



# LA VILLA CENTER

JUAN TABO BETWEEN INDIAN SCHOOL & MENAUL BLVD  
1930-1950 JUAN TABO BLVD NE



**FOR LEASE**

**AVAILABLE SPACE**  
1,002-5,710 SF

**RATE**  
Call Broker for Pricing  
NNN \$4.16 PSF  
\* Estimate provided by Landlord and  
subject to change

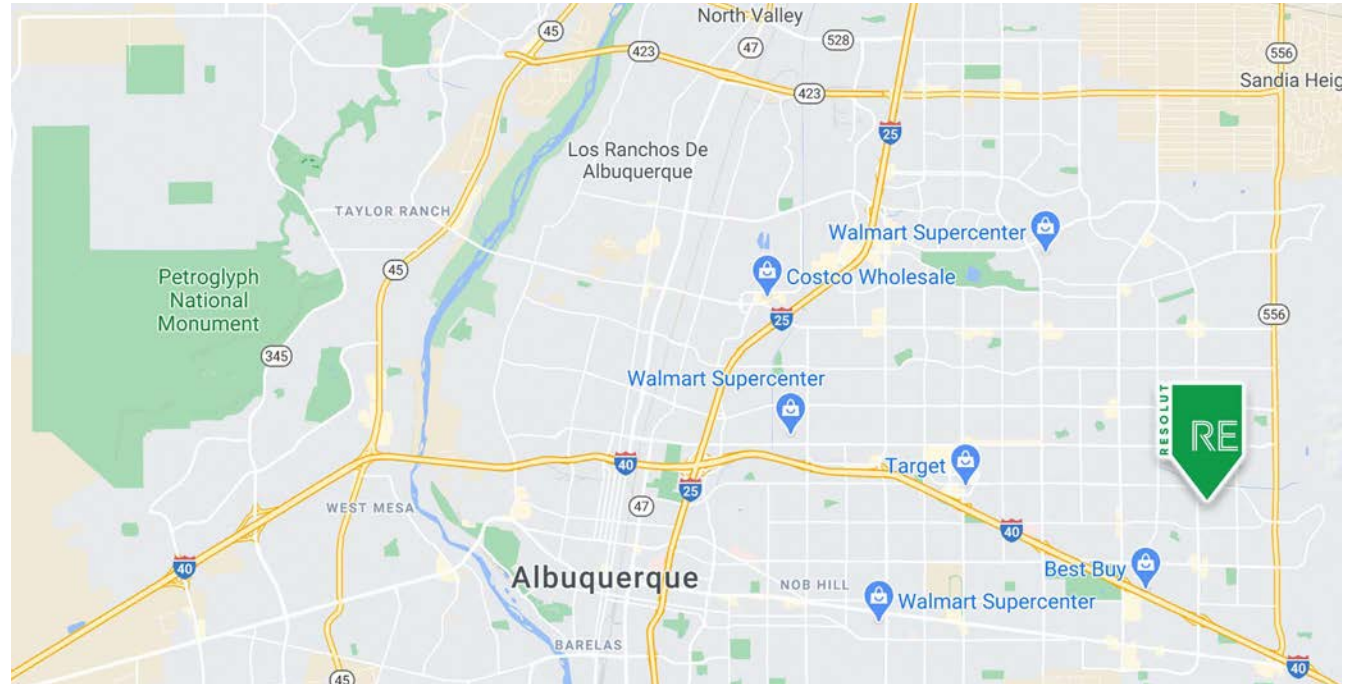
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**PROPERTY HIGHLIGHTS**

- Exposed to Over 30,000 cars per day
- Ample Parking
- Monument and Facade Signage
- Located in a Growing Retail Trade Area
- Endcap and Inline Space Available
- Center sits on a hard corner, signalized intersection
- Owner planning on a major remodel, updating building facade, landscaping, lighting, etc., improvements to begin in Q1 of 2024.



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **123,737**  
**POPULATION**  
3-MILE RADIUS

 **\$98,608.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **80,133**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Juan Tabo Blvd: 30,630 VPD

## PROPERTY DESCRIPTION

1930 - 1950 Juan Tabo is a multiple-building retail shopping center. The property offers endcap and inline retail space. Strategically fronting Juan Tabo this property is visible to over 30,000 cars per day. The center is under new ownership with local property management. New owners have committed to major remodel of the shopping center commencing Q1 of 2024.

## LOCATION OVERVIEW

1930 - 1950 Juan Tabo is located at the SEC of Juan Tabo and Brentwood Hills. 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, Dominoes, Champion Xpress Car Wash, and much more. This neighborhood shopping center is within 2 miles of 4 different schools ranging from elementary to High School which makes it the ideal shopping center for family activities. Juan Tabo is a major commuter thoroughfare from the neighborhoods of the NE Heights to the high-paying jobs at Sandia National Laboratories and Kirtland AFB.

## PROPERTY OVERVIEW

Available:

### 1930 Juan Tabo

Suite E	1,316-2,372 SF
Suite F	1,056-2,372 SF
Suite J	1,002 SF

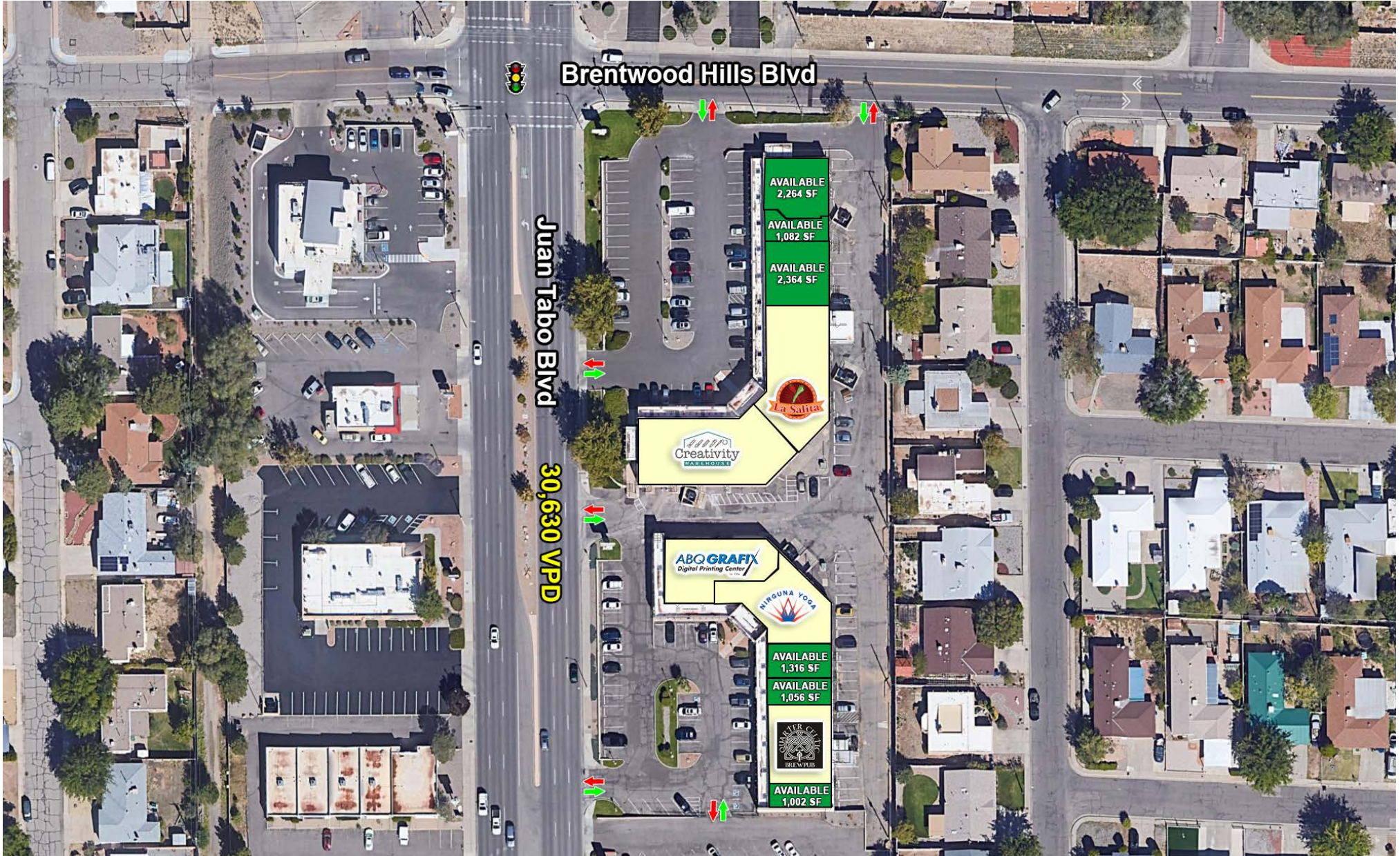
### 1950 Juan Tabo

Suite A	2,264-5,710 SF
Suite B	1,082-5,710 SF
Suite D & E	2,364-5,710 SF

Zoning: MX-L

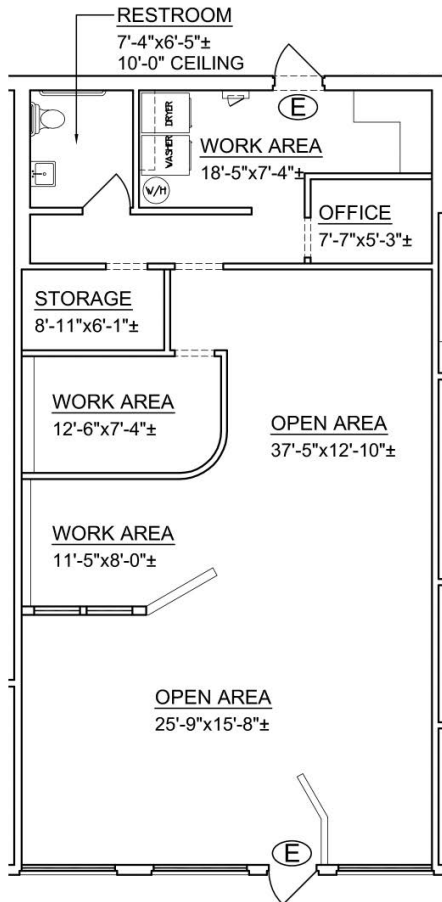
Submarket: NE Heights



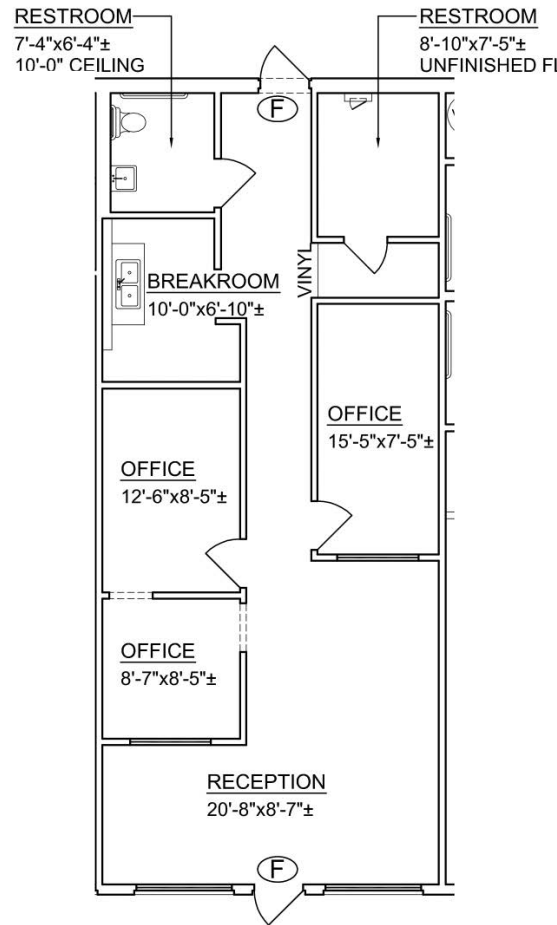


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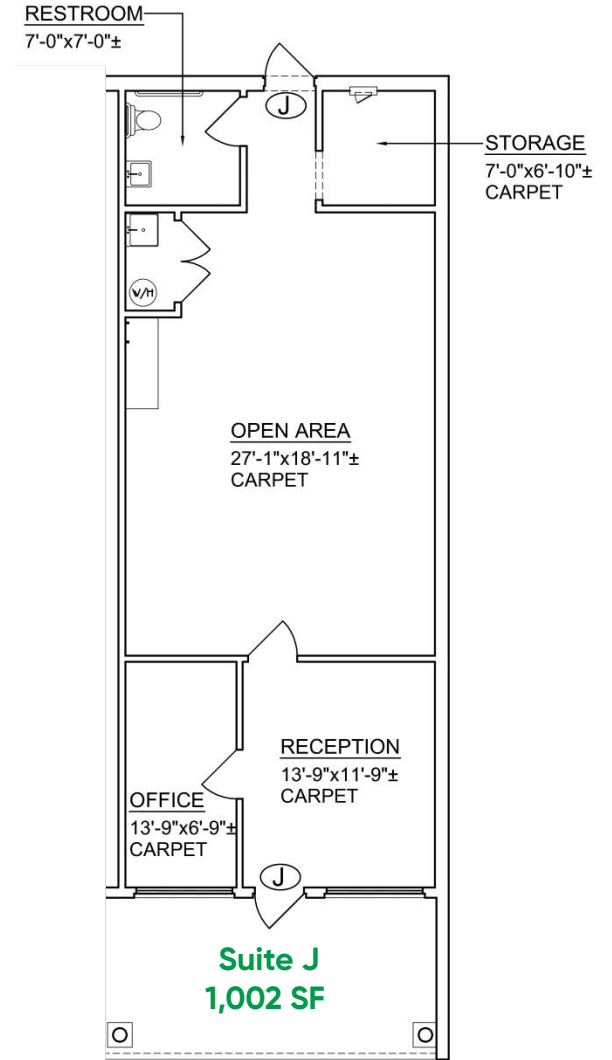
1930 JUAN TABO FLOORPLANS



**Suite E**  
1,316 SF

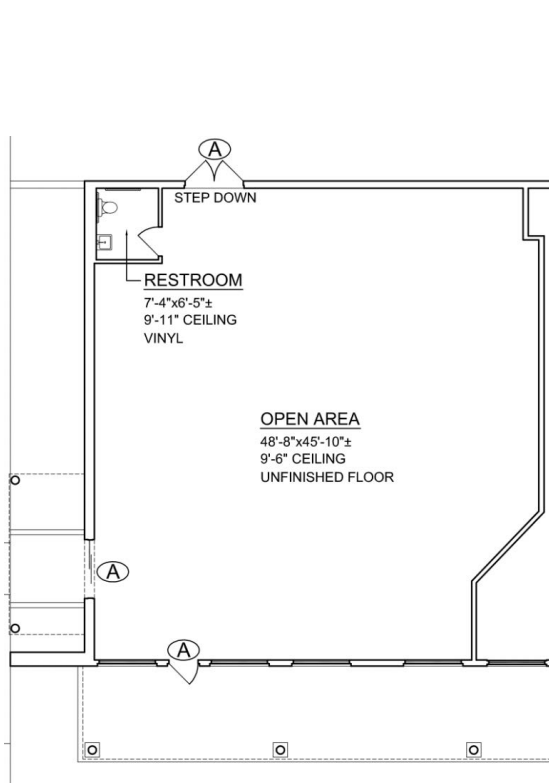


**Suite F**  
1,056 SF

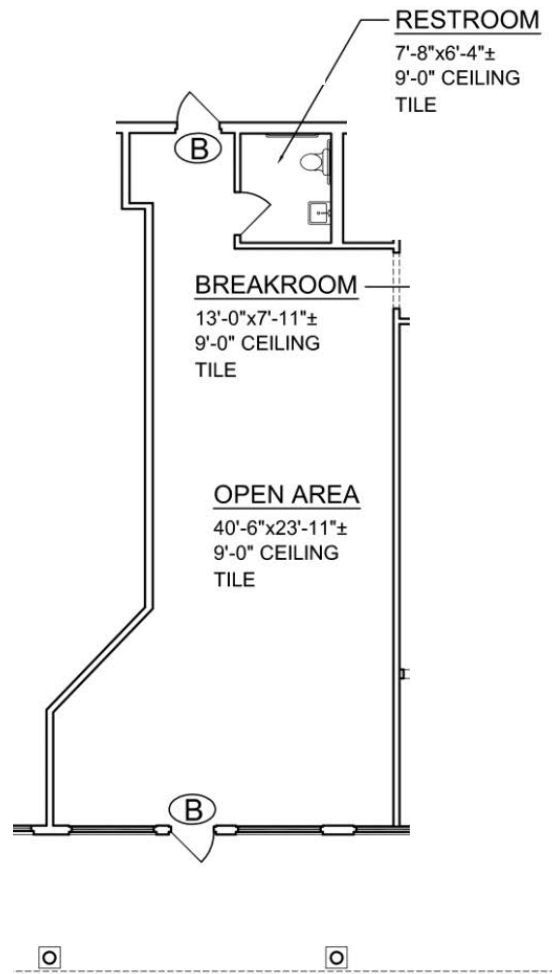


**Suite J**  
1,002 SF

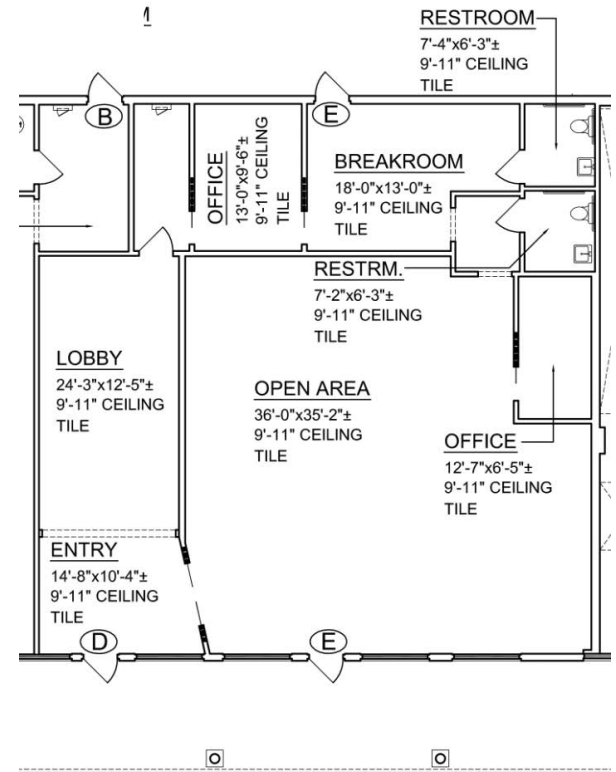
1950 JUAN TABO FLOORPLANS



**Suite A**  
2,264 SF



**Suite B**  
1,082 SF



**Suite D/E**  
2,364 SF





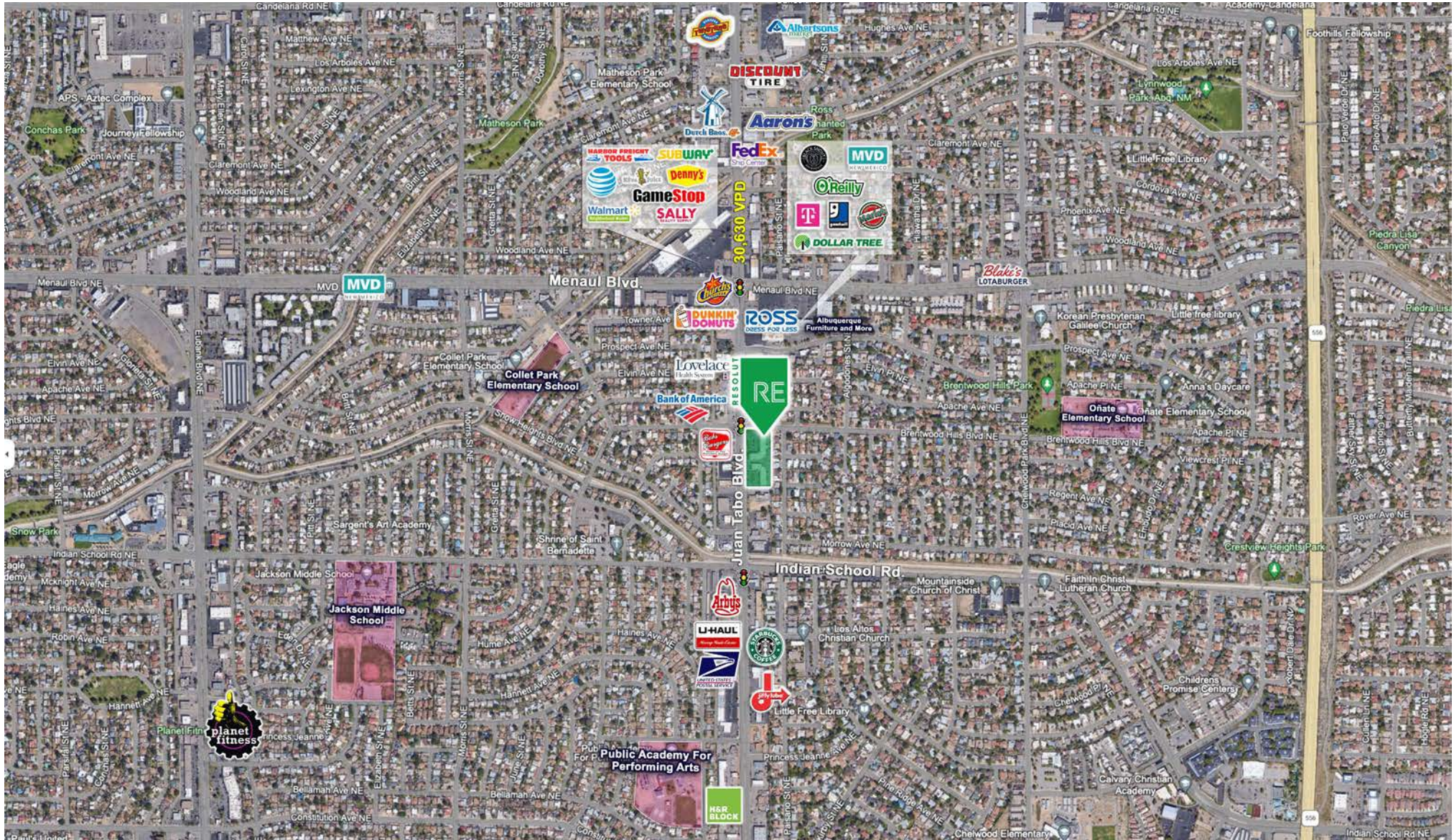




LA VILLA CENTER | 1930-1950 Juan Tabo Blvd NE, Albuquerque, NM 87112



**LA VILLA CENTER | 1930-1950 Juan Tabo Blvd NE, Albuquerque, NM 87112**



Metrics

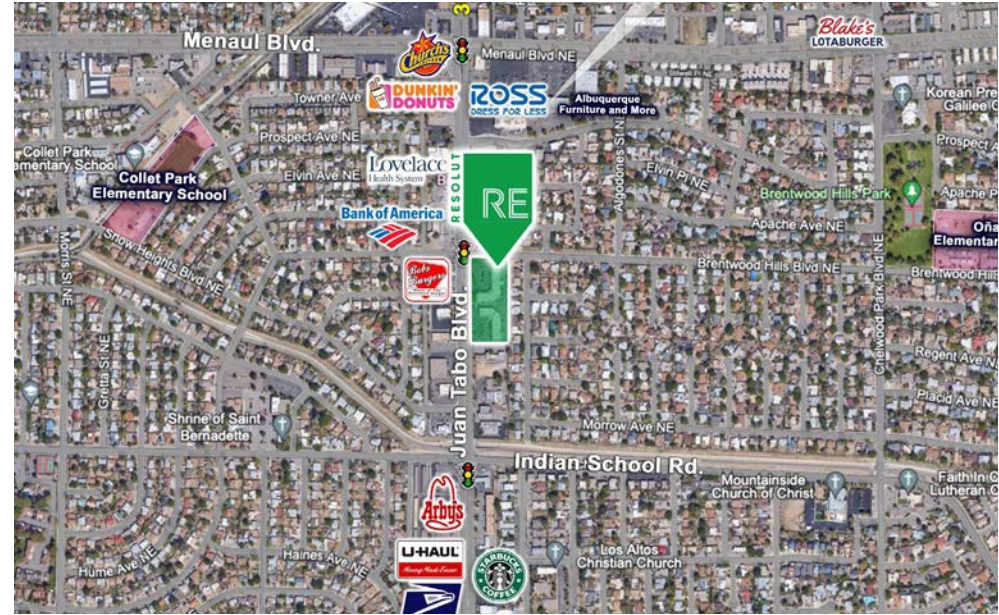
Jan 1 - Dec 31, 2023



Metrics			
<p><b>La Villa Center</b> 1950 Juan Tabo Blvd. NE, Suite H, Albuquerque...</p>			
Visits	140.8K	Visit Frequency	2.89
Visitors	53.8K	Avg. Dwell Time	76 min
<p>Jan 1st, 2023 - Dec 31st, 2023 Data provided by Placer Labs Inc. (www.placer.ai)</p>			

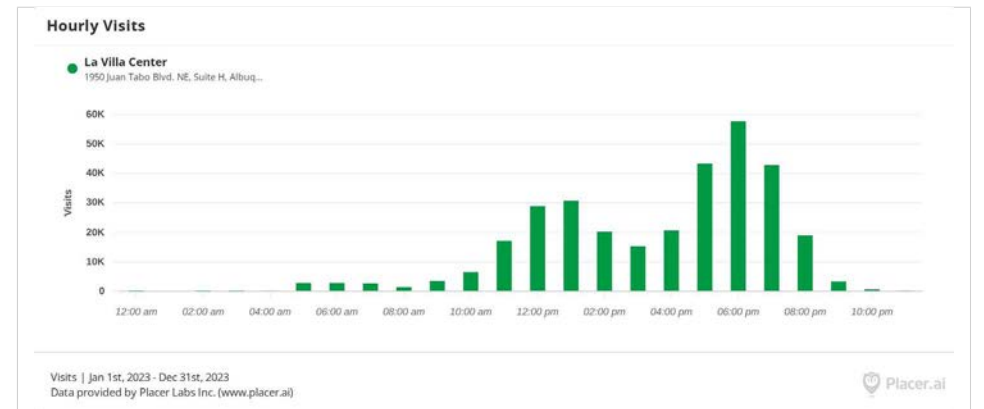
Visitor Journey

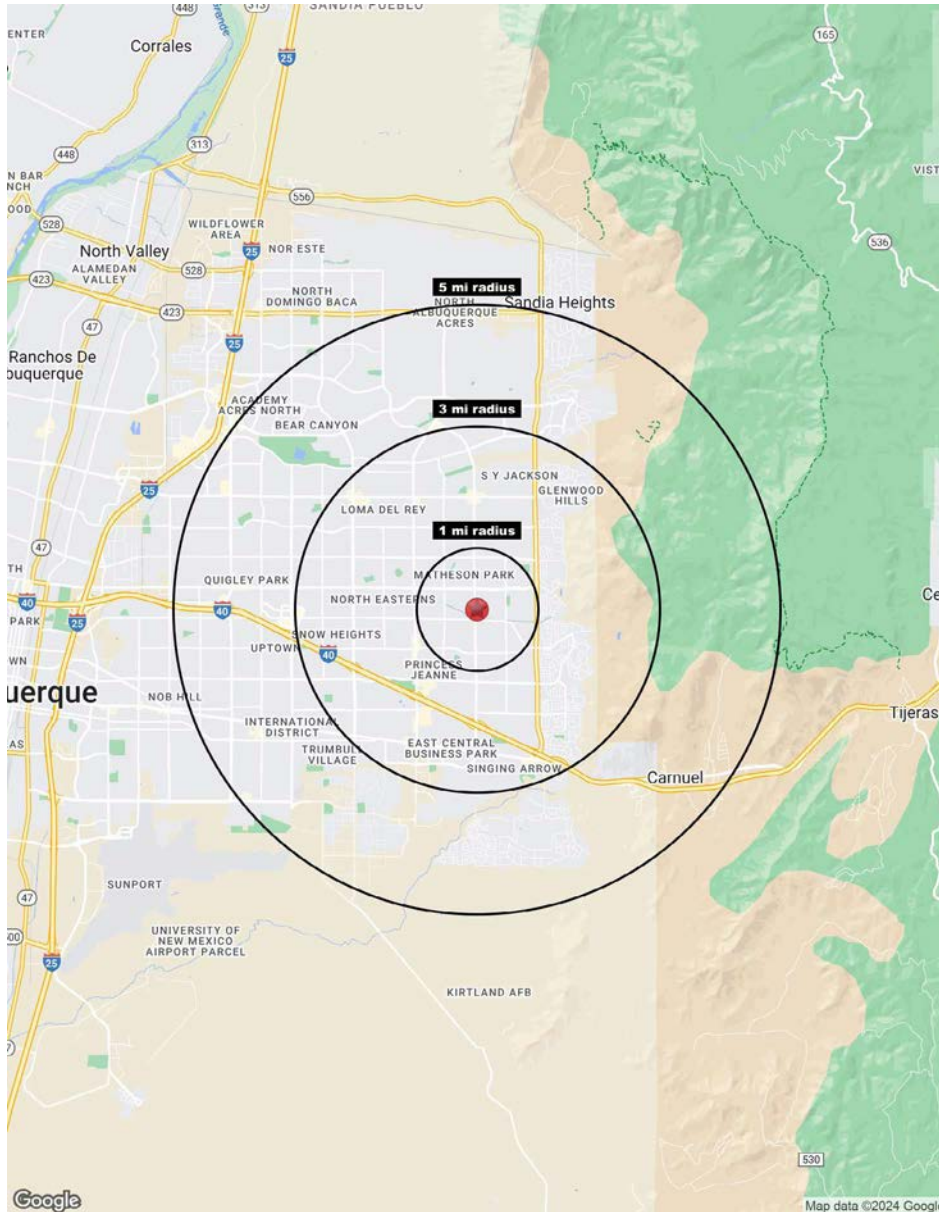
Jan 1 - Dec 31, 2023



Hourly Visits

Jan 1 - Dec 31, 2023





**Summary Profile**

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1039/-106.5148

1930 Juan Tabo Blvd NE Albuquerque, NM 87112	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	18,189	123,737	244,956
2028 Projected Population	17,273	119,432	242,079
2020 Census Population	18,568	126,032	246,983
2010 Census Population	19,154	128,578	249,109
Projected Annual Growth 2023 to 2028	-1.0%	-0.7%	-0.2%
Historical Annual Growth 2010 to 2023	-0.4%	-0.3%	-0.1%
2023 Median Age	41.0	42.3	42.2
<b>Households</b>			
2023 Estimated Households	8,133	56,162	112,637
2028 Projected Households	7,712	54,123	110,864
2020 Census Households	8,301	56,674	112,028
2010 Census Households	8,316	56,115	110,333
Projected Annual Growth 2023 to 2028	-1.0%	-0.7%	-0.3%
Historical Annual Growth 2010 to 2023	-0.2%	-	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	60.0%	59.1%	58.6%
2023 Estimated Black or African American	4.2%	4.2%	4.2%
2023 Estimated Asian or Pacific Islander	3.2%	3.9%	4.2%
2023 Estimated American Indian or Native Alaskan	4.6%	4.8%	4.8%
2023 Estimated Other Races	28.0%	28.1%	28.3%
2023 Estimated Hispanic	39.7%	40.0%	40.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$101,483	\$98,608	\$103,362
2023 Estimated Median Household Income	\$69,958	\$70,141	\$74,480
2023 Estimated Per Capita Income	\$45,457	\$44,856	\$47,722
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.6%	2.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.5%	4.4%
2023 Estimated High School Graduate	24.9%	21.4%	19.8%
2023 Estimated Some College	24.2%	22.6%	22.1%
2023 Estimated Associates Degree Only	10.5%	10.6%	9.3%
2023 Estimated Bachelors Degree Only	18.5%	21.2%	21.4%
2023 Estimated Graduate Degree	16.4%	17.1%	20.4%
<b>Business</b>			
2023 Estimated Total Businesses	890	6,408	14,670
2023 Estimated Total Employees	4,549	40,617	100,373
2023 Estimated Employee Population per Business	5.1	6.3	6.8
2023 Estimated Residential Population per Business	20.4	19.3	16.7