

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**57,386**  
2021 POPULATION  
3 MILE RADIUS



**80,841**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$104,539**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**11,270 VPD**  
SAN PEDRO BLVD

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FOR SALE  
SOLD

## PROPERTY HIGHLIGHTS

- Proposed new mixed-use project in the far NE Heights
- Join the highly acclaimed Tin Can Alley Shipping Container project with shared parking and access
- Multi-tenant retail strip building with 100,000+ SF five story self-storage facility
- Excellent demographics with a population over 57,000 and an average household income of \$100,000+ within 3-miles
- Growing trade area with new construction luxury apartments- Olympus Alameda (250 Units) and Reserve by Markana (135 Units)

## TRAFFIC COUNT

Alameda Blvd: 9,496 VPD  
San Pedro Dr NE: 11,270 VPD  
(Sites USA 2021)

## AREA TRAFFIC GENERATORS



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# Paladin Plaza

SEQ ALAMEDA & SAN PEDRO  
6217 SIGNAL AVENUE NORTHEAST  
ALBUQUERQUE, NM 87113



## PROPERTY OVERVIEW

Available SF:	SOLD
Lot Size:	1.77 Acres
Ceiling Height:	16'+
Delivery:	Landlord work letter by request
Parking Ratio:	4:1
Zoning:	NR-BP
Submarket:	Far NE Heights

## PROPERTY OVERVIEW

Welcome to Paladin Plaza! This proposed mixed-use development will consist of 10,000 square feet of new retail space and over 100,000 square feet of self-storage spanning of five stories. Paladin Plaza aims to bring more retail, restaurant, entertainment, fitness and healthcare options to the Alameda corridor and join the growing community on the heels of Tin Can Alley. This retail offering will be pre-leased to future tenants and has flexible floor plans consisting of 10,873 square feet and demisable down to 1,280 square feet. Tenants will enjoy a high interior ceiling height, large storefront windows, extraordinary building architecture and an unparalleled synergy with Albuquerque's newest shipping container development.

## LOCATION OVERVIEW

Albuquerque's Far NE Submarket features the highest income levels in one concentrated area with very few retail opportunities available. This site is perfectly placed with quick access to I-25 and features once-in-a-lifetime access to Tin Can Alley and Stone Age Climbing Gym. This site has cross parking and cross access throughout the site, benefitting from the new development's customer draw and providing businesses an opportunity to be part of the action. Alameda Blvd has seen a large uptick in activity from proposed new luxury apartment construction, which allows this site to be one of the few options to capitalize on that growth.

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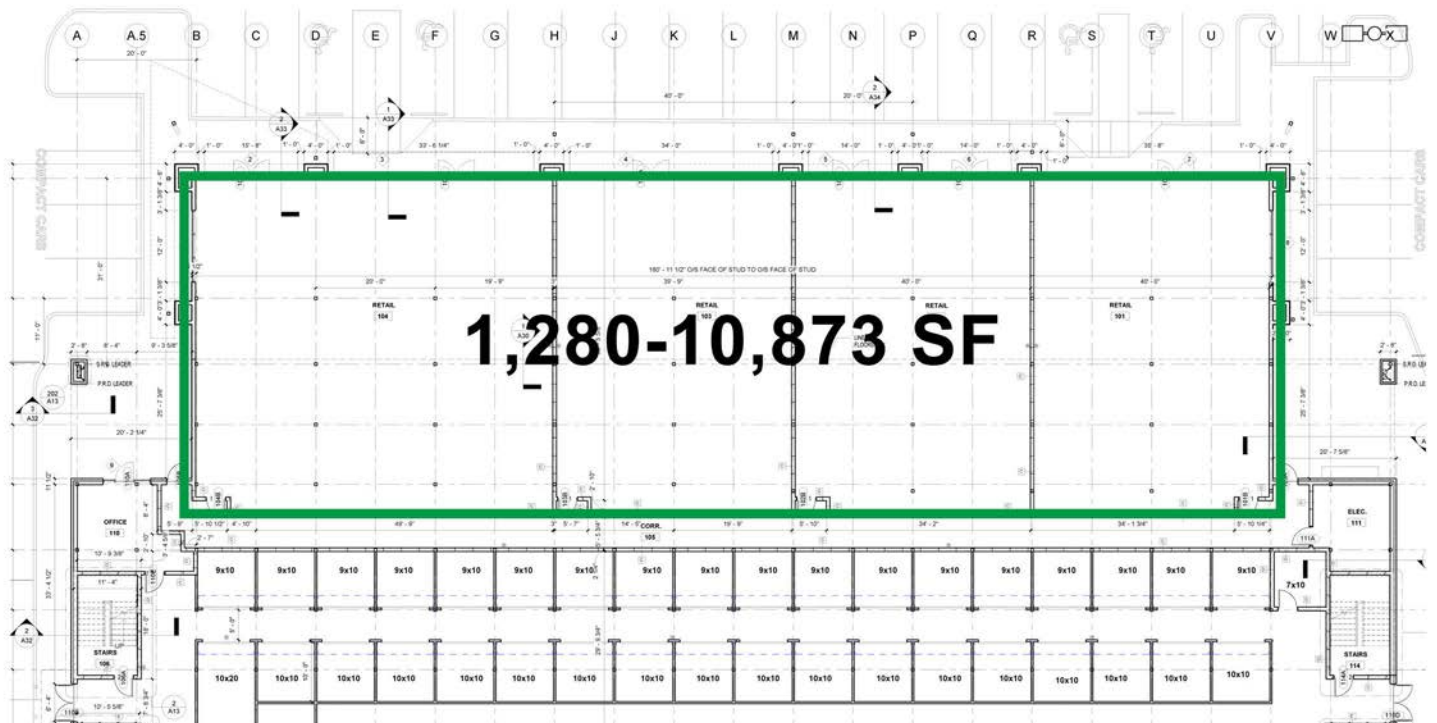


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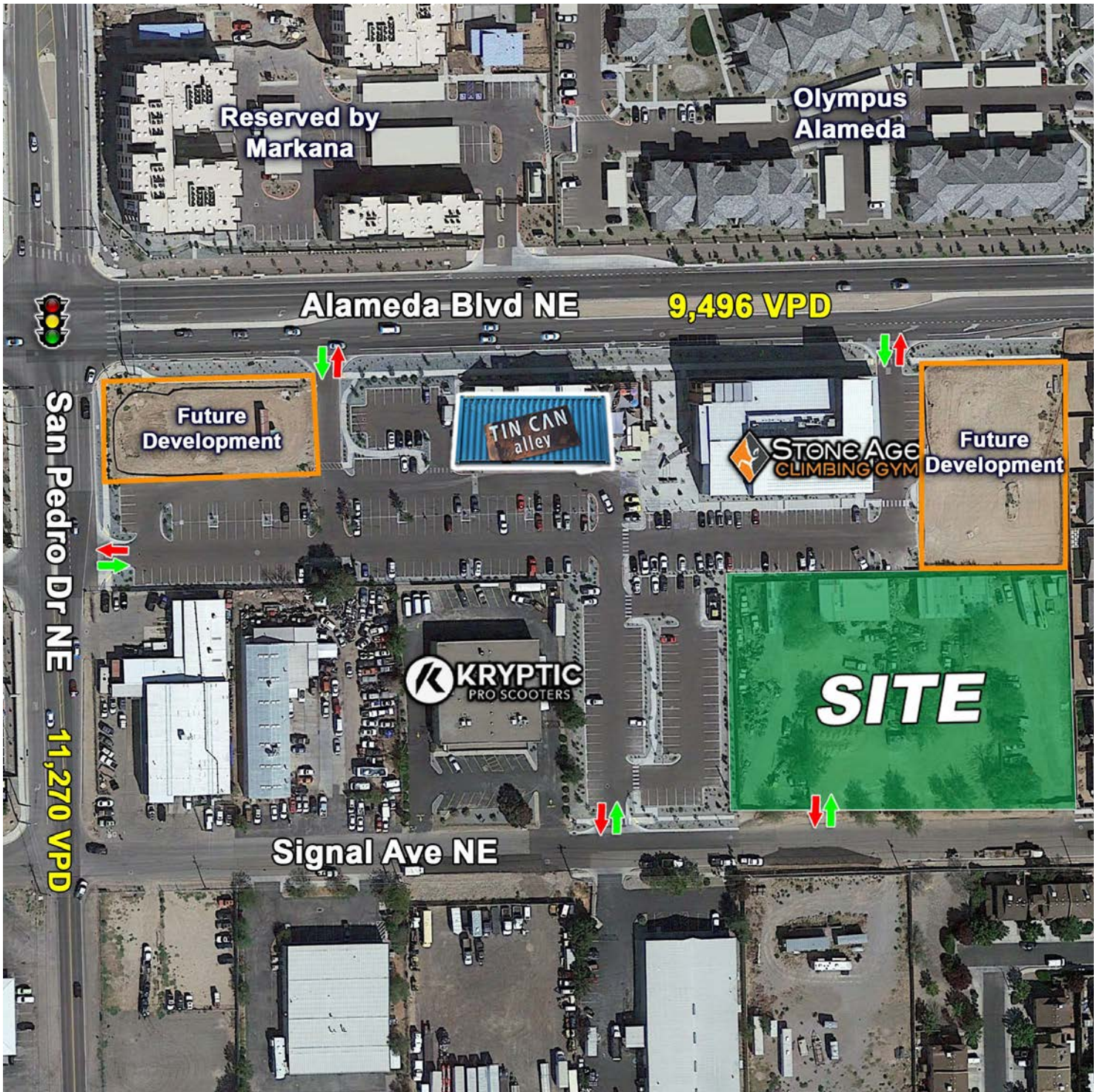


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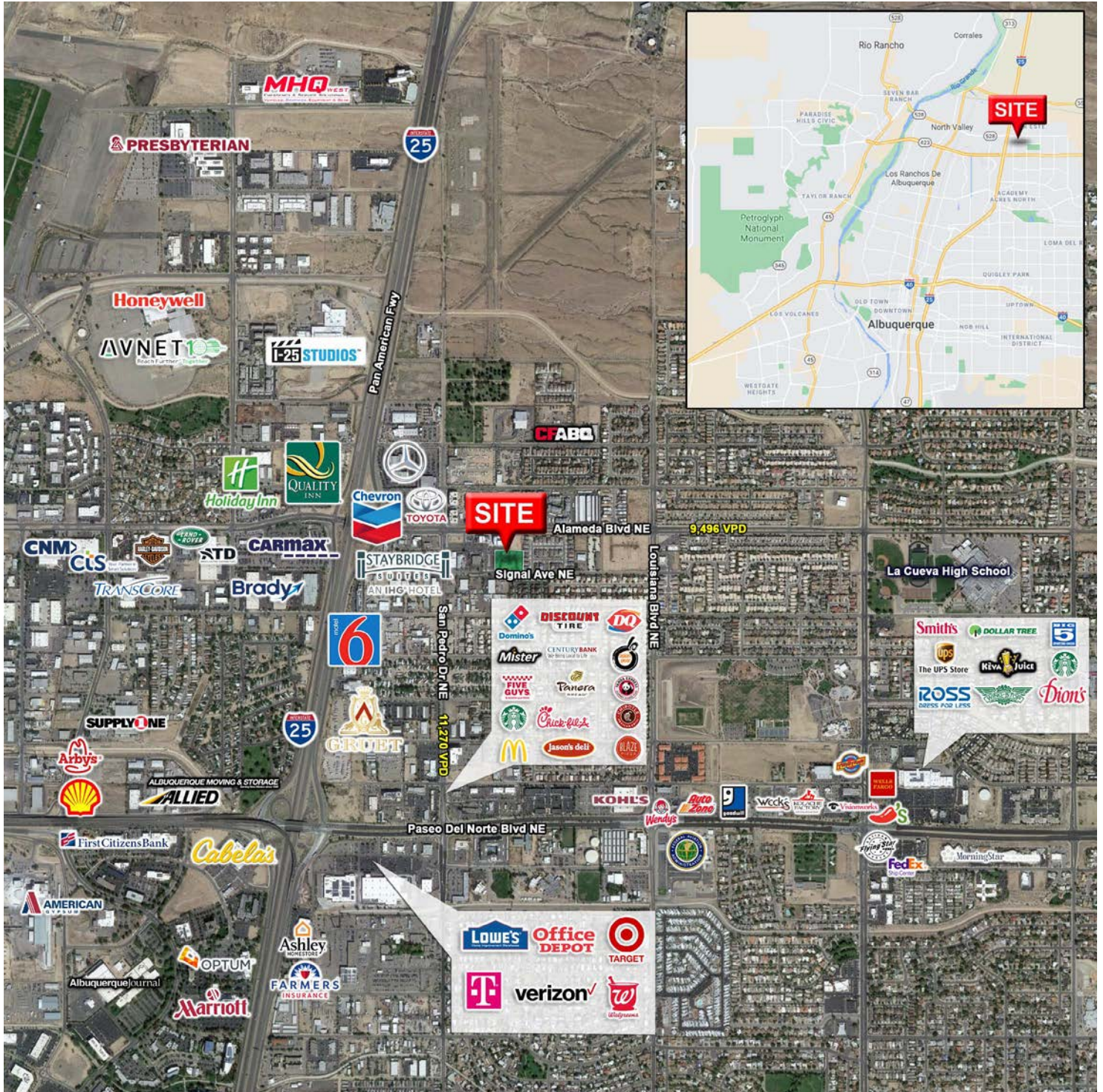


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