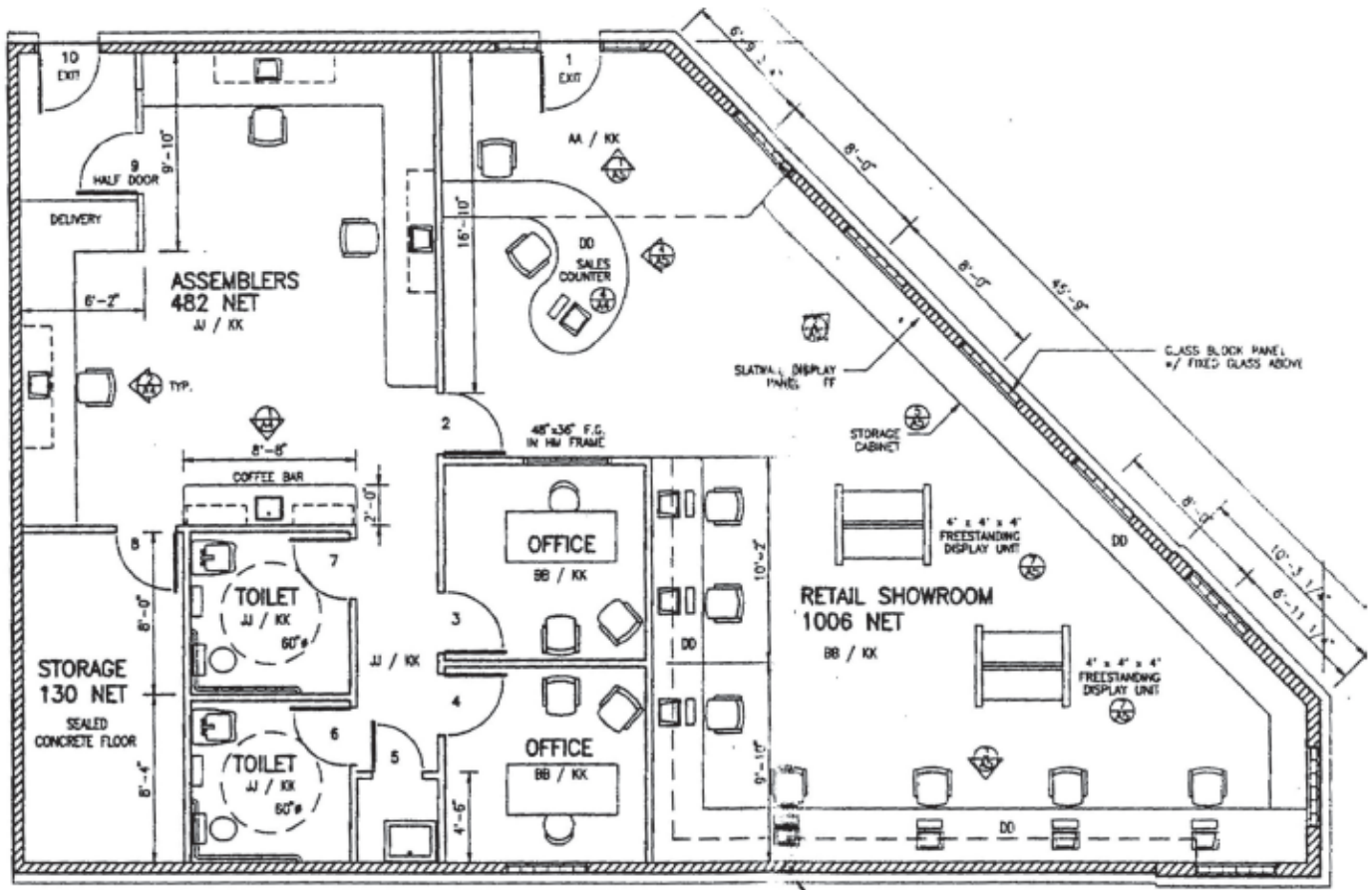
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Floor Plan



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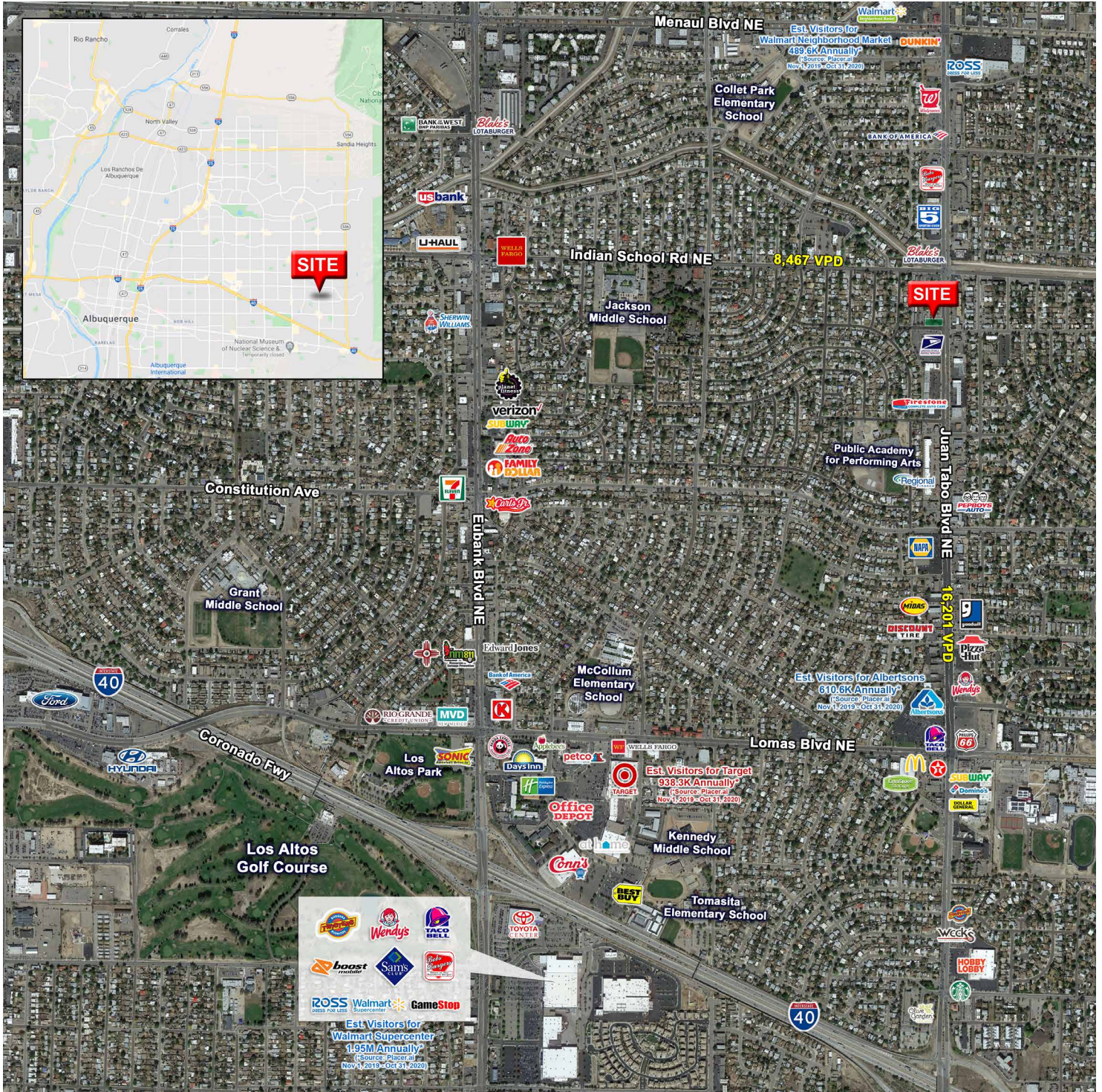
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