



**FOR
LEASE**

AVAILABLE SPACE

Anchor Space: 29926 – 63,740 SF
 Junior Anchor: 11,975 SF
 Suite 3: 1,181 SF
 Suite 6: 1,200 SF
 Suite 9: 3,262 SF

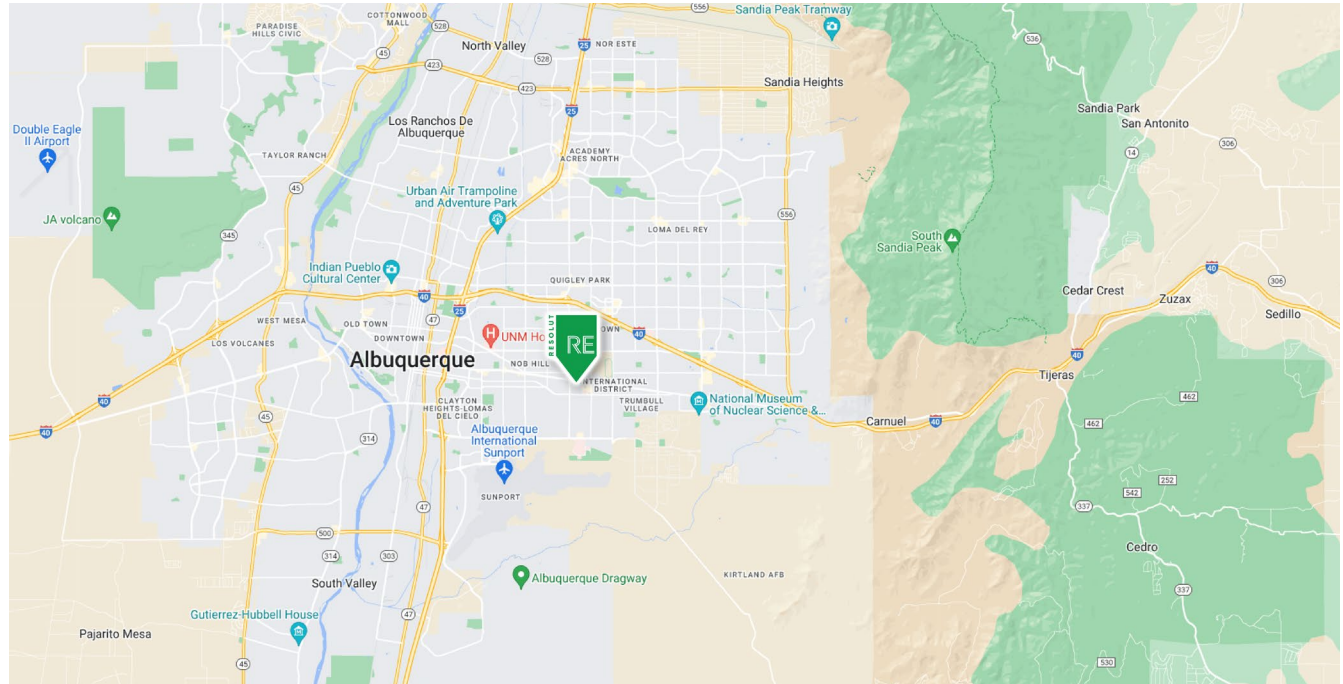
RATE
 Call for Pricing

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PROPERTY HIGHLIGHTS

- 160K SF, 13 Acre power center, just 3 minutes from Nob Hill
- On-site security guards day & night for 16 hours daily & nightly drive-by's
- Huge visibility at major commercial intersection (37,000 VPD)
- Established retail location with AutoZone Mega Hub, ABQ Crazy Liquidations, Wells Fargo, Little Caesar's, WingStop, MetroPCS, & more already present
- Opportunities for Anchor, Jr Anchor, inline shop space, restaurant, and pad sites
- Property recently received capital improvements (parking lot, lighting)



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2025

 **103,006**
POPULATION
3-MILE RADIUS

 **\$78,188.00**
AVG HH INCOME
3-MILE RADIUS

 **104,408**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
San Mateo Blvd: 20,191 VPD
Zuni Rd SE: 12,461 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

A retail site is considered prime when it is located on the hard corner of a major intersection, has great access, prominent monument signage and is offered at a low rate. Zuni Plaza comes with these great features and has great established Anchors like AutoZone MegaHub and ABQ Crazy Liquidations. The center has Anchor, Jr. Anchor, various inline shop spaces, a 2nd generation restaurant, and pad sites available. There is a huge opportunity here for retailers of all size looking for a prime location at the right price. This center is the closest major retail center to Nob Hill & Hiland submarkets.

PROPERTY OVERVIEW

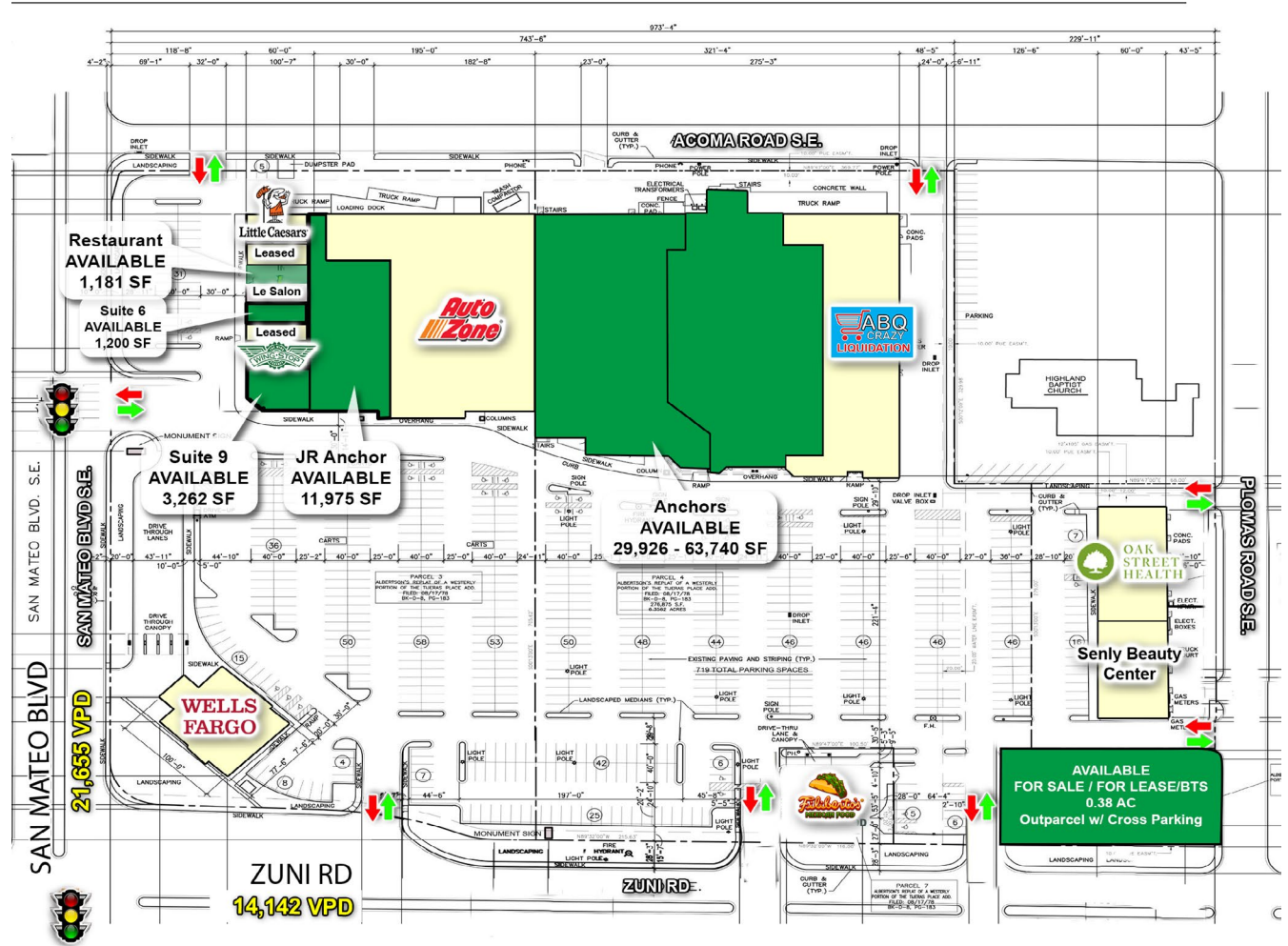
Lease Rate:	Call for Pricing
Available Spaces:	Anchor Space: 29,926 - 63,740 SF Junior Anchor: 11,975 SF Suite 3: 1,181 SF Suite 6: 1,200 SF Suite 9: 3,262 SF
Building Size:	160,000 SF
Lot Size:	13.51 AC
Year Built:	1980
Zoning:	MX-M / MX-H
Submarket:	Southeast Heights



AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Anchor Spaces	See Advisor	29,926-63,740 SF
Junior Anchor	\$12.00	11,975 SF
Suite 3 - Prior Restaurant	\$22.00	1,181 SF
Suite 6	\$18.00	1,200 SF
Suite 9 - End Cap	\$14.00	3,262 SF

SPACE	PRICE	SIZE (AC)
Pad Site For Sale / BTS	\$395,000	0.38 Acres with Cross Parking



ANCHOR SPACES - 29,926 - 63,740 SF



JR. ANCHOR DESIGN - 11,975 SF

Renderings of 11,975 SF Junior Anchor Space with an enhanced facade for San Mateo visibility

Junior Anchor - 11,975 SF



Suite 3 Prior Restuarant - 1,181 SF



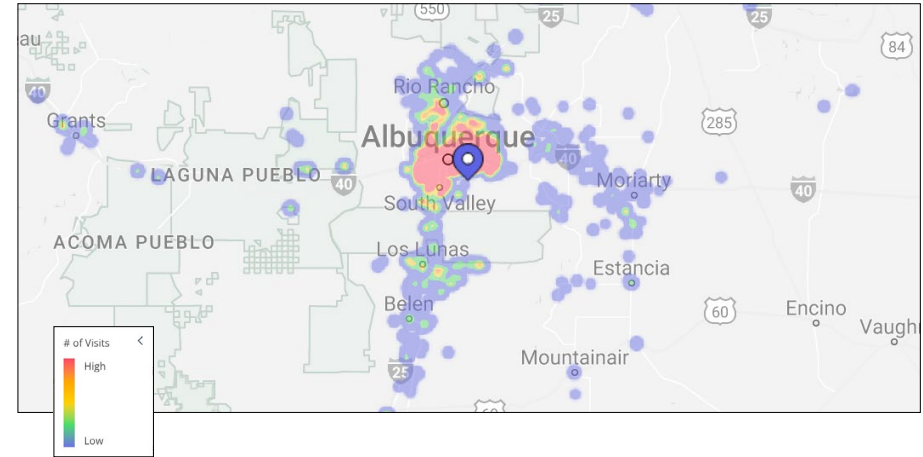
Suite 9 End Cap: 3,262 SF



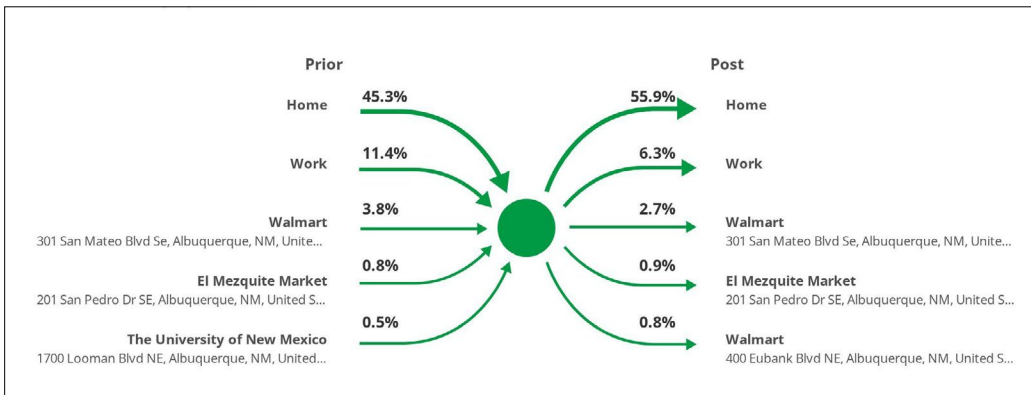
METRICS

Metrics			
Zuni Plaza Shopping Center 5555 Zuni Rd Se, Albuquerque, NM 87108			
Visits	652.9K	Visit Frequency	3.12
Visitors	209.4K	Avg. Dwell Time	38 min
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			

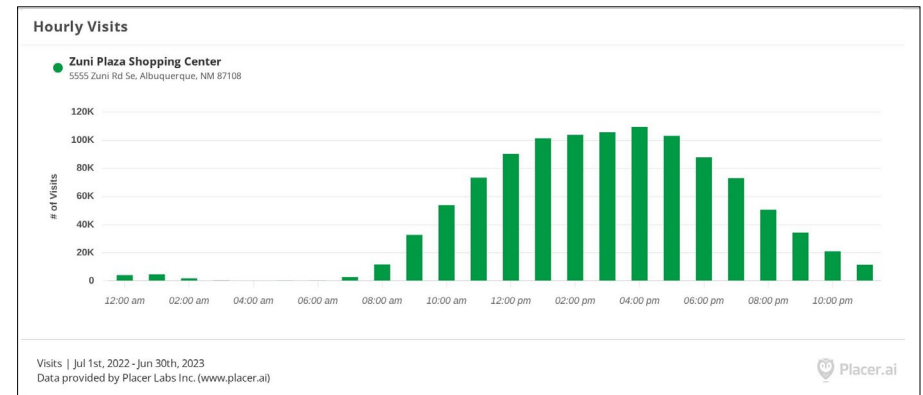
TRADE AREA HEAT MAP

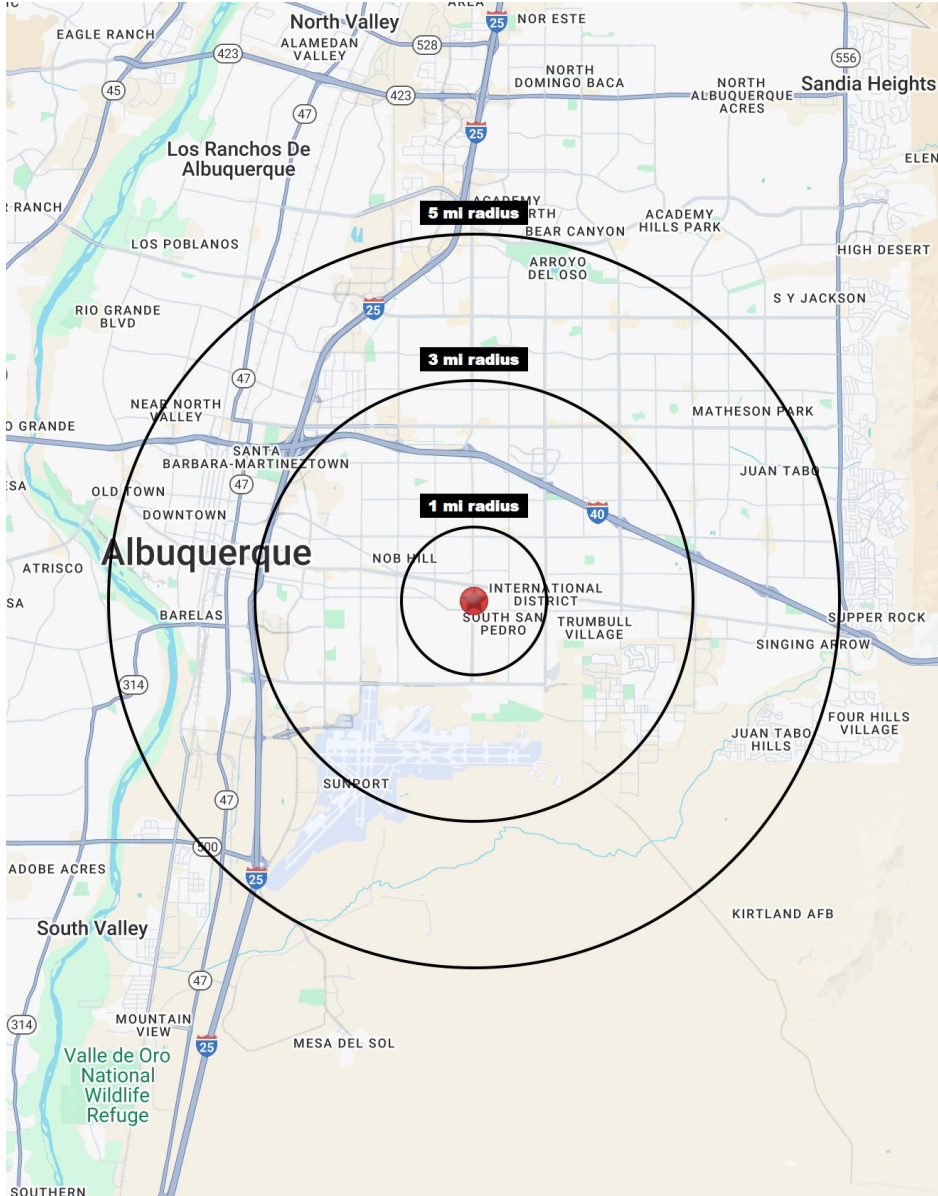


CUSTOMER JOURNEY ROUTES



HOURLY VISITS





5555 Zuni Rd SE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	17,578	103,209	243,420
2029 Projected Population	17,263	101,055	238,143
2020 Census Population	17,275	103,372	243,737
2010 Census Population	17,335	104,522	242,609
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2024	-	-	-
2024 Median Age	41.0	37.5	37.9
Households			
2024 Estimated Households	9,229	48,019	112,524
2029 Projected Households	9,110	47,183	110,531
2020 Census Households	8,963	46,979	110,226
2010 Census Households	8,780	46,271	106,335
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.4%
Historical Annual Growth 2010 to 2024	0.4%	0.3%	0.4%
Race and Ethnicity			
2024 Estimated White	54.0%	53.8%	54.2%
2024 Estimated Black or African American	5.9%	5.1%	4.9%
2024 Estimated Asian or Pacific Islander	2.8%	3.7%	3.6%
2024 Estimated American Indian or Native Alaskan	6.6%	5.7%	5.6%
2024 Estimated Other Races	30.7%	31.7%	31.7%
2024 Estimated Hispanic	43.2%	45.2%	46.4%
Income			
2024 Estimated Average Household Income	\$73,191	\$79,027	\$80,279
2024 Estimated Median Household Income	\$52,206	\$57,391	\$58,594
2024 Estimated Per Capita Income	\$38,760	\$37,298	\$37,435
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	4.1%	4.5%	3.8%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	5.9%	5.8%
2024 Estimated High School Graduate	22.9%	22.2%	22.2%
2024 Estimated Some College	21.5%	19.2%	21.9%
2024 Estimated Associates Degree Only	7.0%	8.4%	9.3%
2024 Estimated Bachelors Degree Only	19.5%	20.7%	20.3%
2024 Estimated Graduate Degree	19.7%	19.1%	16.8%
Business			
2024 Estimated Total Businesses	1,561	8,207	19,743
2024 Estimated Total Employees	8,668	73,378	171,531
2024 Estimated Employee Population per Business	5.6	8.9	8.7
2024 Estimated Residential Population per Business	11.3	12.6	12.3

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