

CALL FOR MORE INFORMATION



FOR LEASE

Starting at \$18.00 PSF  
\*NNNs \$4.94 PSF

\*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,200 - 3,600 SF

PROPERTY HIGHLIGHTS

- Join the Canteen Brewery at this iconic location in the Foothills
- Located at a signalized hard corner - going to work side
- Creative local landlord opportunities for enhanced facade & redeveloped features
- Great signage and exposure to over 32,000 cars per day
- Ideally located near I-40 for residents of the NE Heights & the East Mountains

TRAFFIC COUNT

Tramway: 31,601 VPD  
(Sites USA 2024)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



76,865  
2024 POPULATION  
3 MILE RADIUS



41,069  
2024 DAYTIME POPULATION  
3 MILE RADIUS



\$99,672  
2024 AVERAGE INCOME  
3 MILE RADIUS



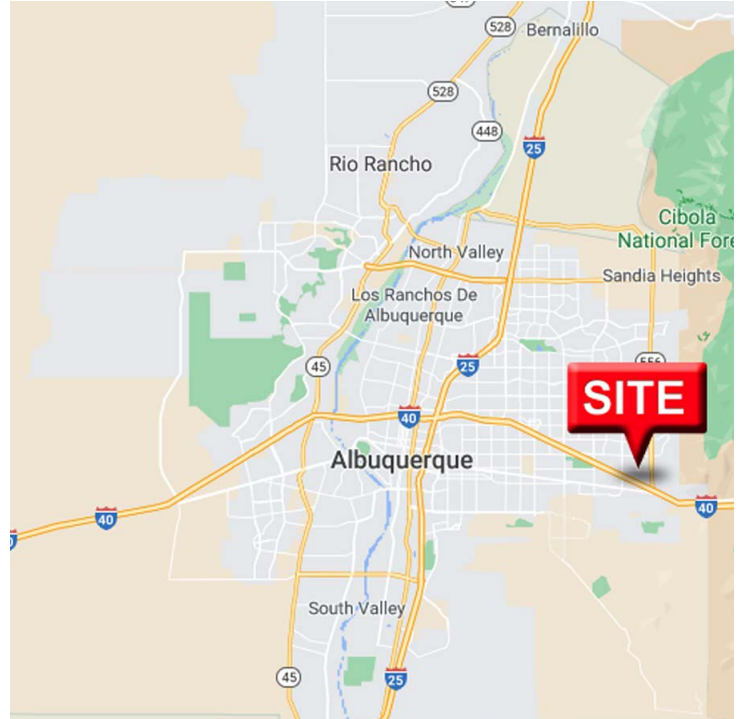
31,601 VPD  
TRAMWAY

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## PROPERTY OVERVIEW

Lease Rate	Starting at \$18.00 PSF
NNN Estimate:	\$4.94 PSF
Available SF:	1,200 - 3,600 SF
Building Size:	20,000 SF
Lot Size:	2.05 Acres
Zoning:	MX-L
Submarket:	NE Heights
Parking Ratio:	5:1
Parking Spaces:	97 Spaces
Traffic:	32,502 VPD

## PROPERTY OVERVIEW

Canyon Plaza is a 20,000 SF neighborhood retail strip center found just north of I-40 on Tramway Blvd. The property is made up of 13 retail and service-based tenants and was made a popular NE Heights destination by Canteen Brewhouse in 2016. Canyon Plaza features exposure to 30,000 cars per day on Tramway Blvd, has a large monument sign featuring all current tenants and has parking on all sides to accommodate this active center. Rates start at \$18 PSF and local ownership is excited to find creative ways to improve and enhance the property, similar to Canteen Brewhouse, that benefits both tenant sales and the rent and overall look of the property.

## LOCATION OVERVIEW

The NE Heights submarket, and Tramway specifically, is known for its dense residential neighborhoods and for higher demographics found in other parts of the city, but oftentimes is overlooked for commercial uses. Canyon Plaza is one of few existing retail centers that services this area that encompasses the NE Heights, Four Hills and the East Mountain communities. This location is frequented for customers headed to and from work and is highly accessible for pedestrians and bikers alike.

## SPACES

Suite 109-111  
Suite 114  
Suite 115

## SPACE CONDITION

Shell Condition  
Retail  
End-Cap Retail w/Pickup Window

## SPACE SIZE

1,200 - 3,600 SF  
1,700 SF\*  
1,238 SF\*

*\*Note: Suites can be combined up to 2,938 SF*

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# Canyon Plaza

SWC OF TRAMWAY AND CLOUDVIEW  
417 TRAMWAY BLVD NE  
ALBUQUERQUE, NM 8713



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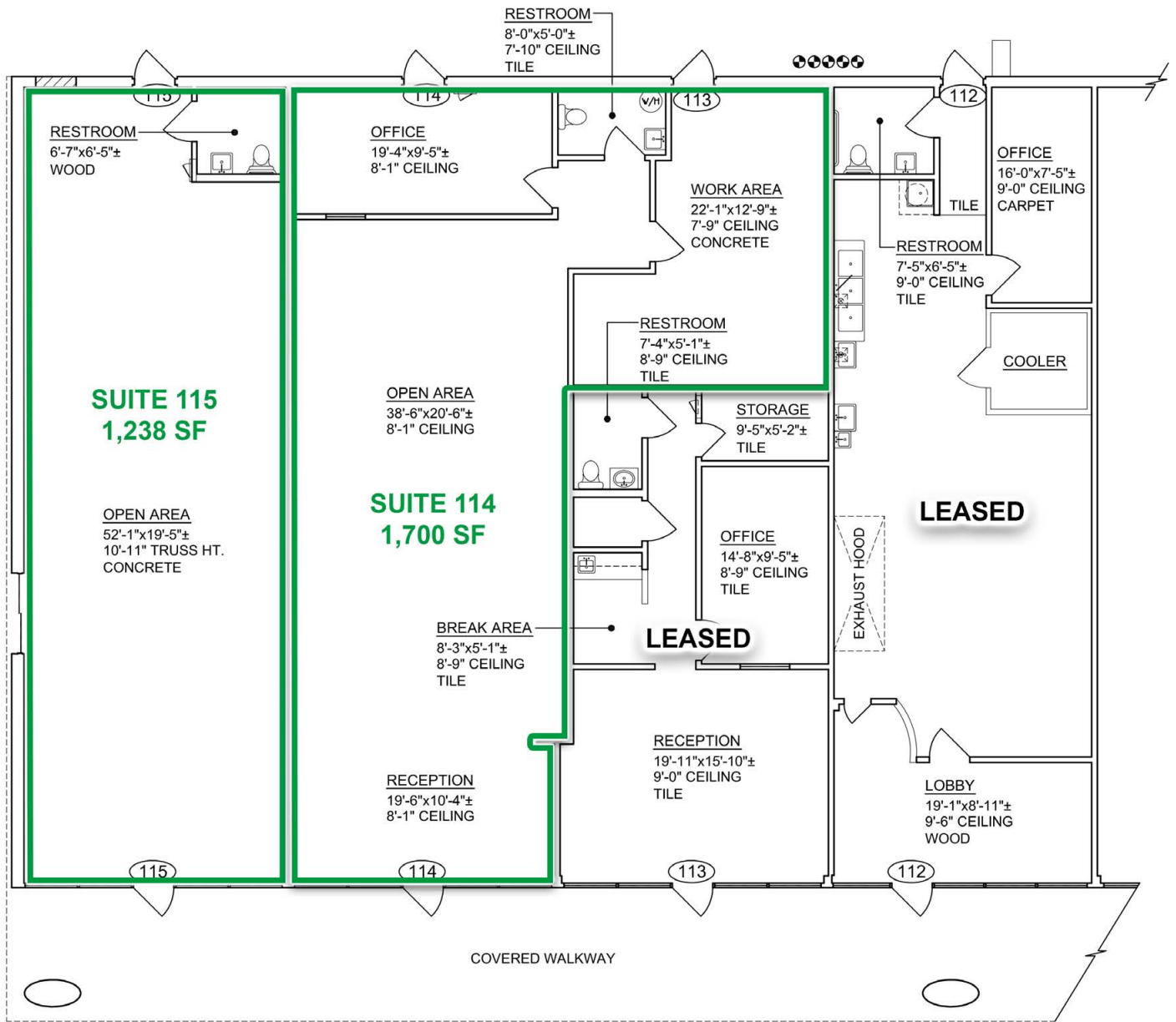
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CANYON PLAZA, SUITES 112 THRU 115

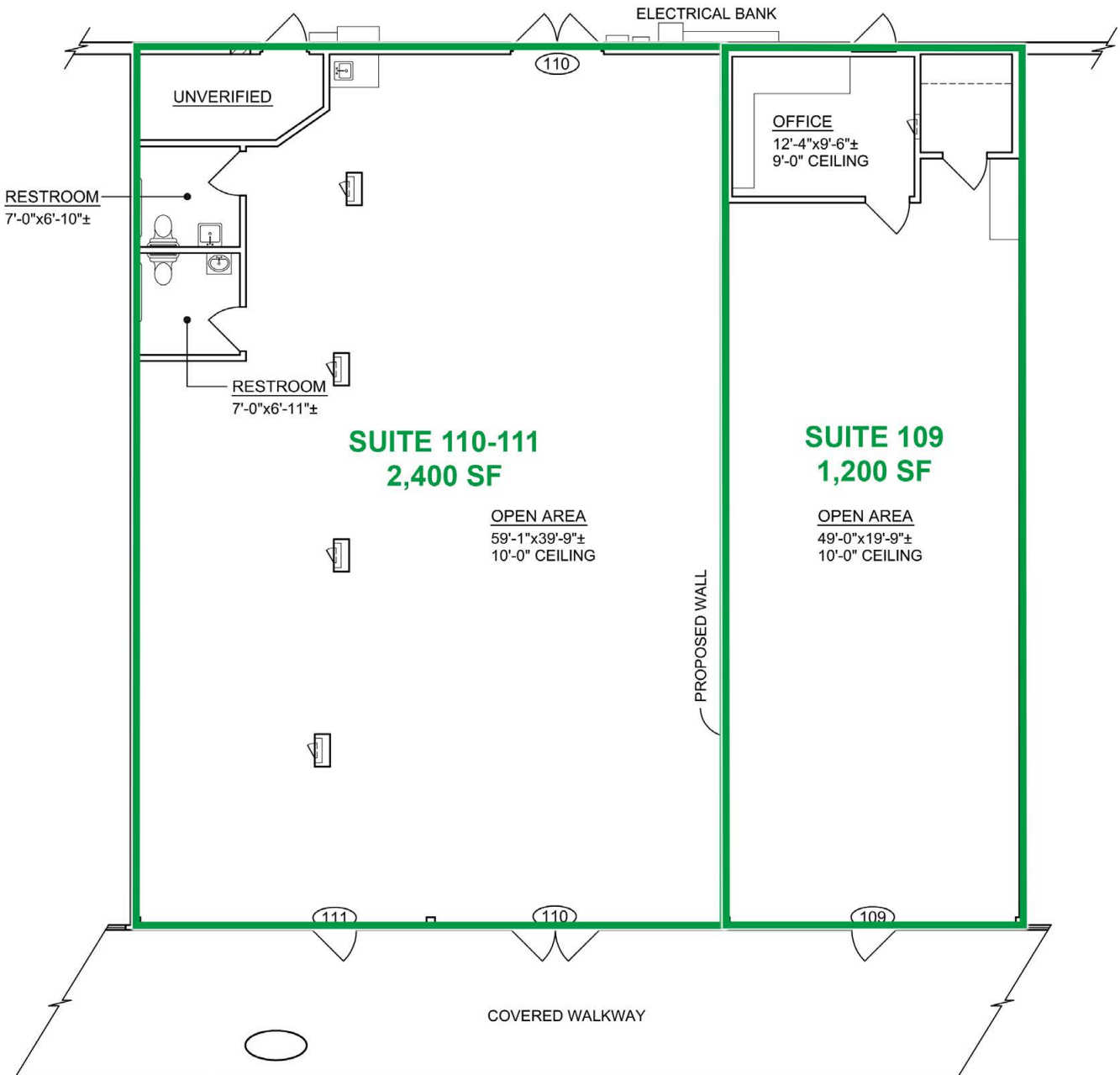
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## SUITE 114



## SUITE 115



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