



BRIDGES ON TRAMWAY

NWC OF TRAMWAY & CANDELARIA
12501 CANDELARIA RD NE, ALBUQUERQUE, NM 87111



100% LEASED

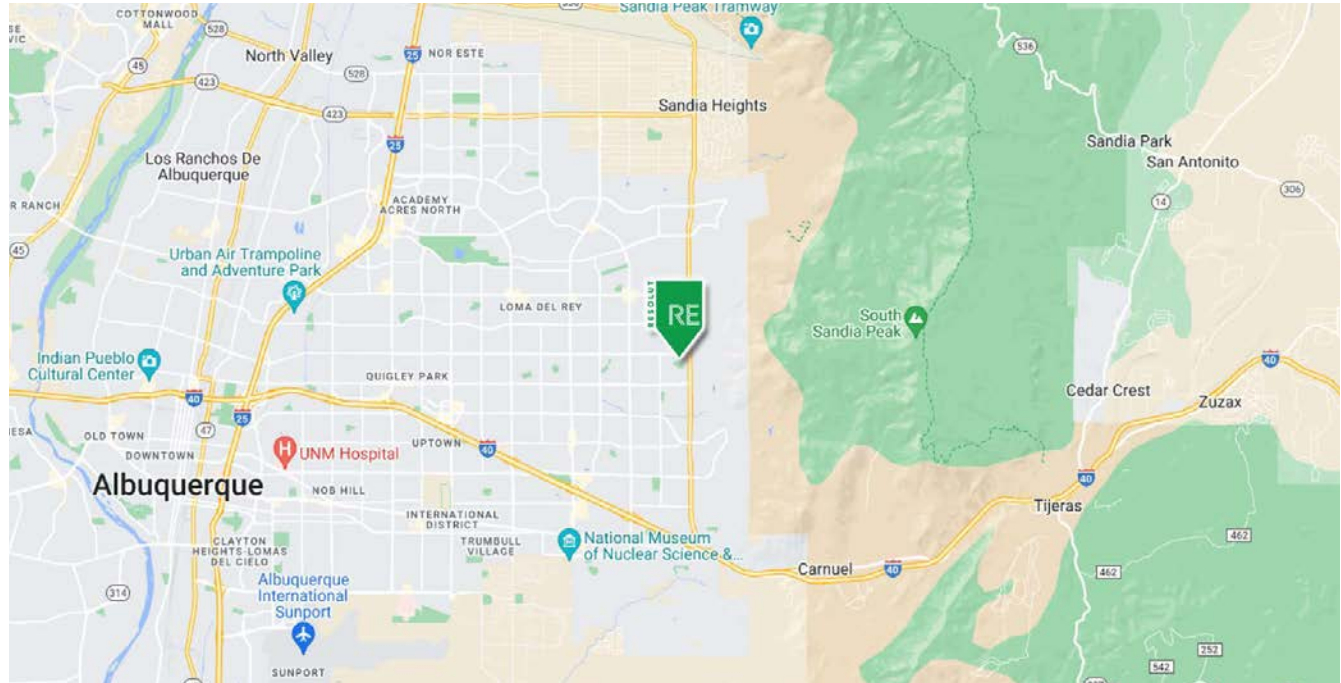
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PROPERTY HIGHLIGHTS

- First Suites Available in 5+ Years
- Lifestyle center home to Boxing Bear, Taco Ten, Burrow Cafe, and others
- High Visibility from Tramway
- High Income Area
- Vacancy Built Out with Modern Finishes
- Nearby Sandia Mountain Open Spaces & Trails



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



**99,055
POPULATION**
3-MILE RADIUS



**\$108,810.00
AVG HH INCOME**
3-MILE RADIUS



**59,013
DAYTIME POPULATION**
3-MILE RADIUS



TRAFFIC COUNTS
Tramway Blvd: 28,255 VPD
Candelaria Rd: 8,179 VPD
(Costar 2022)

PROPERTY OVERVIEW

Bridges on Tramway was development in 2018 and brought a breath of new life to the Tramway corridor and NE Heights. This development brought much needed Food & Beverage options, Entertainment, Fitness, and most importantly, a sense of place to the Far NE Heights. Since the 11 tenants of the development opened their doors, they have seen continued success, and the overall development has received raving reviews from community members. The development has its first vacancy coming available 01/01/2024, and we're ready to welcome a new successful tenant into the development.

LOCATION OVERVIEW

Tucked beneath the shadow of the Sandia Mountains along Tramway Blvd., Bridges on Tramway is centrally located in the NE Heights. This development is located roughly equidistant from Paseo as it is from I-40 and thus draws from a large geographic area of foothills dwellers.

PROPERTY OVERVIEW

Available SF:	100% Leased
Zoning:	MX-M
Submarket:	NE Heights



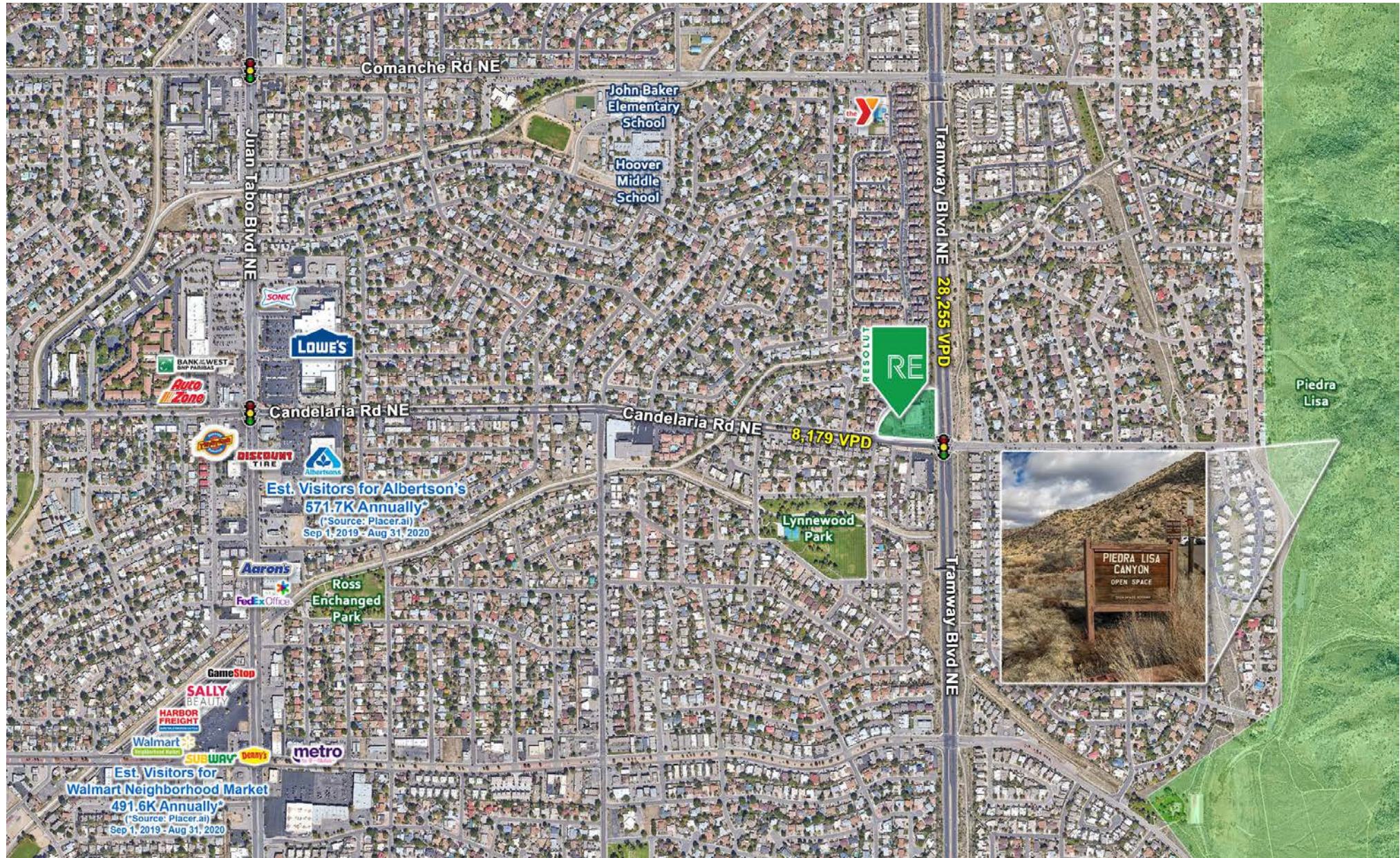
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	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	13,529	99,055	214,503
Projected Population (2028)	13,604	100,343	215,009
Census Population (2020)	13,617	98,950	215,613
Census Population (2010)	14,125	101,097	217,284
Projected Annual Growth (2023-2028)	75 0.1%	1,288 0.3%	506 -
Historical Annual Growth (2020-2023)	-88 -	105 -	-1,110 -0.2%
Historical Annual Growth (2010-2020)	-509 -0.4%	-2,147 -0.2%	-1,670 -
Estimated Population Density (2023)	4,309 <i>psm</i>	3,505 <i>psm</i>	2,732 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	6,203	46,231	97,403
Projected Households (2028)	6,311	47,471	98,860
Census Households (2020)	6,156	45,524	96,547
Census Households (2010)	6,204	45,246	95,001
Projected Annual Growth (2023-2028)	108 0.3%	1,239 0.5%	1,457 0.3%
Historical Annual Change (2010-2023)	- -	986 0.2%	2,402 0.2%
Average Household Income			
Estimated Average Household Income (2023)	\$120,143	\$108,810	\$105,713
Projected Average Household Income (2028)	\$126,544	\$113,407	\$111,548
Census Average Household Income (2010)	\$74,484	\$69,141	\$66,593
Census Average Household Income (2000)	\$67,471	\$58,522	\$56,699
Projected Annual Change (2023-2028)	\$6,401 1.1%	\$4,596 0.8%	\$5,835 1.1%
Historical Annual Change (2000-2023)	\$52,672 3.4%	\$50,288 3.7%	\$49,014 3.8%
Median Household Income			
Estimated Median Household Income (2023)	\$86,292	\$78,872	\$76,706
Projected Median Household Income (2028)	\$88,814	\$80,509	\$78,533
Census Median Household Income (2010)	\$62,419	\$56,882	\$54,980
Census Median Household Income (2000)	\$54,288	\$49,084	\$47,162
Projected Annual Change (2023-2028)	\$2,522 0.6%	\$1,637 0.4%	\$1,827 0.5%
Historical Annual Change (2000-2023)	\$32,004 2.6%	\$29,788 2.6%	\$29,544 2.7%
Per Capita Income			
Estimated Per Capita Income (2023)	\$55,135	\$50,873	\$48,103
Projected Per Capita Income (2028)	\$58,752	\$53,738	\$51,389
Census Per Capita Income (2010)	\$32,724	\$30,956	\$29,120
Census Per Capita Income (2000)	\$27,555	\$24,727	\$23,836
Projected Annual Change (2023-2028)	\$3,617 1.3%	\$2,865 1.1%	\$3,286 1.4%
Historical Annual Change (2000-2023)	\$27,580 4.4%	\$26,146 4.6%	\$24,267 4.4%
Estimated Average Household Net Worth (2023)	\$904,524	\$874,569	\$879,455



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