PLAZA 66 NEW JUNIOR ANCHOR, SHOPS SPACE AND PAD SITE AVAILABLE

108 JUAN TABO, ALBUQUERQUE, NM 87123



AVAILABLE

- + 10,000 60,000 ± SF Junior Anchor
- + 1,200± 11,700± SF Shops Space
- + Pad site available for ground lease or build-to-suit
- + Experienced retail developer to provide shell & TI allowance



PROPERTY BENEFITS

- + Located at a signalized intersection at the NEC of Juan Tabo Blvd. and Central Ave.
- + Excellent traffic counts 28,010 VPD on Juan Tabo Blvd 24,230 VPD on Central Ave
- + $\pm 160'$ building depth (depth varies throughout building)
- + ±528' total building length



REDEVELOPMENT PLANNED

NEW

OWNER

Signage SIGNAGE

Jignage

CONTACT US

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FOR LEASE **PLAZA 66**

108 JUAN TABO BLVD. NE ALBUQUERQUE, NM

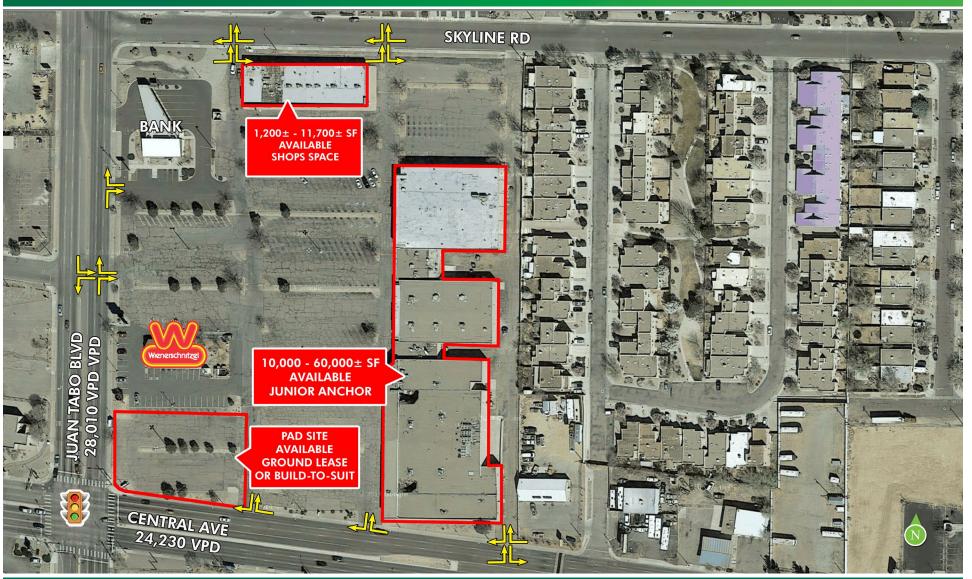




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FOR LEASE **PLAZA 66**

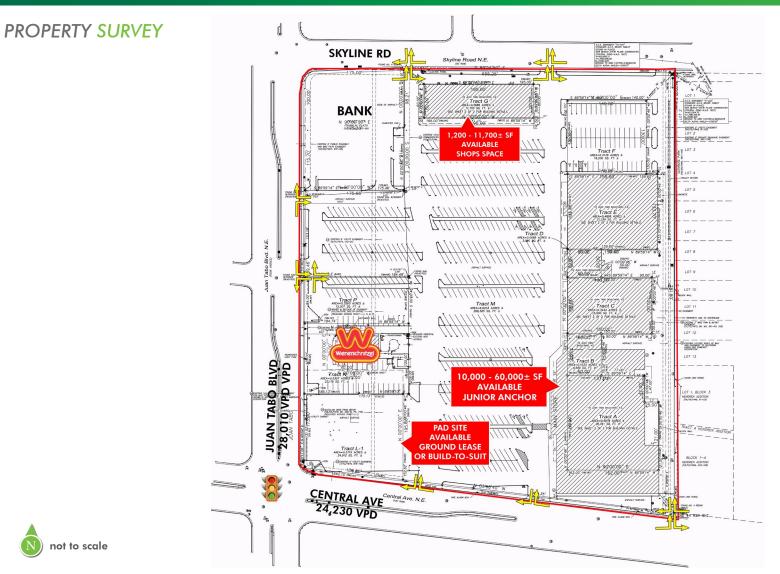
108 JUAN TABO BLVD. NE ALBUQUERQUE, NM





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FOR LEASE **PLAZA 66**

108 JUAN TABO BLVD. NE ALBUQUERQUE, NM

3 Miles

95,516

96,184

94,832

89,734

CBRE

5 Miles

185,005

185,270

185,168

179,108

1 Mile

20,702

21,210

20,173

16,810

DEMOGRAPHIC	S S S S S S S S S S S S S S S S S S S	The state will be	(POPULATION	
			2015 Population	
Academy F	d NE 5 Miles		2020 Population 2010 Population	
	una Rd Are B Spain Rd Ne		2000 Population	
			Percent Pop Change: 2010 to 2015	
25 Montgomery Blvd NE			Percent Pop Change: 2015 to 2020	
			(=	
Comanche Rd NE		South	AGE	
		South Sandia Peak	2015 Median Age	
aria Rd NE			2015 Average Age	
	Menaul Blvd NE	X > 0	HOUSEHOLDS	
			2015 Households	
		Second States	2015 Households 2020 Households	
	R R A		2010 Households	
	Eubank Brd Mm Bid Mm Bld Constitution Ave NE		2000 Households	
	z. 1 Mile		Percent HH Change: 2010 to 2015	
Albuquerque			Percent HH Change: 2015 to 2020	
	Copper Ave NE		Average Household Size	
Coal Ave SE			(\$)- INCOME	_
Zuni Rd S	Central August		2015 Median Household Income	S
	Southern Blvd 40		2015 Average Household Income	\$!
		Carnuel 40	2015 Per Capita Income	\$:
Gibson Blvd SE	SITE		A HOUSING UNITS	
		$R = \mathcal{A} = \mathcal{A}$		
			2015 Housing Units	
Jergue -	Pennoylvania State		2015 Occupied Housing Units 2015 Vacant Housing Units	
ierque			2015 Owner-Occupied Housing Units	
AFSKA .	and the second s	15 21 31	2015 Renter-Occupied Housing Units	
			- EDUCATION	
STiveras	Arroyo		education	
X	more and the second	Plan P	2015 Population Age 25 and Over	
m		Provent in	High School thru Associates	
	Arroyo Renshaila Sign	The Association	Bachelor's Degree Graduate Degree	
	Yr, Dist,	1 5 1.	\frown	
			() PLACE OF WORK	
not to scale			Total Businesses	
A /		the same and the	Daytime Employment (Total Employees)	

Provide the second seco	10,010	09,734	0.1%
ercent Pop Change: 2010 to 2015	2.6%	0.7%	-0.1%
ercent Pop Change: 2015 to 2020	2.5%	0.7%	0.1%
— AGE —			
015 Median Age	35.4	36.5	39.3
015 Average Age	37.3	38.3	40.5
HOUSEHOLDS			
015 Households	8,799	39,785	82,565
020 Households	9,074	40,451	83,632
010 Households	8,501	38,838	81,107
000 Households	7,125	35,898	75,984
ercent HH Change: 2010 to 2015	3.5%	2.4%	1.8%
ercent HH Change: 2015 to 2020	3.1%	1.7%	1.3%
verage Household Size	2.3	2.4	2.2
\$ - INCOME			
015 Median Household Income	\$40,288	\$41,390	\$41,573
015 Average Household Income	\$58,151	\$57,725	\$58,599
015 Per Capita Income	\$24,717	\$24,044	\$26,152
- Housing Units		1 7	. ,
015 Housing Units	9,455	42,742	88,446
015 Occupied Housing Units	8,799	39,785	82,565
015 Vacant Housing Units	656	2,957	5,880
015 Owner-Occupied Housing Units	4,839	22,810	45,727
015 Renter-Occupied Housing Units	3,960	16,975	36,838
- EDUCATION			
015 Population Age 25 and Over	19.704	64.090	120.005
igh School thru Associates	13,791 8,672 62.9%	64,082 38,123 59.5%	130,005 74,263 57.1%
achelor's Degree	1,932 14.0%	10,415 16.3%	23,454 18.0%
raduate Degree	1,457 10.6%	7,840 12.2%	19,021 14.6%
	1,437 10.6%	7,040 12.270	13,021 14.07
PLACE OF WORK			
otal Businesses	540	3,752	10,922
Juan Dusinesses	510	3,732	10,522

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