High Traffic Retail Building

FOR **SALE** OR **LEASE**

2430 Juan Tabo Blvd NE

Albuquerque, NM 87112

LOCATION
- Great Location on Juan Tabo / Menaul

SIZE
- 7,425± SF Total
  - Unit A - 3,555± SF
  - Unit B - 3,870± SF
- 2,270± SF of Mezzanine Space Not Included In Square Footage
- Situated on .6447 Acres (28,083± SF)

SALE PRICE
- $1,350,000 ($181.82/SF)

LEASE RATE
- $15.00/SF/YR NNN

ZONING
- MX-L; Mixed-Use - Low Intensity Zone

FEATURES
- Open Floor Plan
- Abundant Parking
- Adjacent to Walmart Neighborhood Market, Lowes, Albertsons, and Many Other National Retailers
- 24,778± Average Daily Traffic Count
- Both Units Are Vacant
- Ideal for Owner/User to Occupy One Unit and Lease Out Remaining Unit

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

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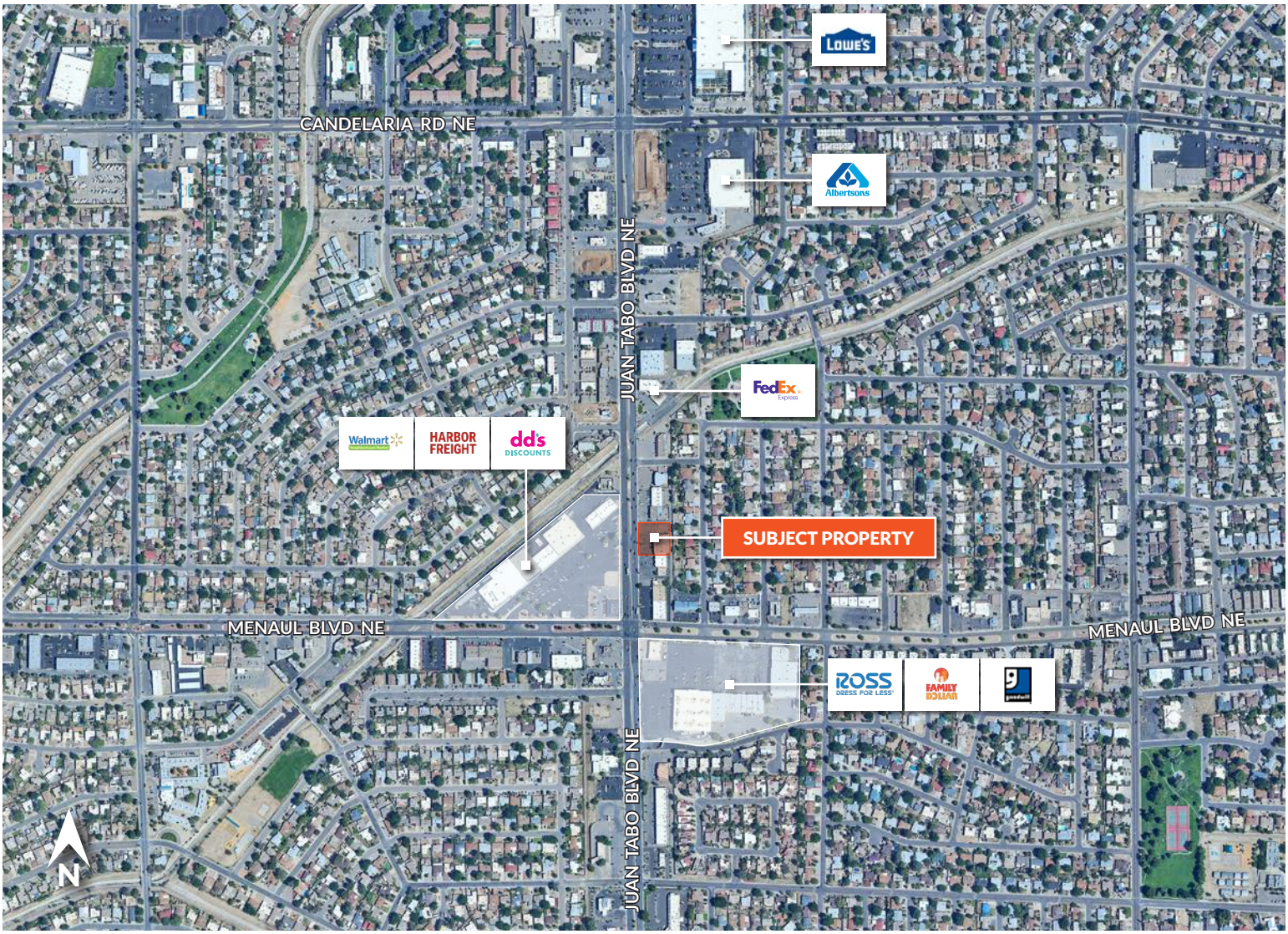
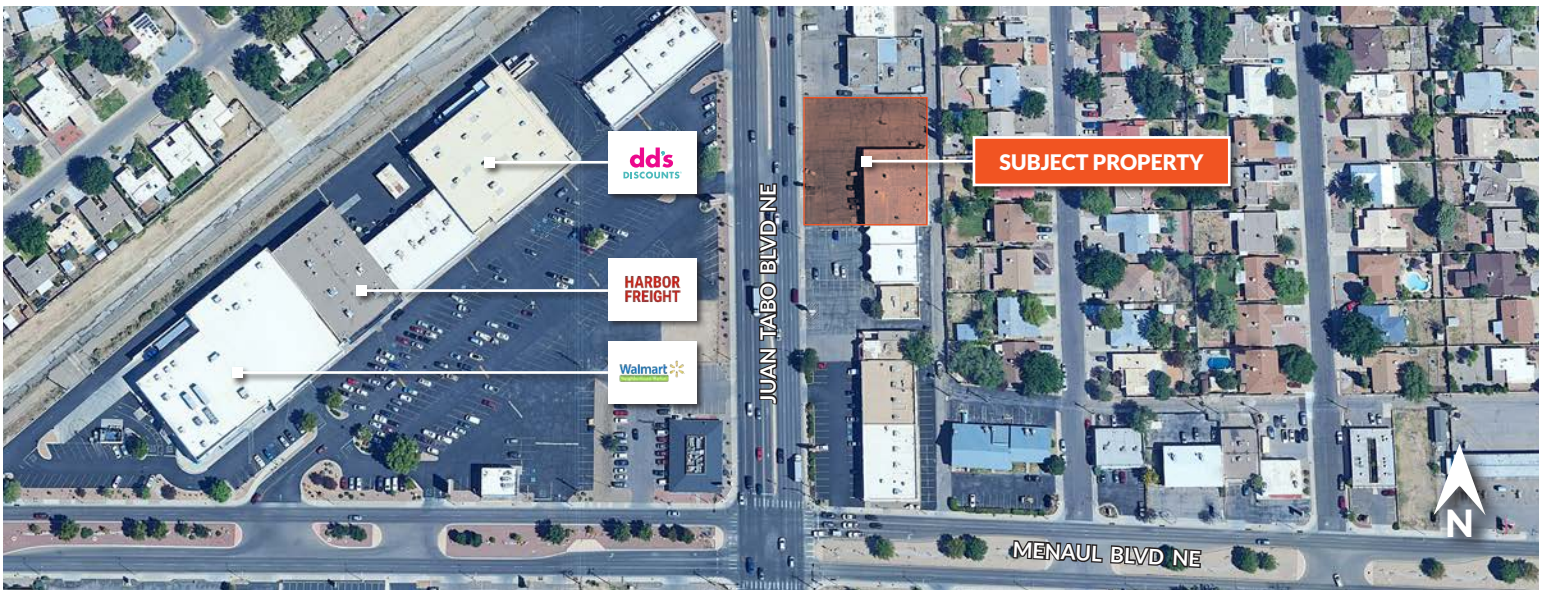
Aerial Map


LOWE'S
CANDELARIA RD NE
Albertsons
JUAN TABO BLVD NE
FedEx Express
Walmart
HARBOR FREIGHT
dd's DISCOUNTS
SUBJECT PROPERTY
MENAUL BLVD NE
MENAUL BLVD NE
ROSS DRESS FOR LESS
FAMILY DOLLAR
JUAN TABO BLVD NE
N


dd's DISCOUNTS
HARBOR FREIGHT
Walmart
JUAN TABO BLVD NE
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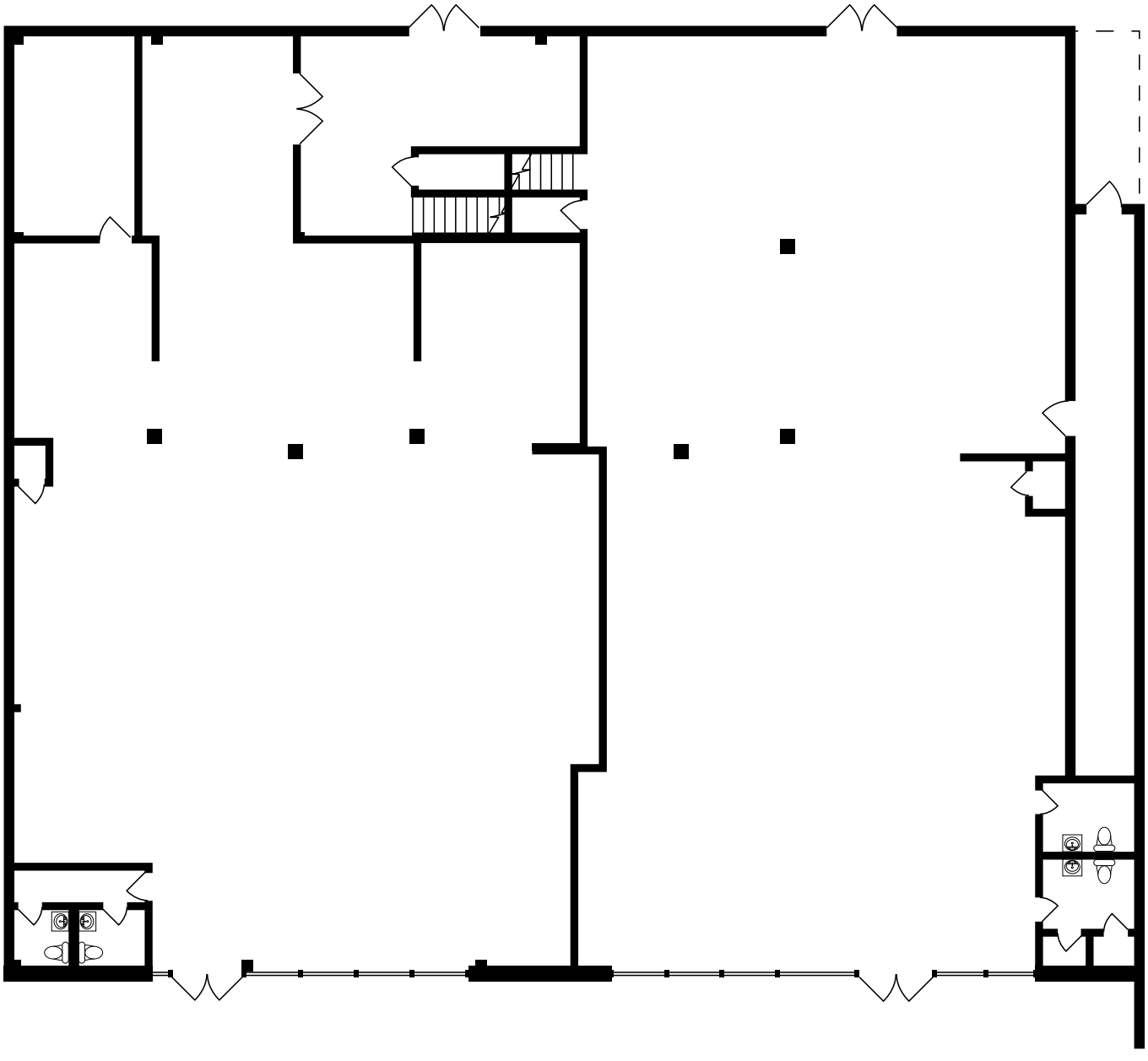
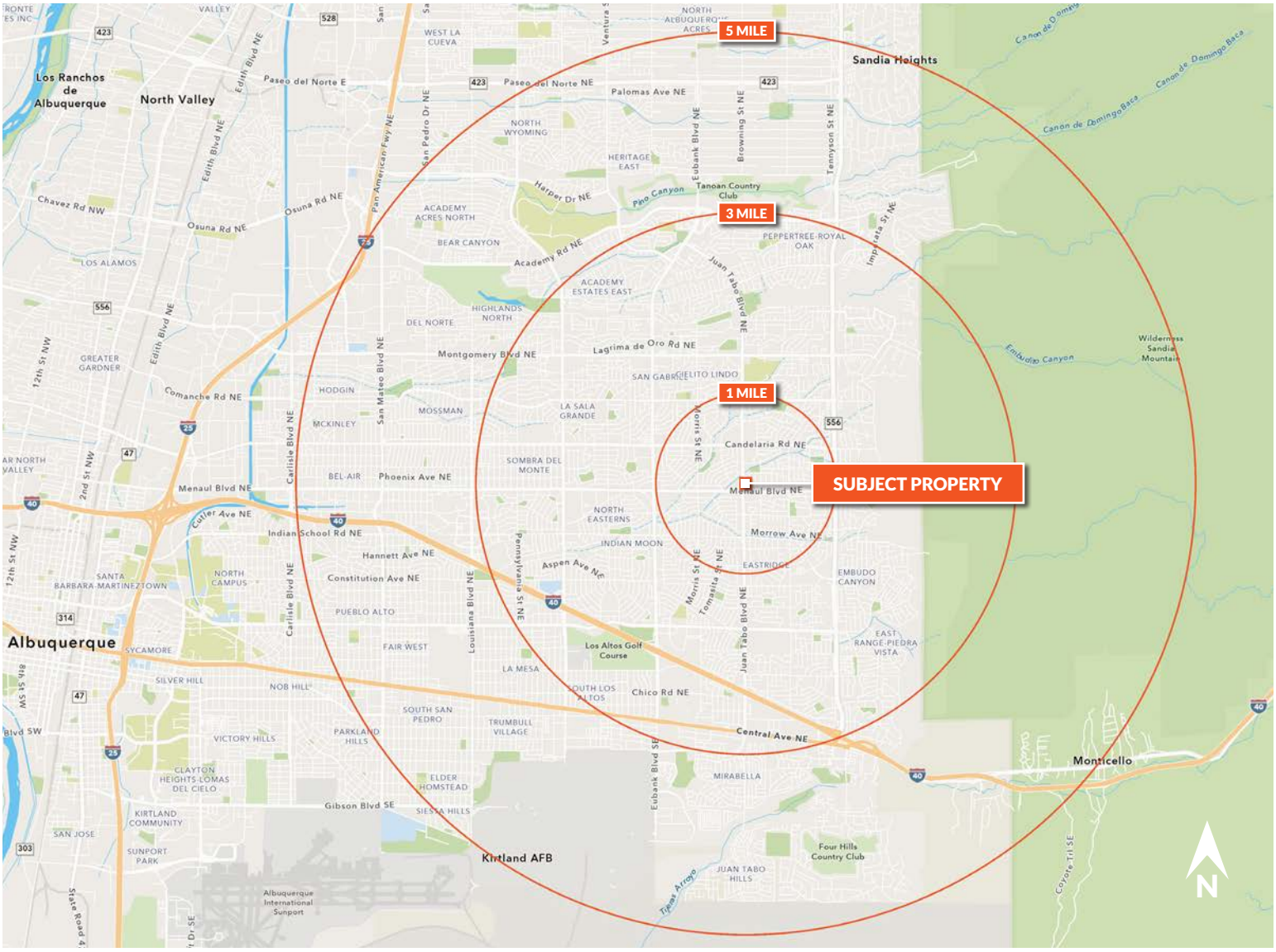
Floor Plan



Demographics



Total Population

1 Mile: 18,369
2 Miles: 125,531
3 Miles: 253,173

Households

1 Mile: 8,271
2 Miles: 57,287
3 Miles: 114,315

Average HH Income

1 Mile: $92,474
2 Miles: $96,012
3 Miles: $97,467

Traffic Per Day

Juan Tabo NE: 24,778±
Menaul NE: 18,210±
Interstate 40: 209,269±