



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	10,549	85,191	214,126
2019 Average HH Income	\$48,523	\$52,142	\$59,434
2019 Daytime Population	6,150	77,495	202,317

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FOR LEASE

\$12.00 PSF NNN
***NNNs \$3.09 PSF**

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1605-B	3,404 - 10,314 SF
1605-C	6,910 - 10,314 SF

PROPERTY HIGHLIGHTS

- Highly Visible Shopping Center Located on a Hard Corner
- Underserved Retail Submarket with Little Existing Product
- Great Co-Tenancy, Large Monument Signage and Ample Parking
- Adjacent to Smith's Price Rite Grocery - Popular Area Destination

TRAFFIC COUNT

Isleta Blvd: 19,350 VPD
(STDB 2019)

Arenal Rd: 14,500 VPD
(STDB 2019)

AREA TRAFFIC GENERATORS



Austin Tidwell
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505.337.0777

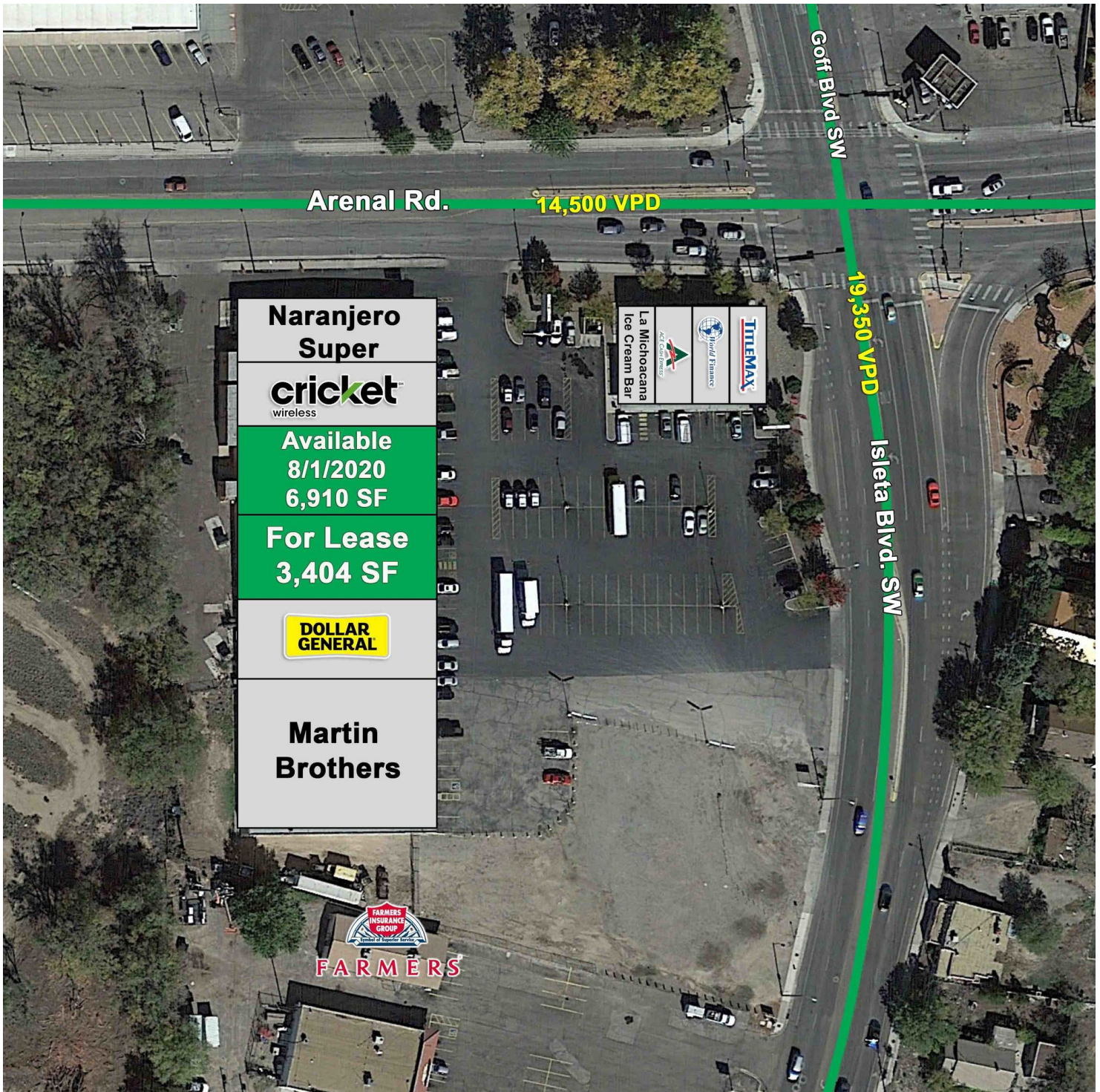
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Isleta Shopping Center

SWQ OF ISLETA BLVD & ARENAL RD
1605-1609 ISLETA BLVD SW
ALBUQUERQUE, NM 87105



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Isleta Shopping Center

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1605-1609 ISLETA BLVD SW
ALBUQUERQUE, NM 87105



OFFERING SUMMARY

Lease Rate:	\$12.00 PSF
NNN:	\$3.09 PSF
Available SF:	3,404 - 10,314 SF
Shopping Center Size:	32,648 SF
Lot Size:	2.55 Acres
Year Built:	2000
Zoning:	A1-SU
Submarket:	South Valley

PROPERTY OVERVIEW

The Isleta Shopping Center is a multi-tenant neighborhood center featuring a few of the South Valley's favorite retailers. The center is anchored by Dollar General and the Naranjero Super grocery store, along with co-tenants Cricket Wireless, La Michoacana Ice Cream Bar, Title Max and shadow anchored by Smith's Price Rite Grocery. Our last remaining suite is a former clothing store with a large open salesfloor, 2 restrooms, 2 fitting rooms and a back storage area/break room.

LOCATION OVERVIEW

The property is located at the SWC of Isleta and Arenal in the South Valley. The South Valley is quite underserved for the retail sector and nationals and locals alike are flocking to the area due to this new trend. This hard corner is a major thoroughfare for the surrounding neighborhoods and is a frequent stopping place for grocery shoppers at the Smith's. The Isleta Shopping Center is surrounded by rooftops, schools, community centers and agricultural farms in a very green and heavy forested area.

SPACES

LEASE RATE

SPACE SIZE

1605-B	\$12.00 SF/yr	3,404 - 10,314 SF
1605-C	\$12.00 SF/yr	6,910 - 10,314 SF

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