

## Plaza Rio Retail Center

NWQ OF GOFF BLVD & AERNAL RD  
1511 GOFF BLVD SW  
ALBUQUERQUE, NM 87105

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**87,083**  
2020 POPULATION  
3 MILE RADIUS



**74,666**  
2020 DAYTIME POPULATION  
3 MILE RADIUS



**\$56,529**  
2020 AVERAGE INCOME  
3 MILE RADIUS



**22,300 VPD**  
GOFF BLVD

**Smith's**

## Shadow Anchored

Est. Visitors for Smith's

**640.3K Annually\***

(\*Source: Placer.ai)

Nov 1, 2019 - Oct 31, 2020)

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## FOR LEASE

Suite C

\$14.00 PSF NNN

\*NNNS \$2.39 PSF

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

Pad Site

Call for pricing

## AVAILABLE SPACE

Suite C

2,268 SF

Pad Site (Freestanding Bldg)

3,014 SF

## PROPERTY HIGHLIGHTS

- Grocery Shadow Anchored by Smith's Price Rite
- Join a Dollar Tree Anchored Center
- 2nd Generation Restaurant Space Available
- Goff Blvd Frontage with 22,300 Cars per Day
- Pad Site Available Build-to-Suit or Ground Lease
- Great Existing Affordable Retail Opportunity in Underserved South Valley Submarket

## TRAFFIC COUNT

Goff Blvd: 22,300 VPD

Arenal Rd: 10,126 VPD

(STDB 2020)

## AREA TRAFFIC GENERATORS



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## PROPERTY OVERVIEW

Lease Rate:	\$14.00 PSF/YR NNN
NNN:	\$2.39 PSF
Building Size:	17,120 SF
Available SF:	2,268 - 3,014 SF
Lot Size:	2.5 Acres
Zoning:	A1-SU
Submarket:	South Valley

## PROPERTY OVERVIEW

The Plaza Rio Retail Center is a Smith's Price Rite grocery anchored center located at a vital intersection in the South Valley. This center features Dollar Tree as an existing anchor and is looking for a replacement for a Domino's end-cap suite as well as adding a highly visible retail pad to the center. The pad can accommodate a 3,000 SF user and drive-thru is an option. Ownership is open to build-to-suit or ground lease depending on the needs of the tenant. Come join this national lineup of tenants in the charming South Valley.

## LOCATION DESCRIPTION

The property is located at the NWC of Goff Blvd and Arenal Rd in the South Valley. The South Valley is quite underserved for the retail sector and nationals and locals alike are flocking to the area due to this new trend. This hard corner is a major thoroughfare for the surrounding neighborhoods and is a frequent stopping place for grocery shoppers at the Smith's. The Plaza Rio Retail Center is surrounded by rooftops, schools, community centers and agricultural farms in a very green and heavy forested area.

SPACES	LEASE RATE	SPACE CONDITION	SPACE SIZE
Suite C - 2nd Gen Restaurant	\$14.00 SF / yr	2nd Generation Restaurant	2,268 SF
Pad Site Building	See Broker	Freestanding Building	3,014 SF

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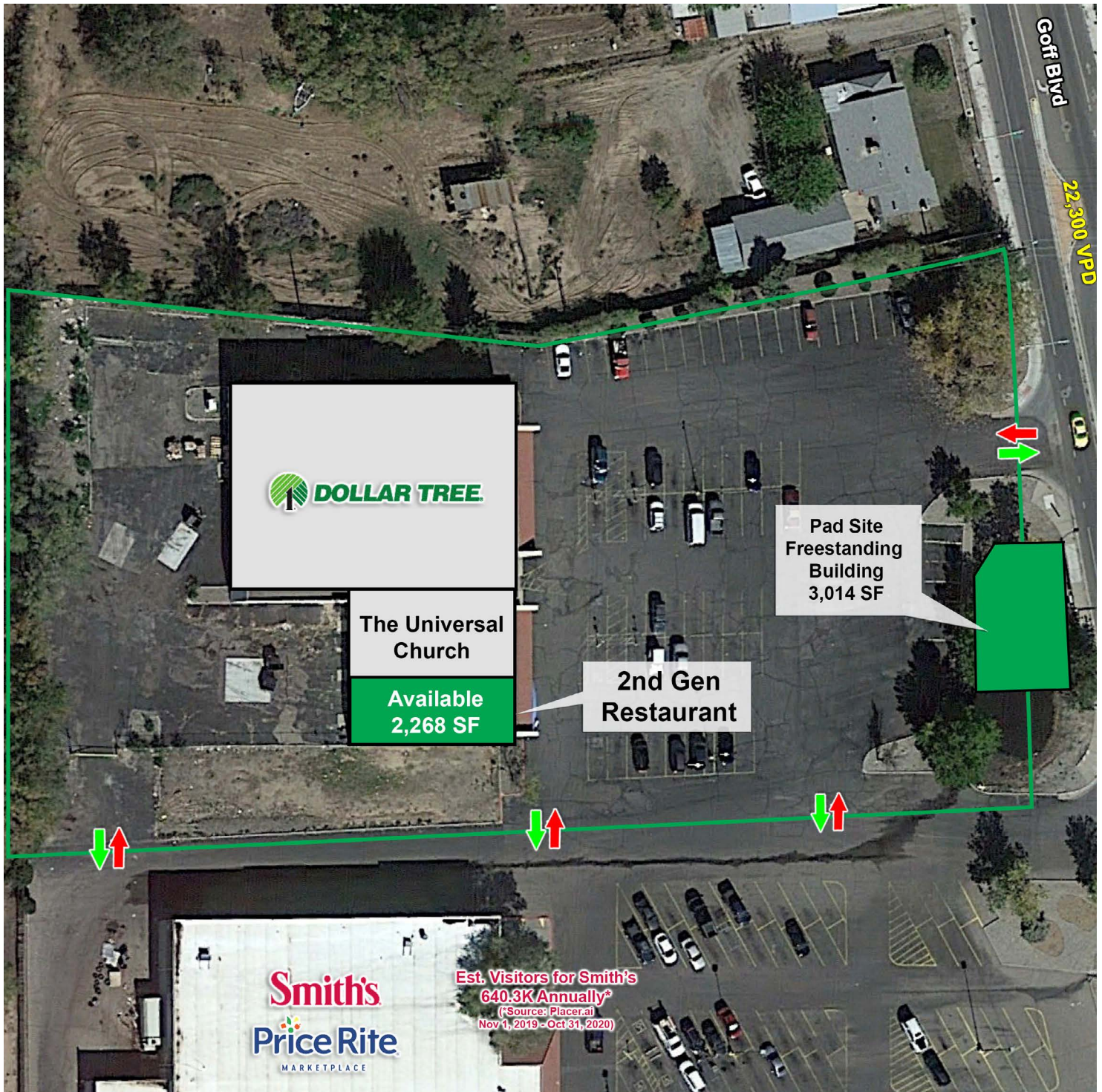


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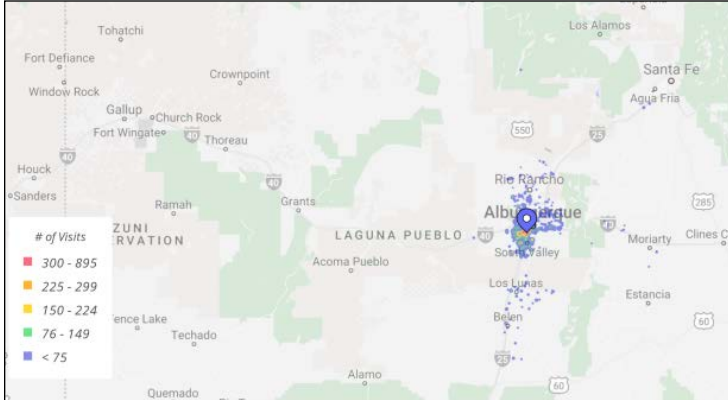
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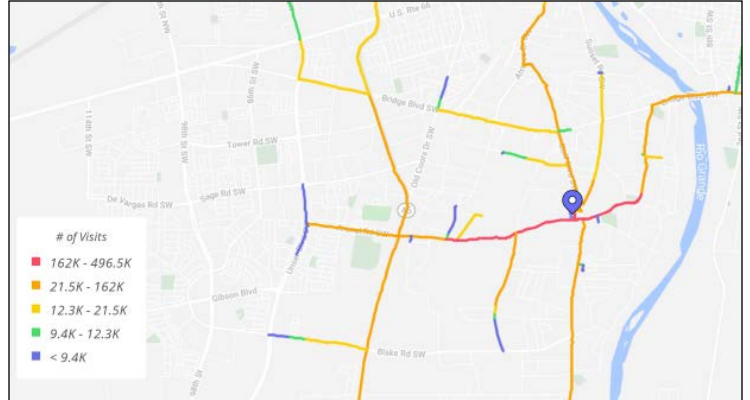
## Metrics

	Est. # of Customers	Est. # of Visits	Avg. Visits / Customer
Smith's / Arenal Rd SW	97.2K	640.3K	6.59

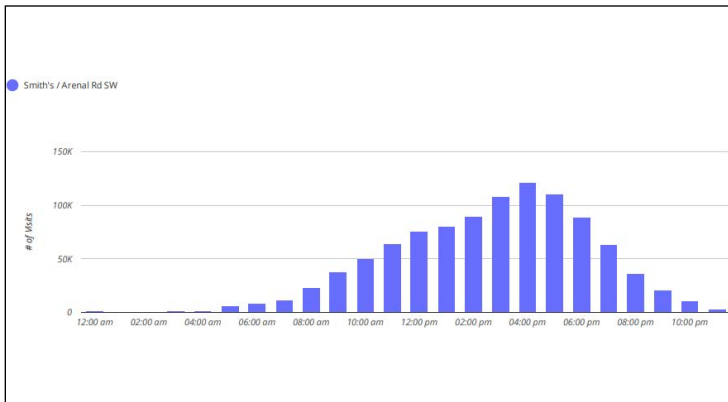
## Smith's - Trade Area - Home Location



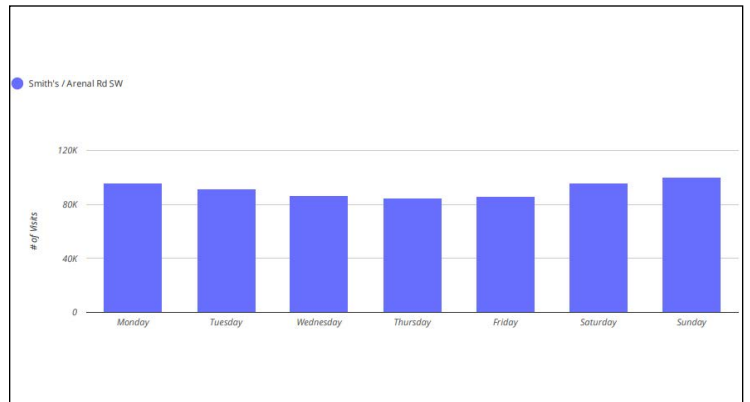
## Smith's - Customer Journey Routes - Prior Location



## Smith's - Hourly Visits



## Smith's - Daily Visits



Nov 1, 2019 - Oct 31, 2020  
Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))



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