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New Construction - Corner Retail in High-Density Trade Area

YALE APARTMENTS & RETAIL

**416 Yale Blvd. SE
 Albuquerque, NM 87106**



Lease Rate: \$20/SF - \$24/SF + NNN Available Space: (+/-) 1,479 SF - 2,958 SF Parking Stalls: 15	Suite Size Rent	Features: Hard Corner – Lit Intersection Dense Residential Population Excellent Signage and Visibility Flexible Commercial Zoning (C-1)	Rare Infill Location Excellent Access New Construction Anticipated Delivery – Fall 2017
	A* 1,479 \$2,958.00 +NNN B 1,479 \$2,465.00 +NNN Both A&B 2,958 \$5,423.00 +NNN		
	* Suite A Includes Patio		

Absolute Investment Realty
 105 Jefferson St. NE
 Albuquerque, NM 87108

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The information contained herein is believed to be 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.

Site Close Up

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Absolute Investment Realty has been chosen to exclusively represent the owner for the lease of up to 2,958 SF of prime retail space in the high barrier to entry University Heights trade area of Albuquerque. This site is a rare opportunity to have your business located in a newly constructed, mixed use, infill project.

The project consists of 2 retail suites each 1,479 SF in size which can be combined for up to 2,958 SF. The building features modern architecture, a street front patio and excellent parking. The eastern portion of the property will have 12 residential apartment units.

The property is located directly across from a Smith's (Kroger brand) grocery store and shares access with Smith's Fuel Station located at the hard corner of Yale Blvd. & Coal Avenue. It is also located less than ½ mile south of one of the main entrances to the University of New Mexico (UNM) and approximately ¼ mile east of the Central New Mexico Community College (CNM).

Coal Ave is an east-bound only street connects down town to I-25 and serves as a major corridor for Presbyterian Hospital traffic, and a number of dense neighborhoods including the Historic Nob Hill district, and the University Heights neighborhood. Yale Blvd. runs from Central Ave to the Airport and is a primary feeder street for airport area traffic. Yale Blvd. also links the city's largest sporting venues, including the Isotopes baseball stadium, the University Sports Complex, University Football Stadium, and the world Famous – PIT basketball arena.



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Trade Area Demographics

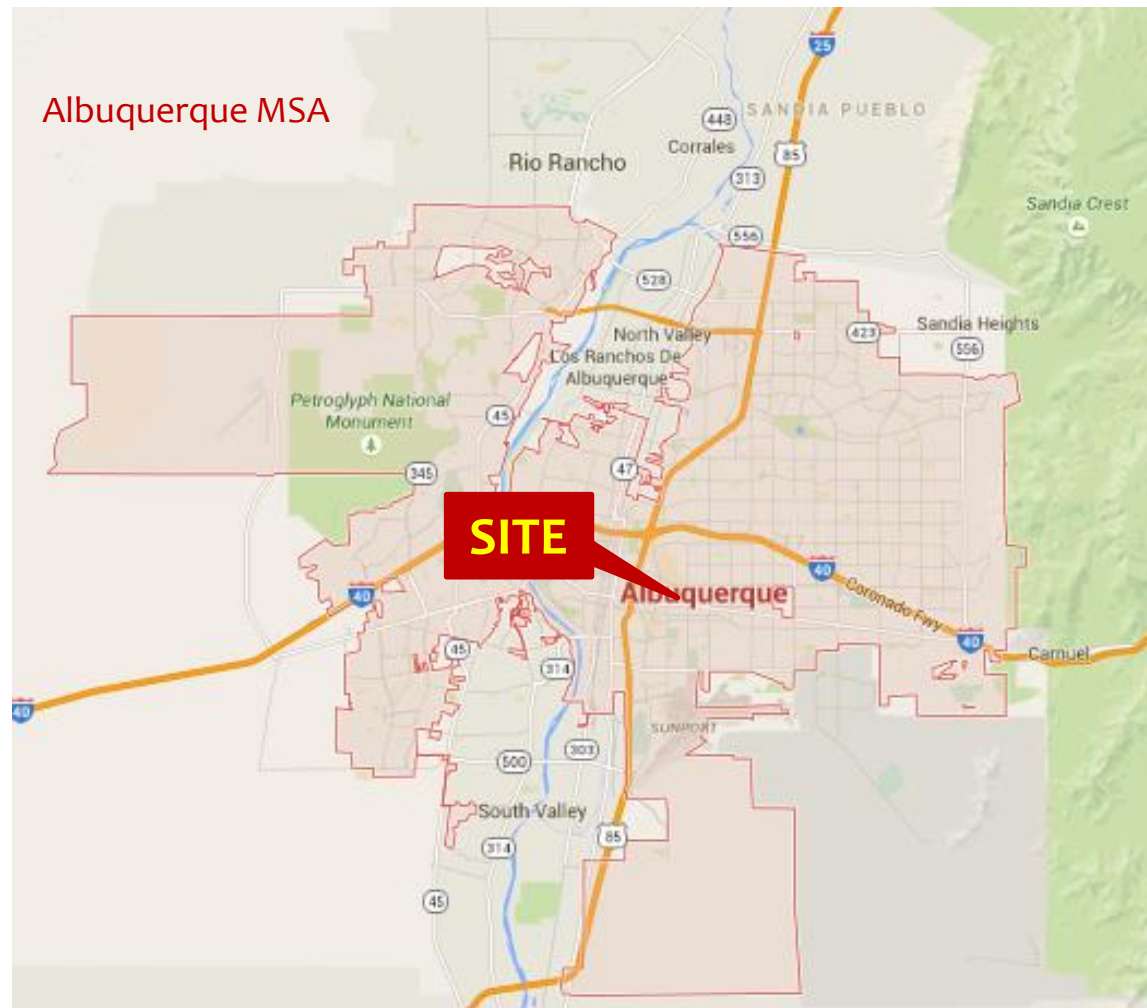
Radius	1 Mile	3 Mile	5 Mile
Population (2016 Estimate)	15,615	88,368	232,706
Avg HH Income (2016 est)	\$46,220	\$54,852	\$52,052



Albuquerque, New Mexico MSA

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Albuquerque MSA





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Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.

Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193