



BRIDGES ON TRAMWAY

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



AVAILABLE
1,235 SF

**FOR
LEASE**

AVAILABLE SPACE
1,235 SF
1,594 SF

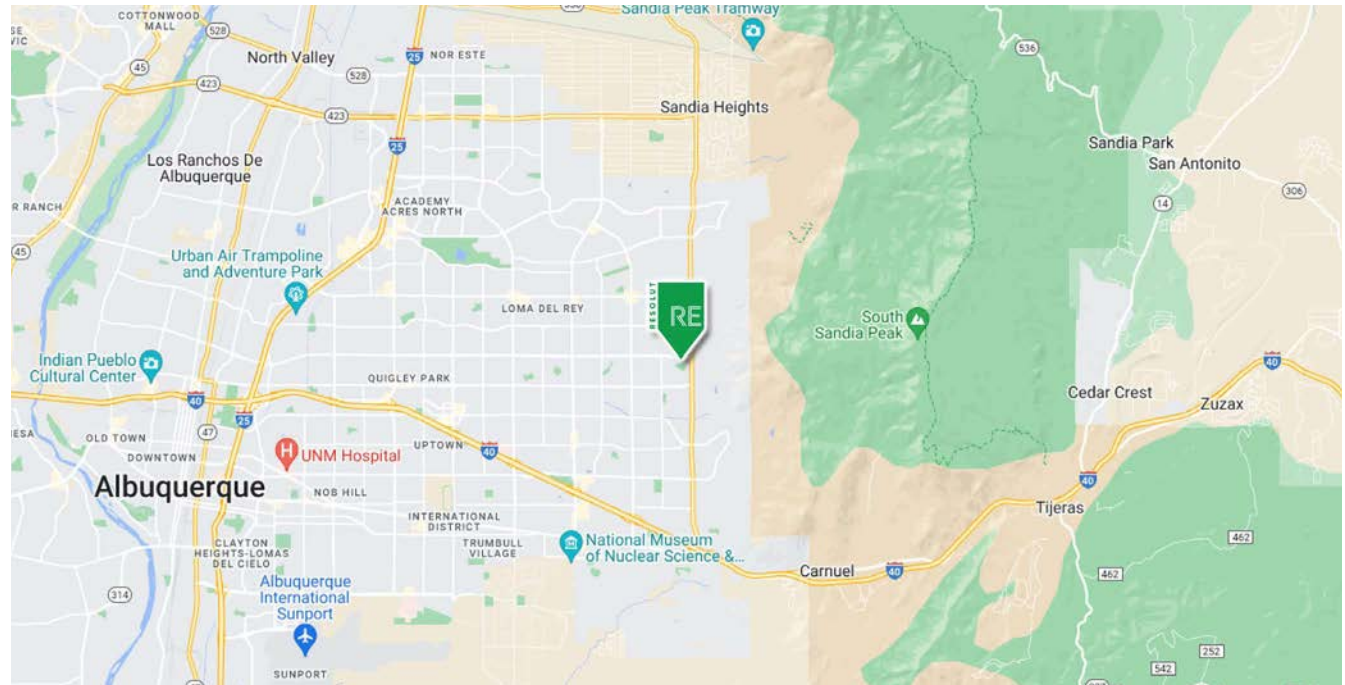
RATE
\$18.00 - \$28.00 PSF NNN
NNNs* \$5.00
* Estimate provided by Landlord and sub-
ject to change

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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

Lease Rate:	\$18.00 – \$28.00 PSF Plus \$5.00 NNN
Available SF:	1,235 SF 1,595 SF
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	

