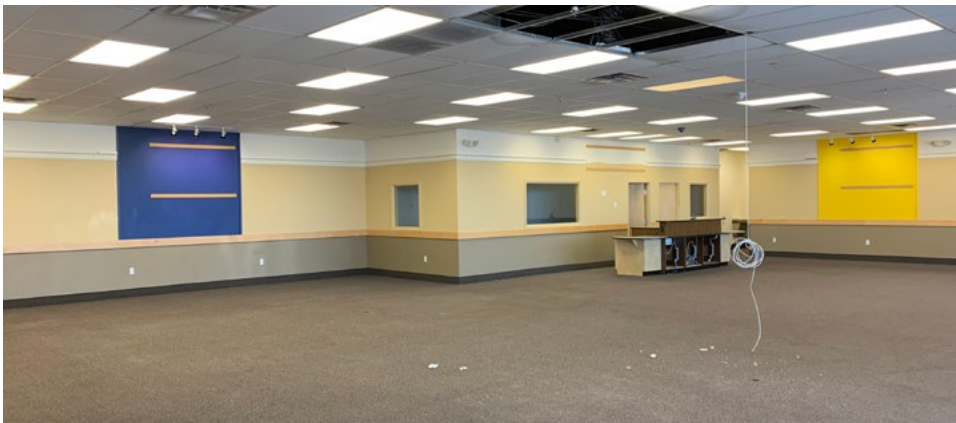




Ross Anchored NE Heights Retail

SEQ OF JUAN TABO & MENAUL
2200 JUAN TABO BOULEVARD NE
ALBUQUERQUE, NM 87112

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



126,808
2020 POPULATION
3 MILE RADIUS



84,076
2020 DAYTIME POPULATION
3 MILE RADIUS



\$77,233
2020 AVERAGE INCOME
3 MILE RADIUS



39,100 VPD
JUAN TABO BLVD

FOR LEASE

Contact Broker For Pricing
*NNNS \$2.25 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

4,879 SF

PROPERTY HIGHLIGHTS

- Ross Anchored Retail Center
- Centralized NE Heights Location
- Formerly Rent-A-Center
- Great Monument Signage, Juan Tabo Frontage and Excellent Access
- Join Ross, FedEx Office, T-Mobile, & Dollar Tree!

TRAFFIC COUNT

Juan Tabo Blvd: 39,100 VPD
(STDB 2018)
Manual Blvd: 12,500 VPD
(STDB 2018)

AREA TRAFFIC GENERATORS



Austin Tidwell, CCIM
atidwell@resolutre.com
505.337.0777

Daniel Kearney
dkearney@resolutre.com

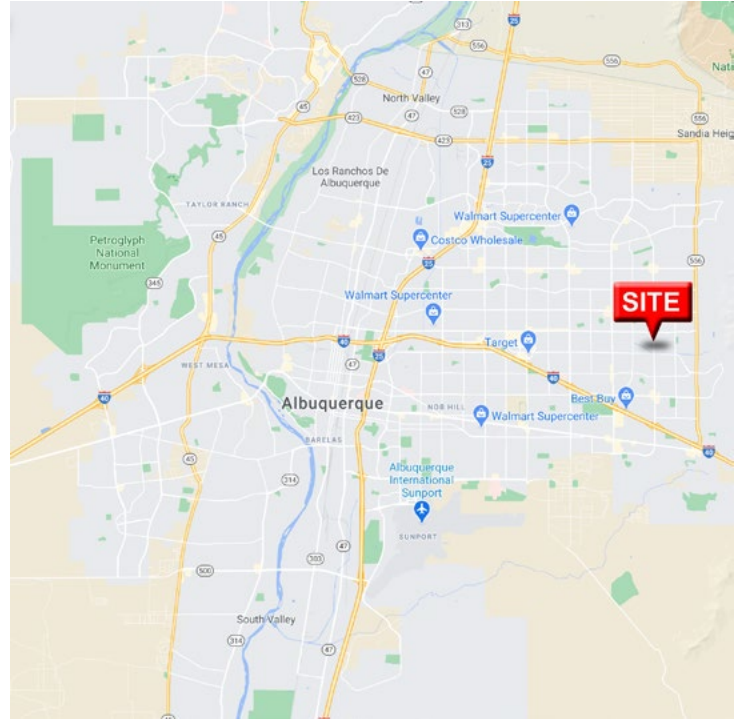
Rob Powell, CCIM
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PROPERTY OVERVIEW

Lease Rate:	Contact Broker for Pricing
NNN Charges:	\$2.25 PSF
Building Size:	10,000 SF
Available SF:	4,879 SF
Zoning:	MX-L
Submarket:	NE Heights

PROPERTY OVERVIEW

2200 Juan Tabo is a highly visible retail strip made available by a sublease through Ross. This property has excellent frontage on Juan Tabo, multiple access points, large monument signage and great co-tenancy within the Sandia Vista Shopping Center. FedEx Office has joined our lineup along with Ross and T-Mobile with one last suite available.

LOCATION OVERVIEW

The property is located at the SEC of Juan Tabo & Menaul. The space is anchored by Ross and is part of the Sandia Vista Shopping Center. All four corners of this intersection are dedicated to strong retailers servicing this centralized NE Heights location.

SPACES

Suite 3

SPACE CONDITION

Former Rent-A-Center

SPACE SIZE

4,879 SF

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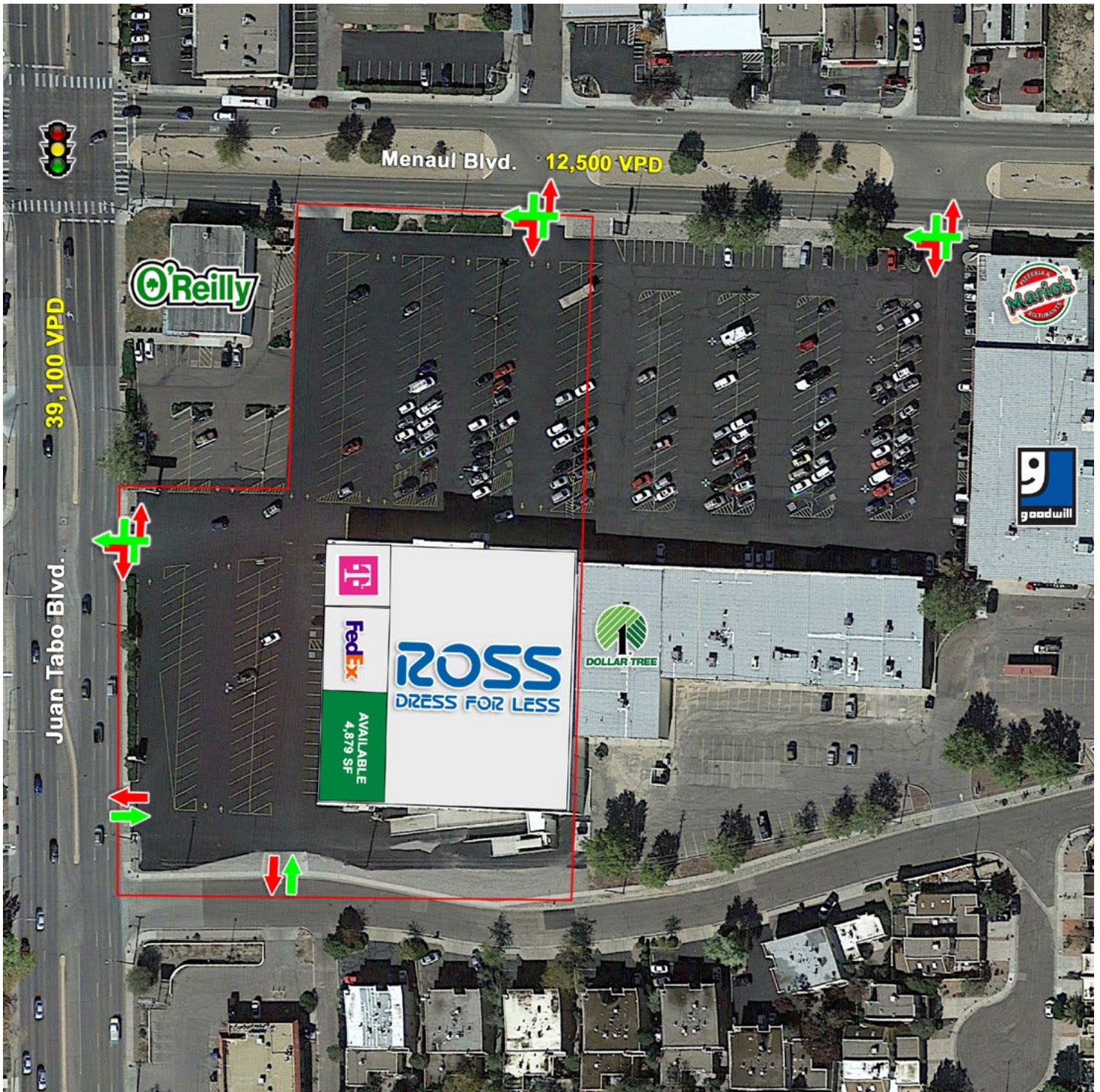
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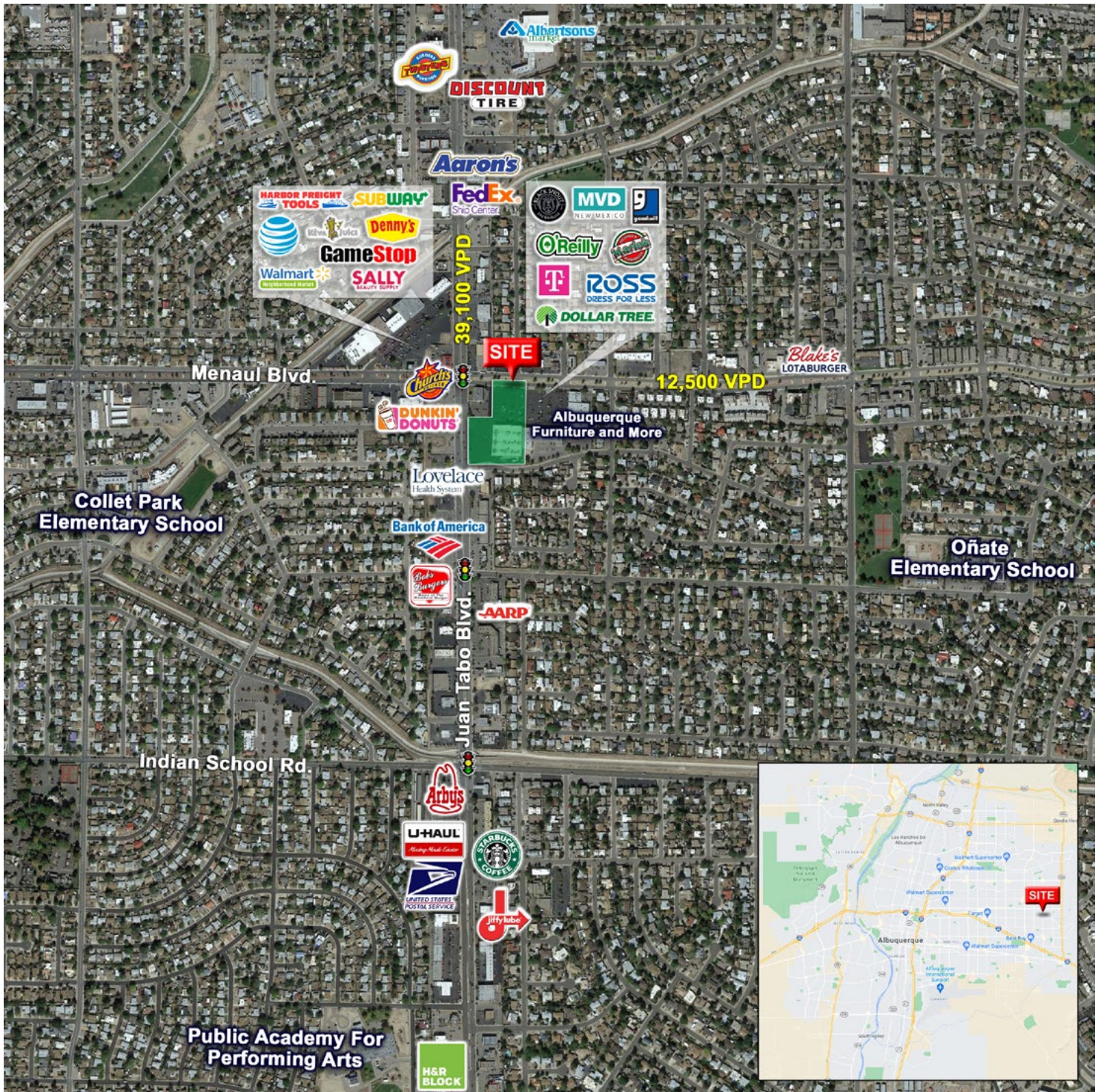
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