

840

JUAN TABO BLVD NE
ALBUQUERQUE | NM

Freestanding
Restaurant / Retail
Space for Lease



Bo Galles
Senior Associate
+1 505 880 7051
bo.galles@colliers.com
Lic. No. 48318

Colliers International | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE | Suite 200
Albuquerque, NM 87109
P: +1 505 883 7676



DETAILS

Lease Rate	See Broker
Lease Type	NNN
Space Available	+/- 5,094 SF
Zoning	MX-M

PROPERTY FEATURES

- High exposure with traffic counts in excess over 33,500 VPD
- Nearby freeway access
- Signalized intersection
- 11.38 : 1,000 SF parking ratio
- Large pylon signage available
- Kirtland Air Force Base in close proximity (23,000 employees)



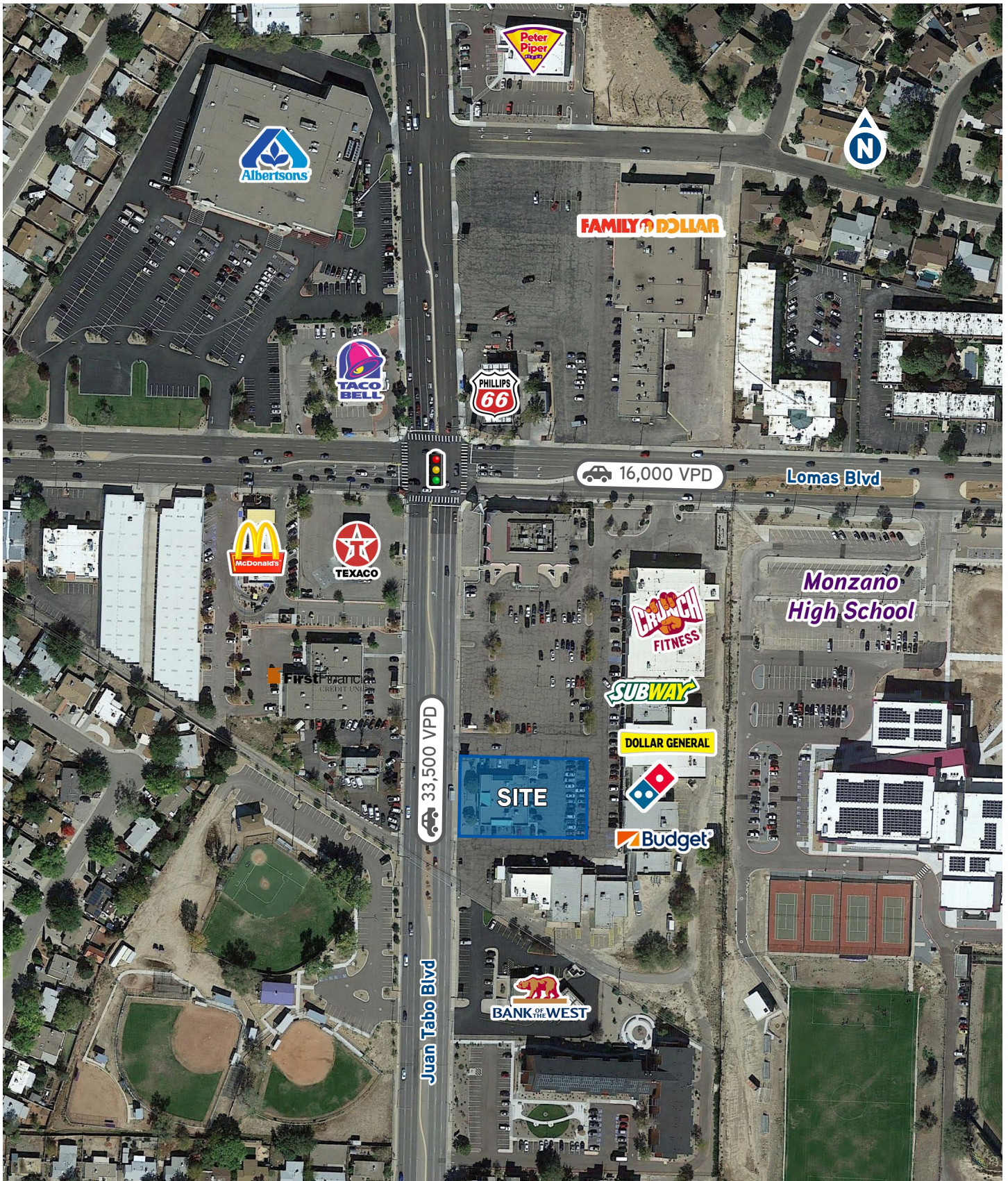
AREA TENANTS



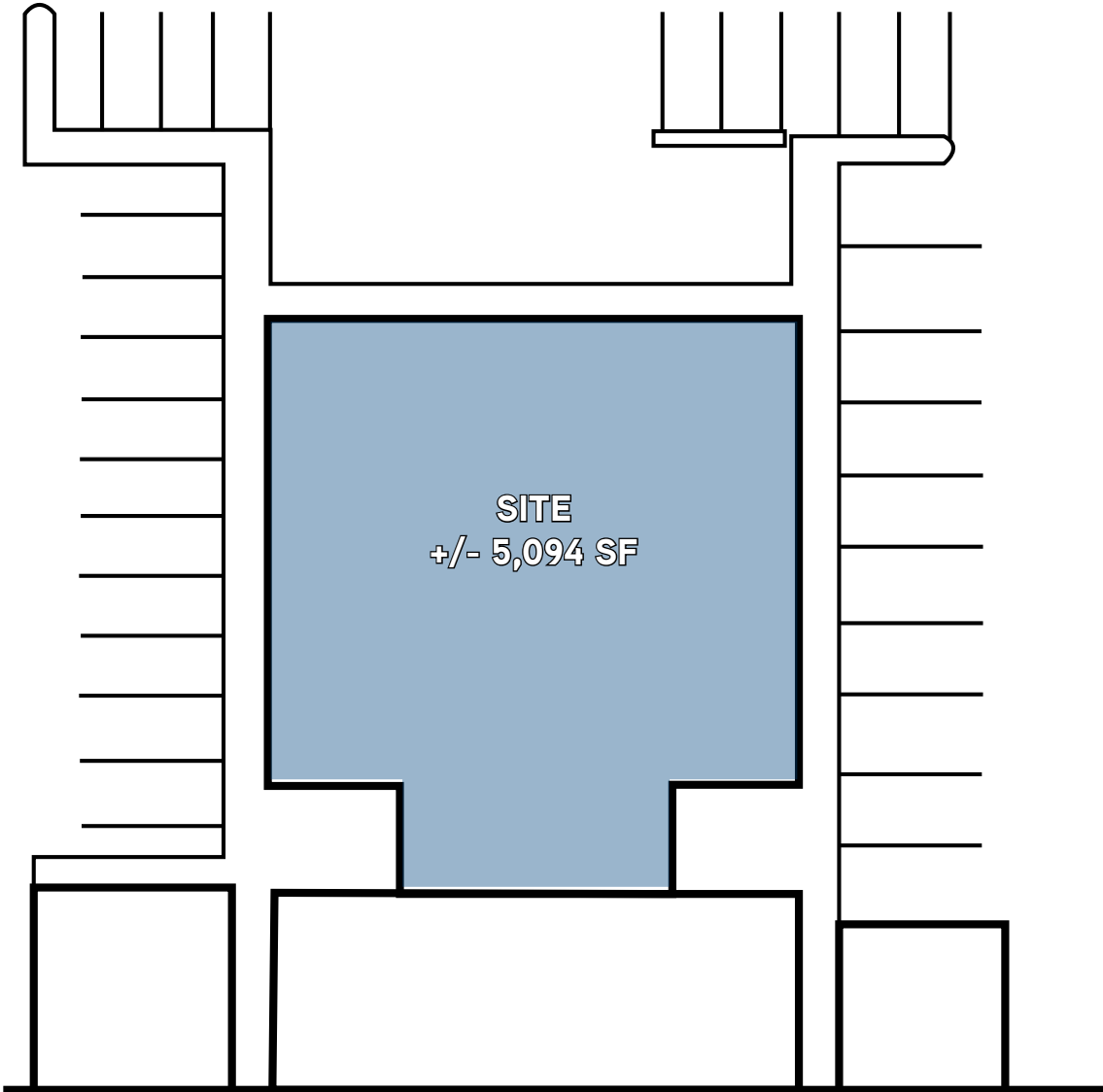
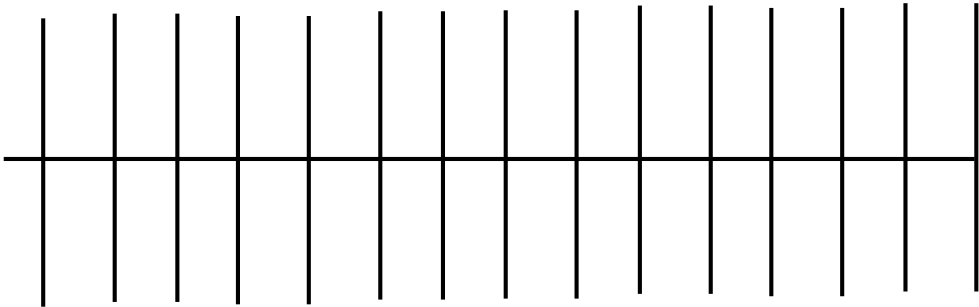
TRADE AREA AERIAL



INTERSECTION AERIAL



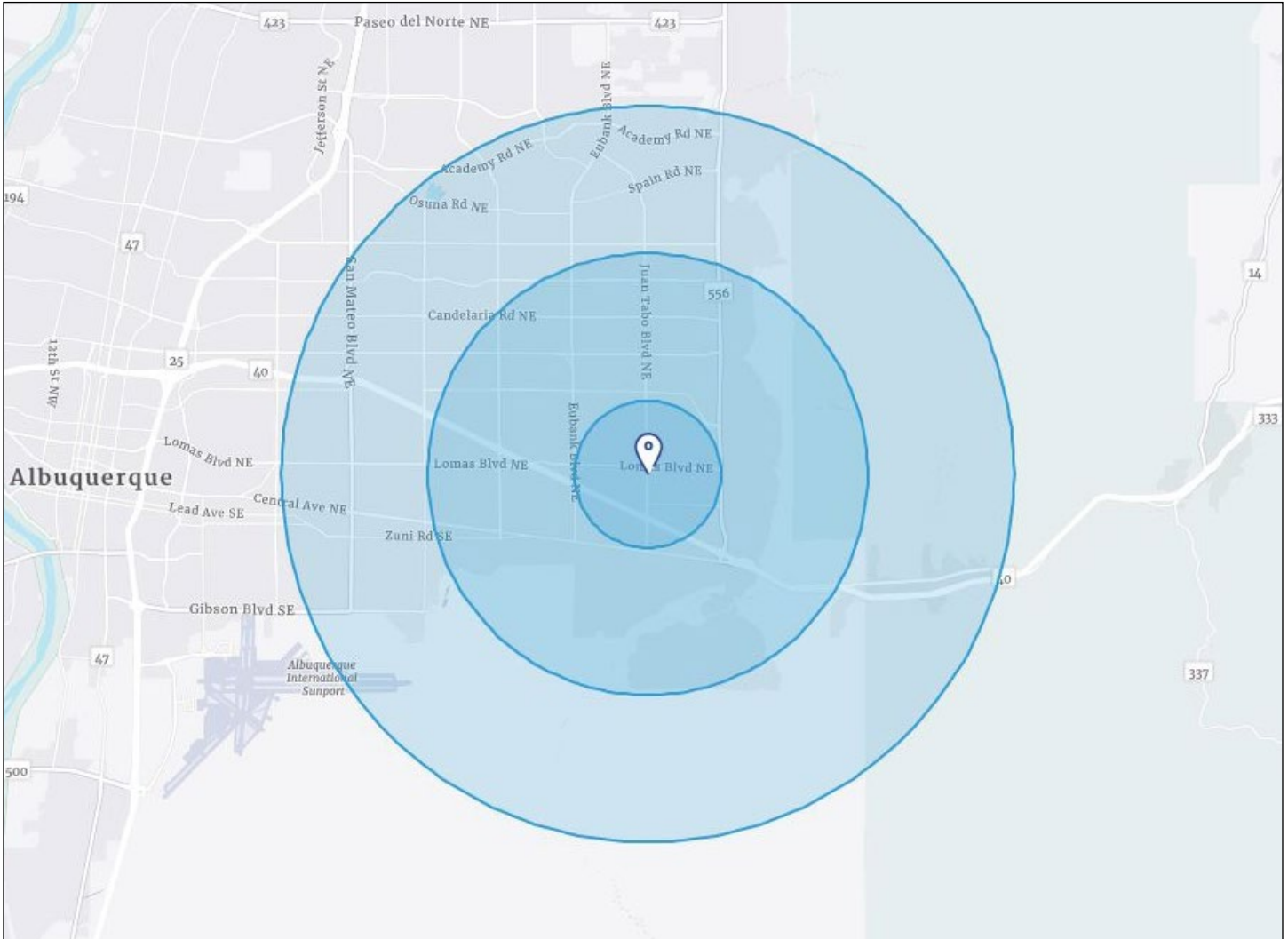
SITE PLAN



*Not to Scale



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
Population	18,810	120,639	224,295
Households	7,961	50,228	98,756
Median HH Income	\$40,341	\$46,156	\$48,595
Average HH Income	\$52,943	\$64,397	\$70,082

