



HOFFMANTOWN SQUARE

2225 WYOMING NE
ALBUQUERQUE, NM 87110

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Property Summary



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Available SF: | 500 - 2,600 SF |
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Lot Size: | 2.01 Acres |
| Building Size: | 18,042 SF |
| Zoning: | MX-L |
| Market: | Albuquerque |
| Submarket: | Northeast Heights |
| Traffic Count: | 70,700 |

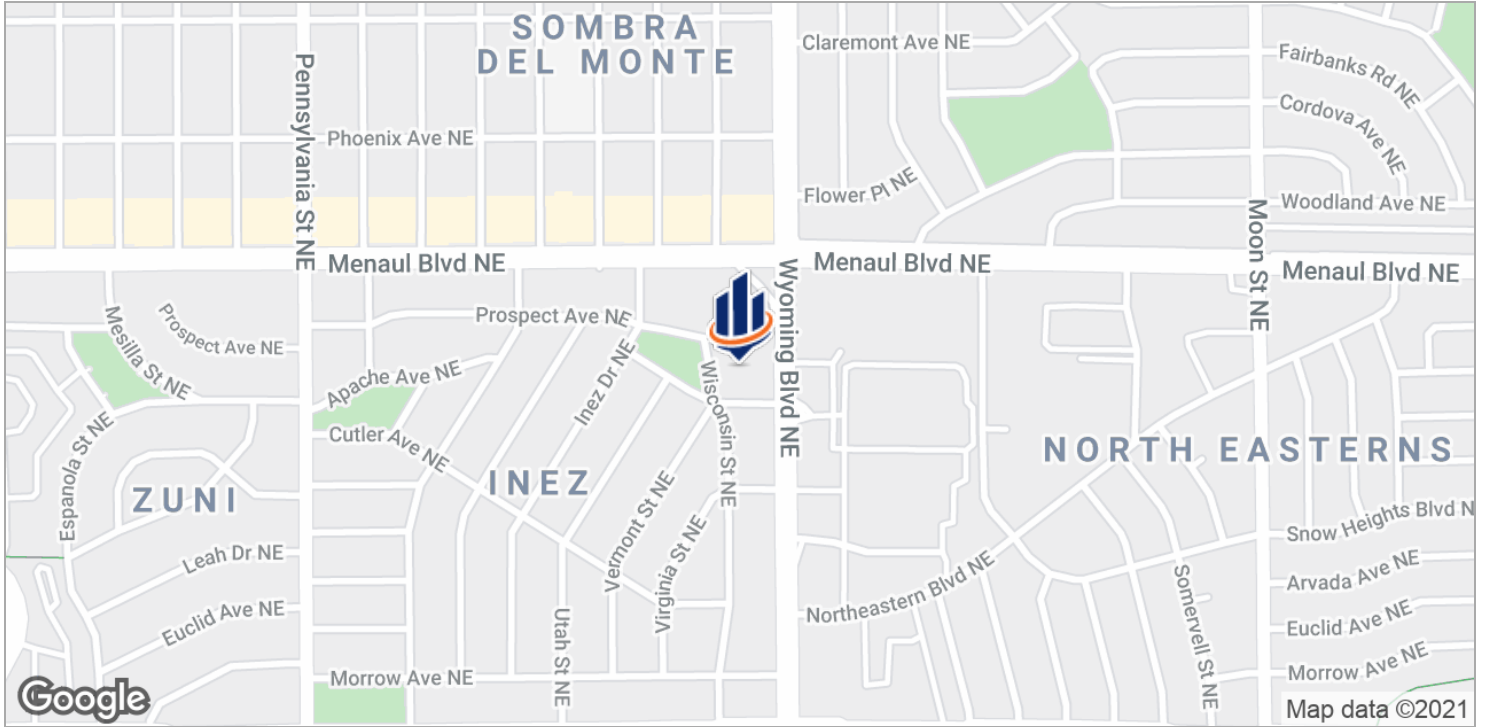
PROPERTY OVERVIEW

Hoffmantown Square is located in a very established trade area across the street from Super Walmart, Black Angus Steakhouse, Joann's Fabrics, Supercuts, Baskin Robbins, and many more. Join tenants like Twisters, Subway, Souper Salad, and Metro PCS to name a few tenants sharing this center.

PROPERTY HIGHLIGHTS

- Established Trade Area
- Approx. 79,910 VPD
- Strong Co-Tenancy
- Local Ownership And Management

Location Maps

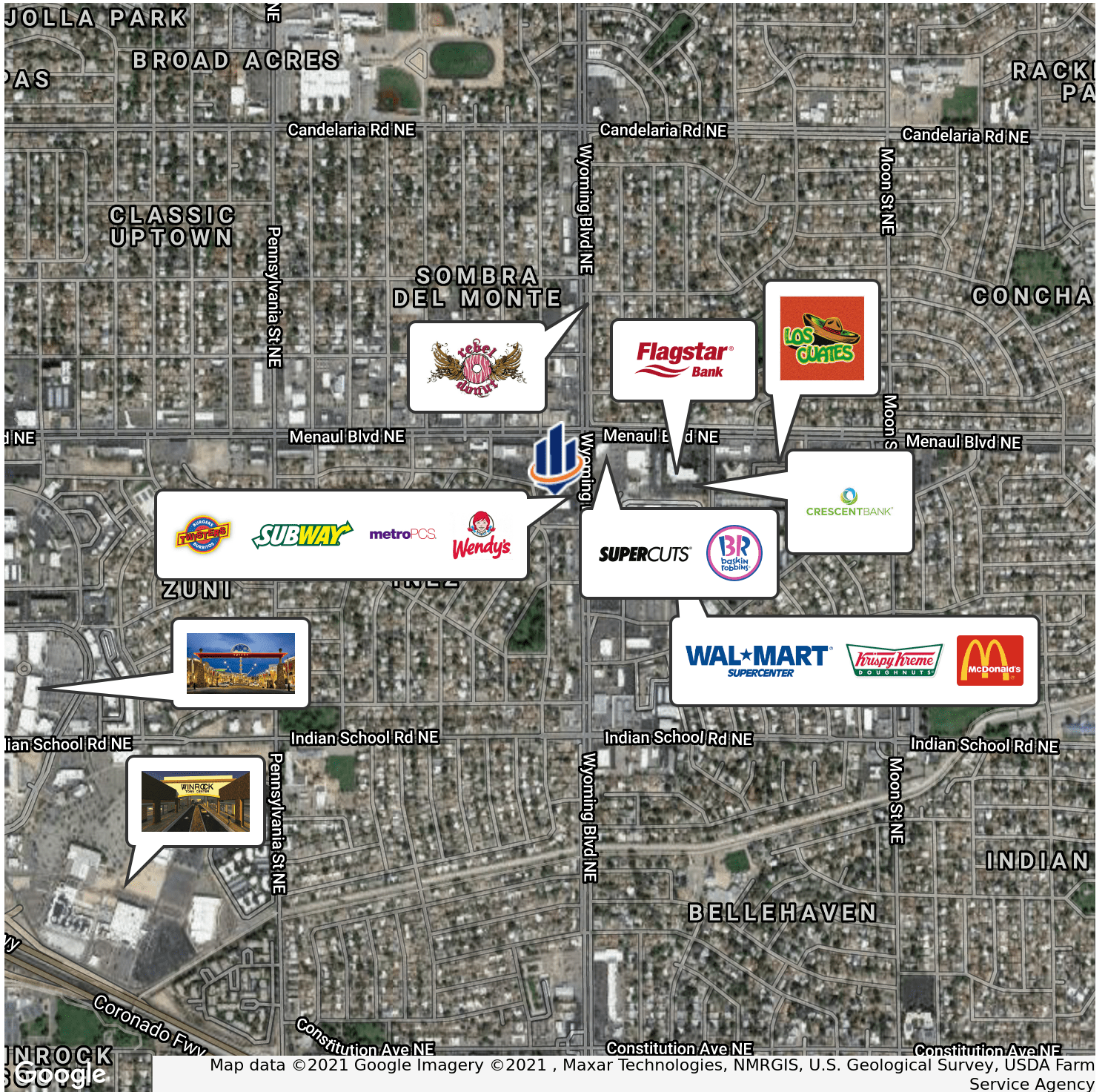


HOFFMANTOWN SQUARE | 2225 WYOMING NE, ALBUQUERQUE, NM 87110

SVN | Walt Arnold Commercial Brokerage, Inc. | Page 3

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Retailer Map



KEY FACTS

92

Population



2.2

Average Household Size

43.8

Median Age

\$54,927

Median Household Income

EDUCATION

10%

No High School Diploma



16%

High School Graduate



32%

Some College



42%

Bachelor's/Grad/Prof Degree

BUSINESS



78

Total Businesses



365

Total Employees

EMPLOYMENT



78%

White Collar



10%

Blue Collar



10%

Services

6.8%

Unemployment Rate

INCOME



\$54,927

Median Household Income



\$26,902

Per Capita Income



\$167,862

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (22.0%)

The smallest group: \$200,000+ (0.0%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 9.8% | -3.0% | |
| \$15,000 - \$24,999 | 2.4% | -7.8% | |
| \$25,000 - \$34,999 | 9.8% | -1.3% | |
| \$35,000 - \$49,999 | 22.0% | +8.1% | |
| \$50,000 - \$74,999 | 22.0% | +4.7% | |
| \$75,000 - \$99,999 | 17.1% | +5.2% | |
| \$100,000 - \$149,999 | 12.2% | -1.3% | |
| \$150,000 - \$199,999 | 4.9% | -0.3% | |
| \$200,000+ | 0.0% | -4.2% | |

Bars show deviation from Bernalillo County

KEY FACTS

9,704

Population



2.1

Average Household Size

46.4

Median Age

\$46,269

Median Household Income

EDUCATION

6%

No High School Diploma



21%

High School Graduate



33%

Some College



40%

Bachelor's/Grad/Prof Degree

BUSINESS



826

Total Businesses



8,299

Total Employees

EMPLOYMENT



75%

White Collar



10%

Blue Collar



15%

Services

3.6%

Unemployment Rate

INCOME



\$46,269

Median Household Income



\$27,027

Per Capita Income



\$61,696

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$200,000+ (0.9%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 13.3% | +0.5% | |
| \$15,000 - \$24,999 | 11.5% | +1.3% | |
| \$25,000 - \$34,999 | 11.2% | +0.1% | |
| \$35,000 - \$49,999 | 17.2% | +3.3% | |
| \$50,000 - \$74,999 | 17.3% | 0 | |
| \$75,000 - \$99,999 | 11.7% | -0.2% | |
| \$100,000 - \$149,999 | 14.1% | +0.6% | |
| \$150,000 - \$199,999 | 2.7% | -2.5% | |
| \$200,000+ | 0.9% | -3.3% | |

Bars show deviation from Bernalillo County

KEY FACTS

37,642

Population



2.2

Average Household Size

42.0

Median Age

\$46,061

Median Household Income

EDUCATION

6%

No High School Diploma



23%

High School Graduate



37%

Some College



34%

Bachelor's/Grad/Prof Degree

BUSINESS



2,565

Total Businesses



27,278

Total Employees

EMPLOYMENT



70%

White Collar



12%

Blue Collar



18%

Services

3.9%

Unemployment Rate

INCOME



\$46,061

Median Household Income



\$27,860

Per Capita Income



\$58,045

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.5%)

The smallest group: \$200,000+ (1.9%)

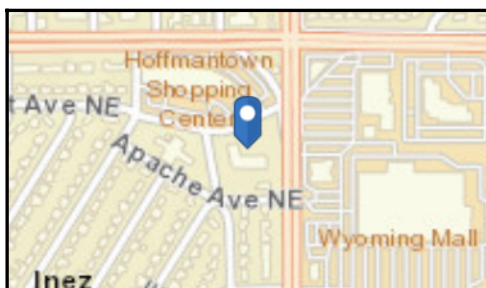
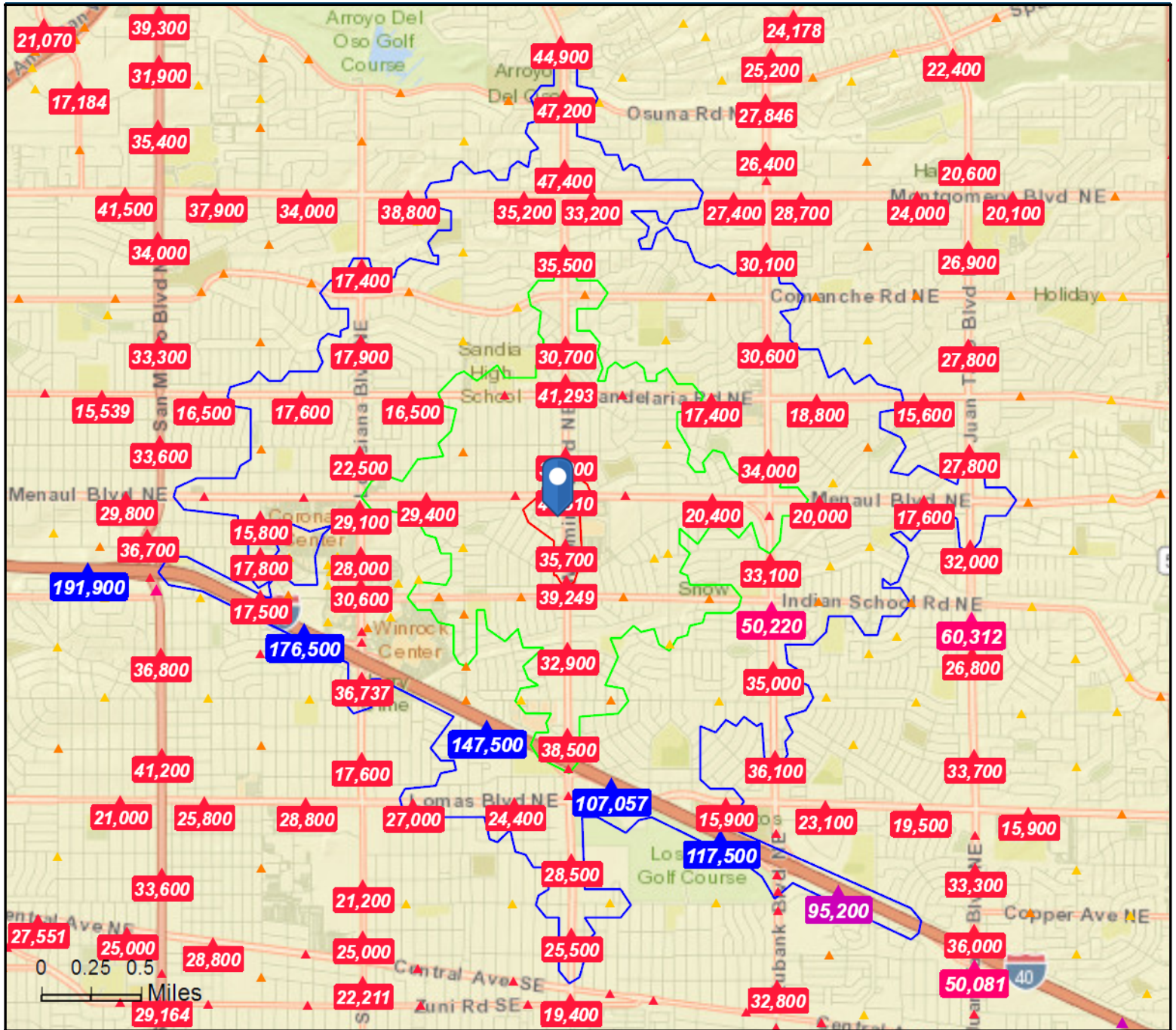
| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 14.6% | +1.8% | |
| \$15,000 - \$24,999 | 11.0% | +0.8% | |
| \$25,000 - \$34,999 | 11.9% | +0.8% | |
| \$35,000 - \$49,999 | 15.8% | +1.9% | |
| \$50,000 - \$74,999 | 17.5% | +0.2% | |
| \$75,000 - \$99,999 | 10.7% | -1.2% | |
| \$100,000 - \$149,999 | 13.3% | -0.2% | |
| \$150,000 - \$199,999 | 3.4% | -1.8% | |
| \$200,000+ | 1.9% | -2.3% | |

Bars show deviation from Bernalillo County

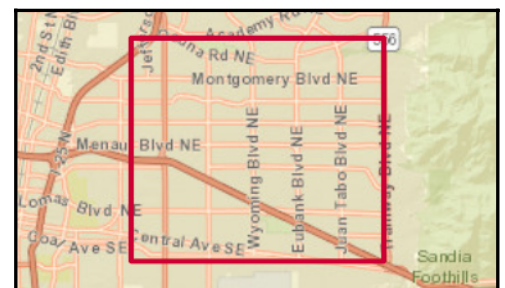
Traffic Count Map

2225 Wyoming Blvd NE, Albuquerque, New Mexico, 87112
 Drive Time: 1, 3, 5 minute radii

Prepared by Esri
 Latitude: 35.10765
 Longitude: -106.55158



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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February 27, 2020