

CALL FOR MORE INFORMATION



AVAILABLE SPACE

100% Leased

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



127,831
2021 POPULATION
3 MILE RADIUS



87,978
2021 DAYTIME POPULATION
3 MILE RADIUS



\$71,367
2021 AVERAGE INCOME
3 MILE RADIUS



16,201 VPD
JUAN TABO BLVD

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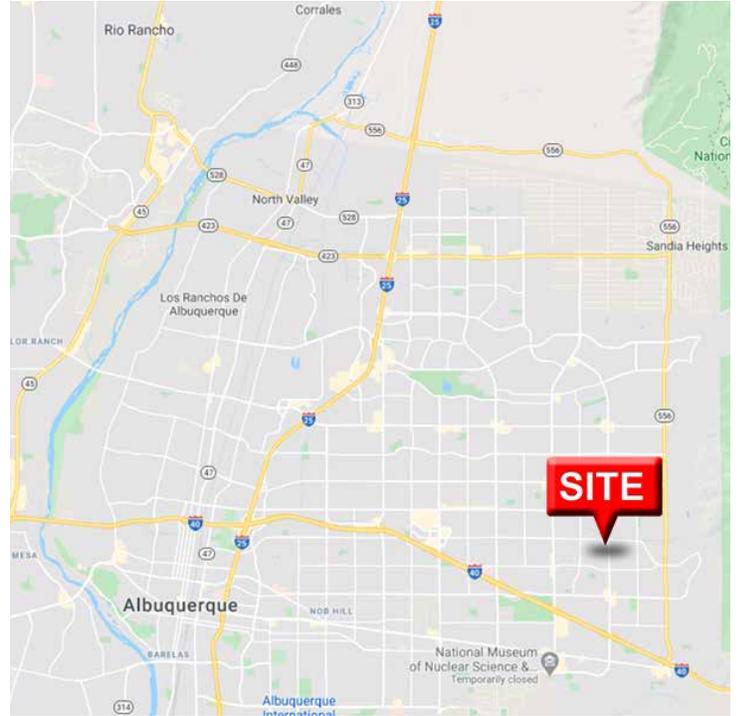
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Prominent NE Heights Retail Showroom

SEQ OF JUAN TABO BLVD NE & INDIAN SCHOOL RD NE
1713 JUAN TABO BLVD., NE
ALBUQUERQUE, NM 87111



PROPERTY OVERVIEW

Lease Rate: 100% Leased
Building Size: 3,321 SF
Lot Size: .59 Acres
Zoning: MX-M
Submarket: NE Heights
Ceiling Height: 8' 5" - 11"
Parking Ratio: 4.27:1

*Cross Parking Available

PROPERTY OVERVIEW

1713 Juan Tabo was longtime home to local favorite Kurt's Camera Corral and is a rare freestanding building in the NE Heights. Now available for lease, the building features a unique exterior building design, a large retail showroom, plenty of back offices and workspaces, a kitchenette and a photo drive-up. Don't forget about the large monument sign and heavy traffic flow on Juan Tabo!

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 & 2 Bathrooms

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Interior Photos



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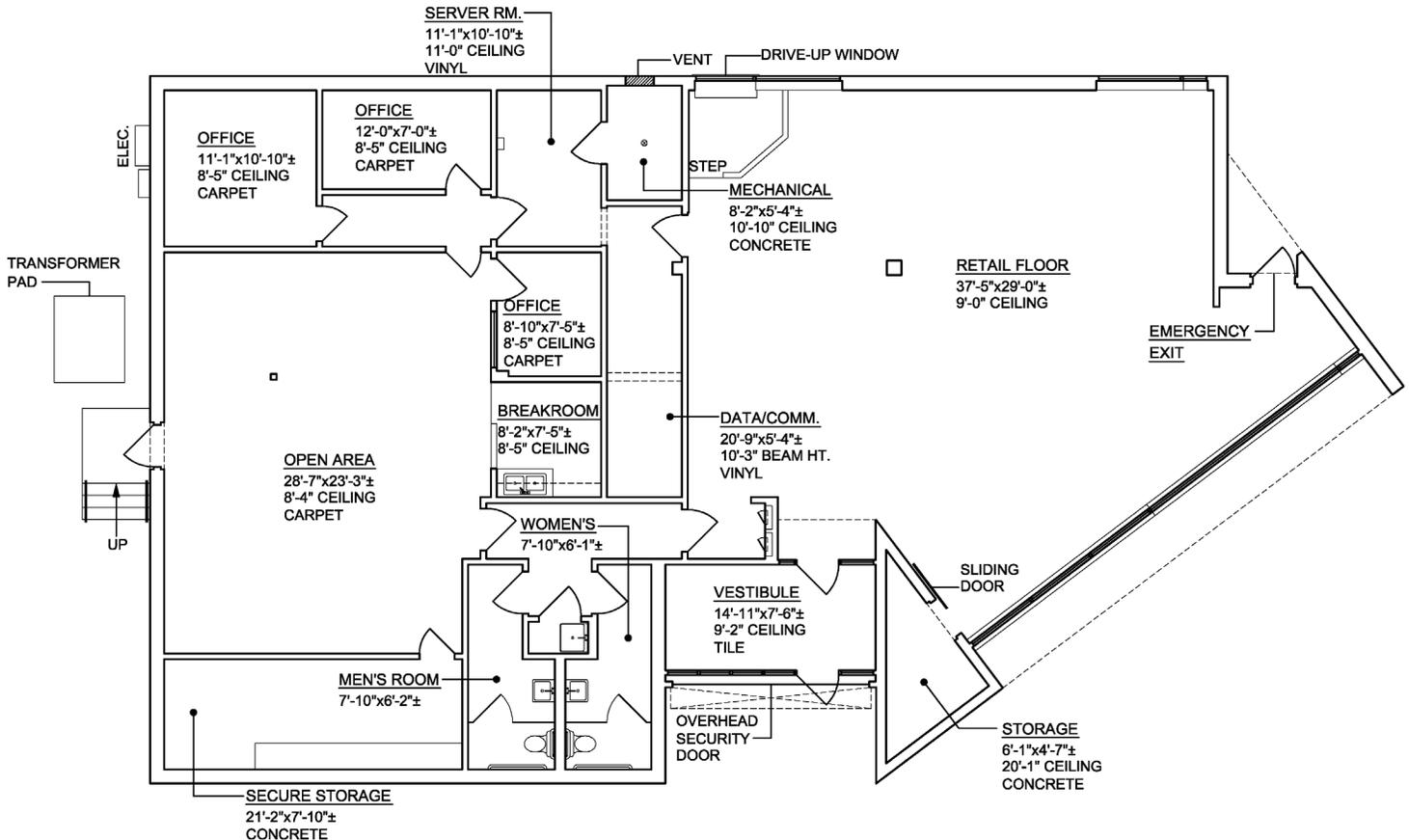
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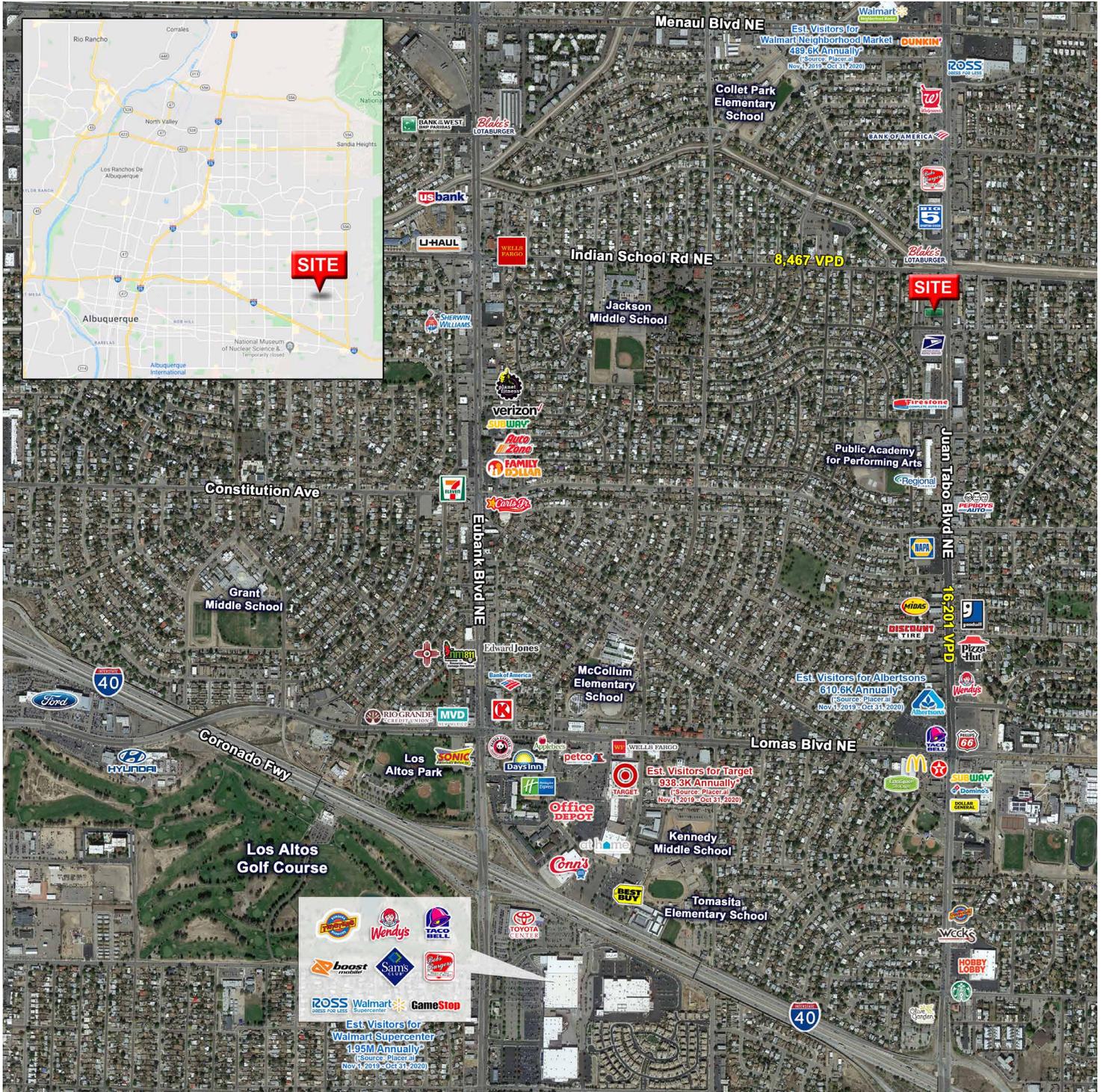
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