

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



57,539
2022 POPULATION
3 MILE RADIUS



77,535
2022 DAYTIME POPULATION
3 MILE RADIUS



53,634
2022 AVERAGE INCOME
3 MILE RADIUS



19,800 VPD
SUNPORT PLACE

FOR LEASE

Call for Pricing

AVAILABLE SPACE

4,240 SF

PROPERTY HIGHLIGHTS

- Ground up restaurant/bar development
- Surrounded by national hotel brands (1,000 Rooms)
- Surrounded by high density student housing & apartments
- Adjacent space to be meeting/ banquet rooms servicing hotels
- territorial views of downtown & West Mesa
- Parking shared with Staybridge Hotel
- Patio space available

TRAFFIC COUNT

Sunport Place: 19,800 VPD
University: 9,100 VPD
(STDB 2022)

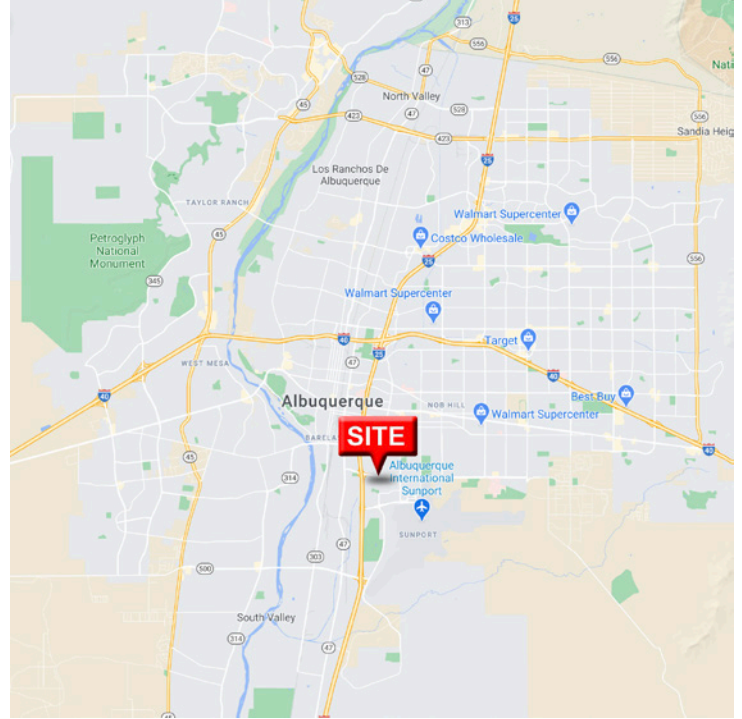
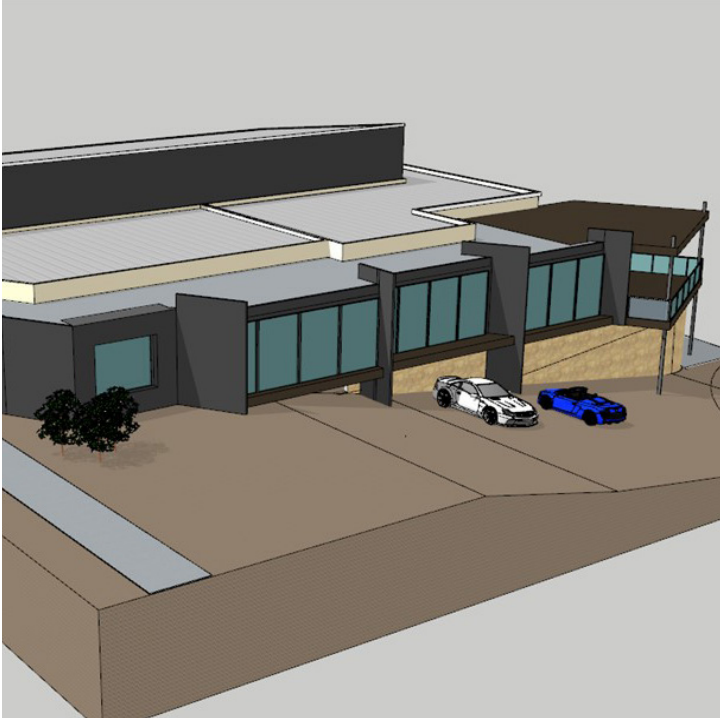
AREA TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Lease Rate	Call for pricing
Available SF:	4,240 SF
Year Built:	New Development
Zoning:	NR-BP
Submarket:	Sunport
Parking Ratio	Shared with Hotel

PROPERTY OVERVIEW

The Taxiway is a proposed ground up development intending to satisfy the demand for meeting room/banquet space, and the need for bar/restaurants. Due to the high density of hotel rooms in the area without meeting space, and the surrounding residents, demand is high for this type of development. The meeting/event room portion of this development will be owned and managed by Excel Hospitality (Staybridge Hotel). The development will incorporate modern architecture, outdoors spaces, and common amenities. The developer is looking for a qualified restaurant, bar, or brewery to co-locate in this development.

LOCATION OVERVIEW

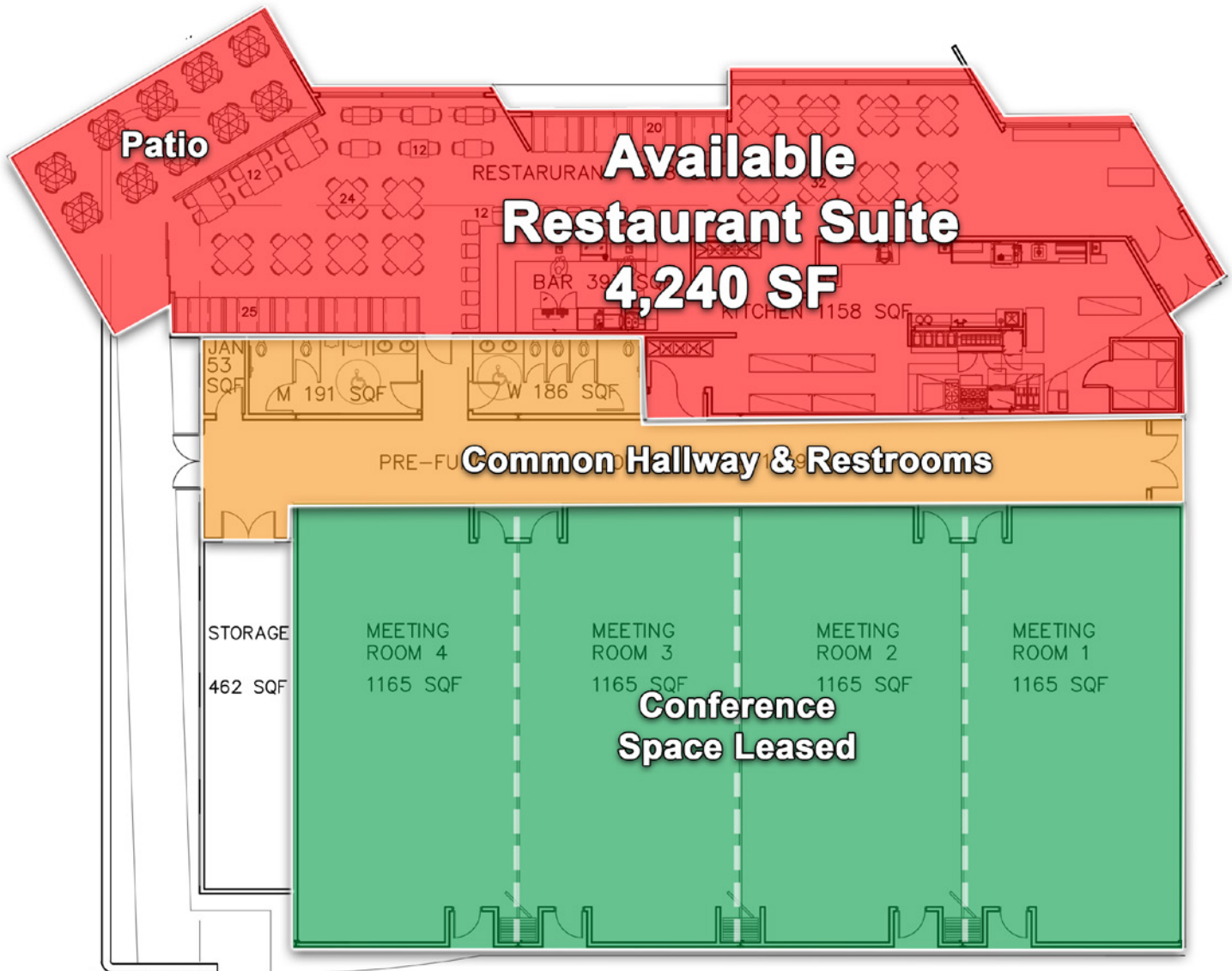
"The Taxiway" is located 0.5 Miles West of Albuquerque's International Sunport with over 5,000,000 annual visits. The area has a high surrounding daytime population due to the proximity to KAFB, UNM, SNL, and Private Corporations. Closer to the property, the development is surrounded by well over 1,000 rooms of hotels as well as a high density of student housing and apartments. The area is quickly developing with many more hotels and apartments breaking ground in addition to new employers entering the market.

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The Taxiway

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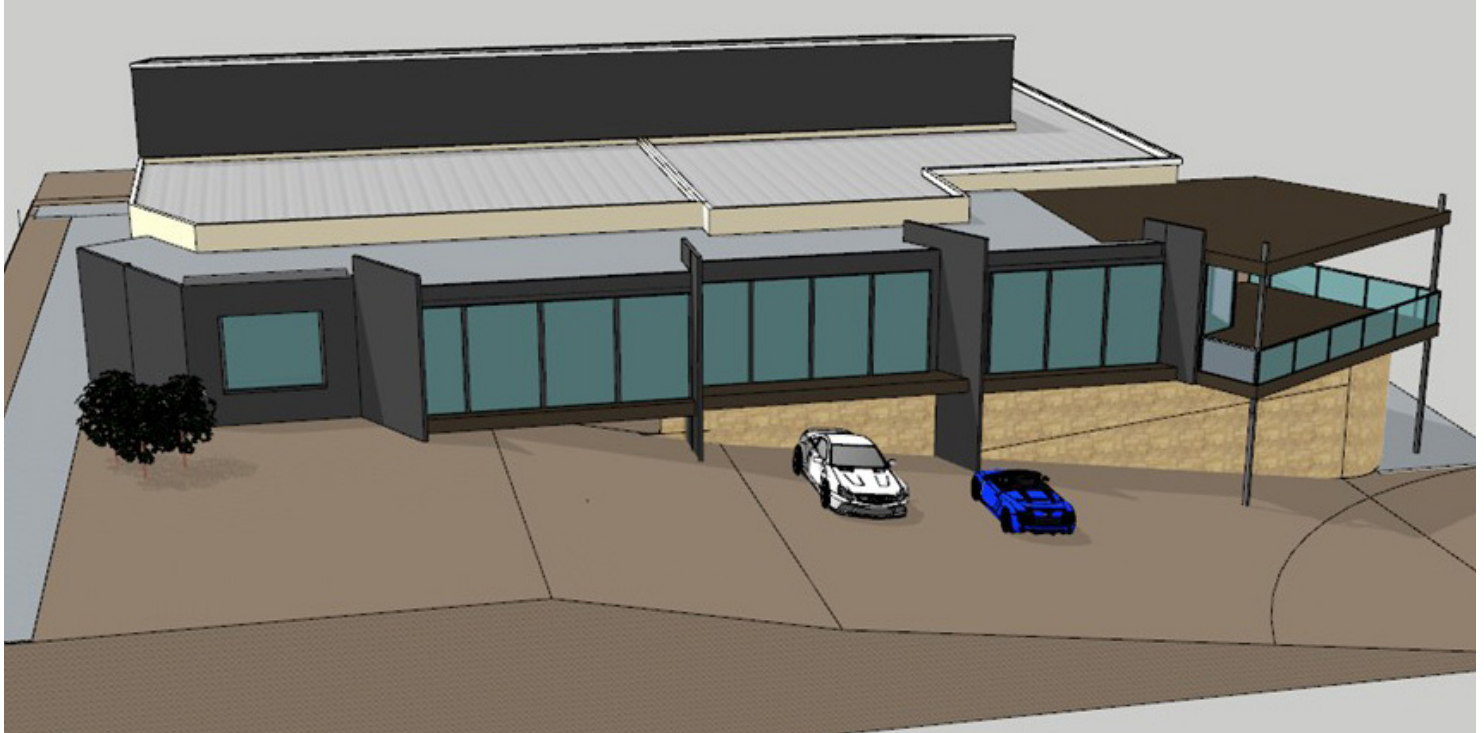
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