



ZUNI RETAIL PAD

SEC ZUNI & SAN MATEO

5555 Zuni Rd SE Parcel 6, Albuquerque, NM 87108



FOR LEASE

AVAILABLE LAND
0.38 Acres with
Crossing Parking

RATE
\$395,000

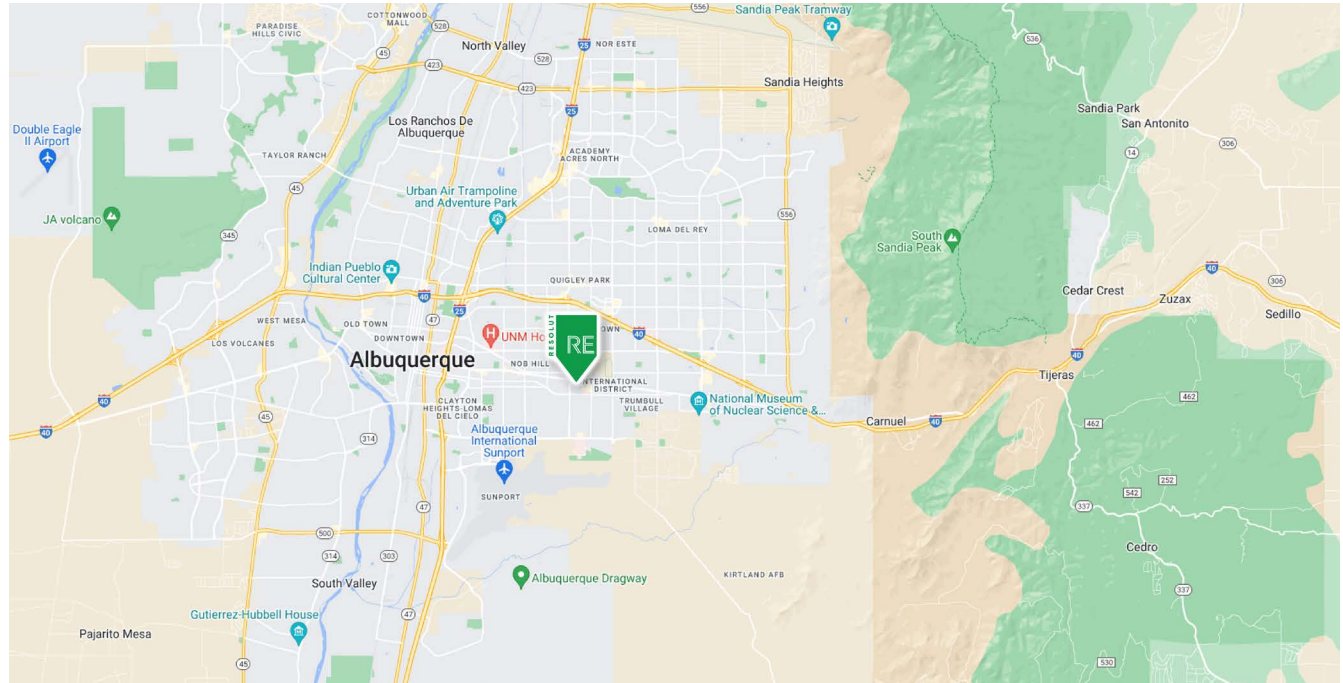
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PROPERTY HIGHLIGHTS

- Part of 160K SF power center
- Additional San Mateo pylon signage available
- Seller will provide Cross-Parking agreement
- Build-to-suit options available
- Adjacent restaurants report strong sales
- 15' monument sign included



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



101,806
POPULATION
3-MILE RADIUS



\$74,329.00
AVG HH INCOME
3-MILE RADIUS



104,208
DAYTIME POPULATION
3-MILE RADIUS



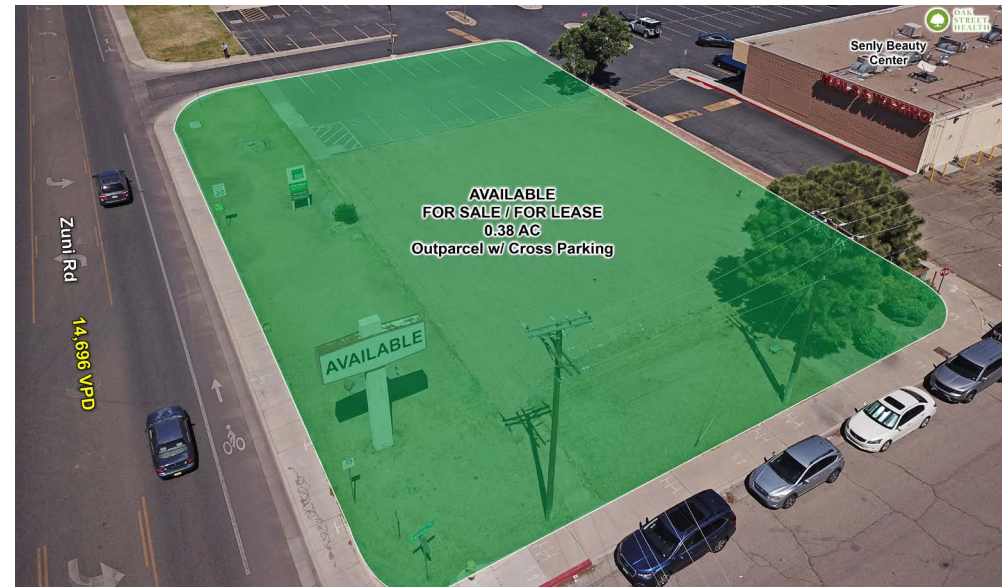
TRAFFIC COUNTS
San Mateo Blvd: 22,478 VPD
Zuni Rd SE: 14,696 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

This 0.38 Acre Retail Pad is a part of a larger shopping center at Zuni & San Mateo (Zuni Plaza). The intersection boasts over 37,000 VPD. The Zuni/Lead-Coal thoroughfare has become more important with ART traffic clogging up Central Ave. This property was a former Restaurant that has been demolished. Landlord will build-to-suit for the right term and tenant. Landlord will also sell the pad site to a developer or user. The owner will also grant cross access and cross parking agreements to accommodate drive-thru or larger concepts. The adjacent franchise restaurant boasts strong sales figures.

PROPERTY OVERVIEW

Price:	\$395,000
Size:	0.38 AC with Cross Parking
Access:	Left In / Left Out
Signage:	15' Monument Sign
Zoning:	MX-M / MX-H
Submarket:	Southeast Heights

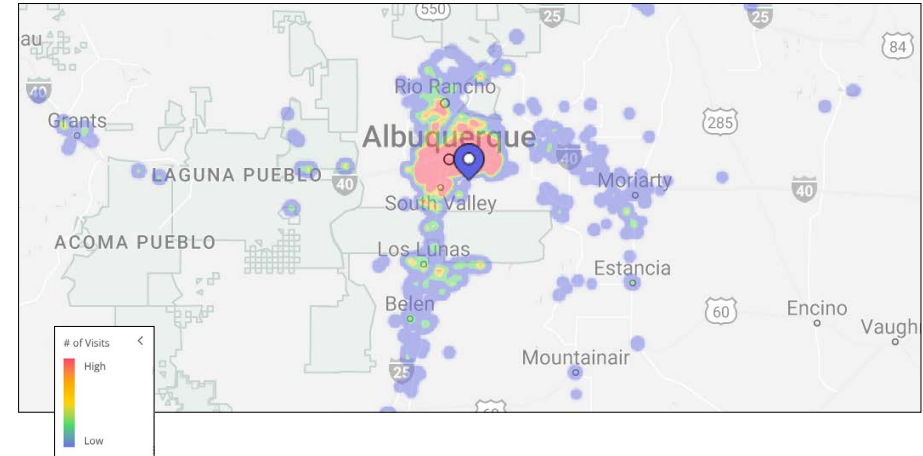




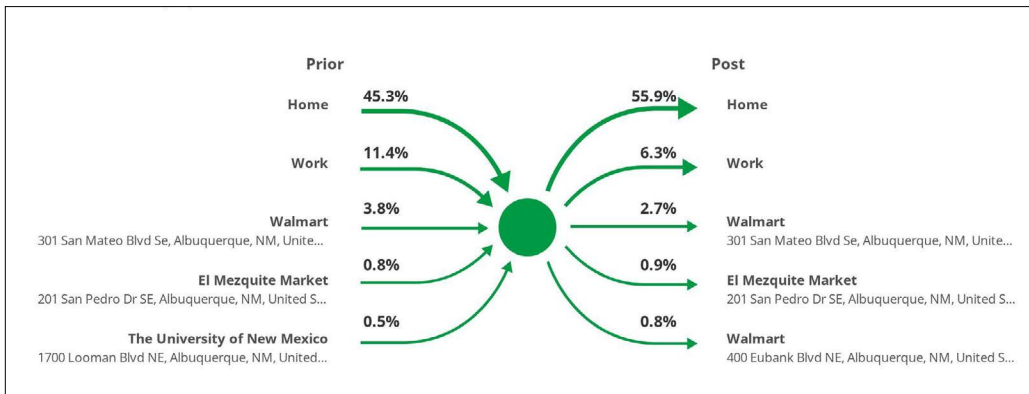
METRICS

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)			

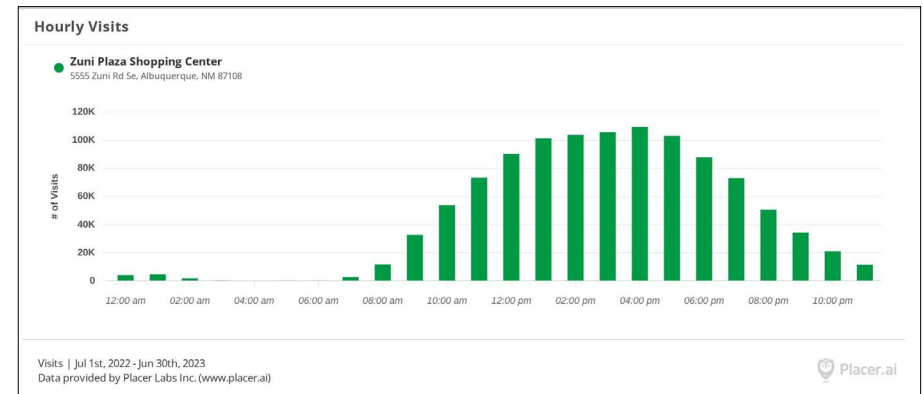
TRADE AREA HEAT MAP



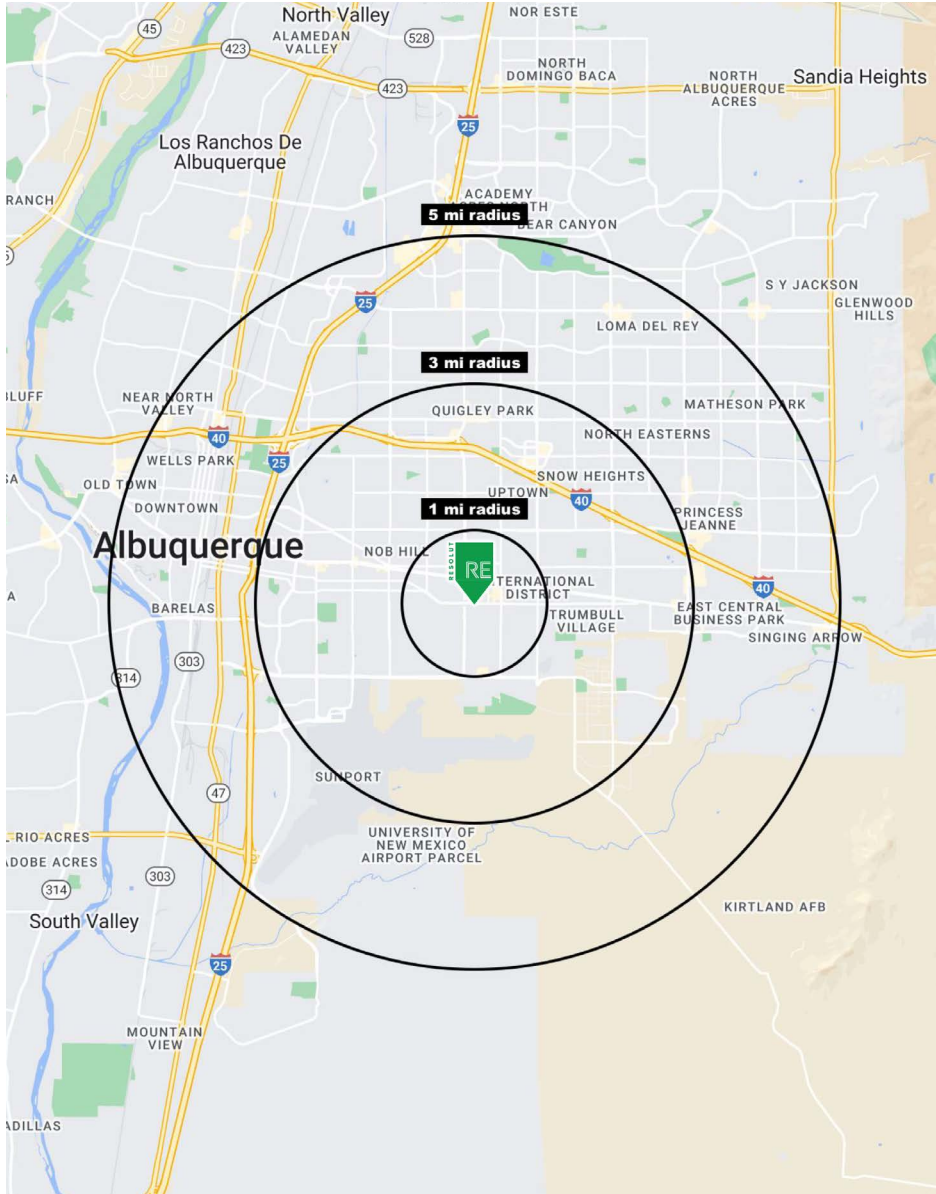
CUSTOMER JOURNEY ROUTES



HOURLY VISITS

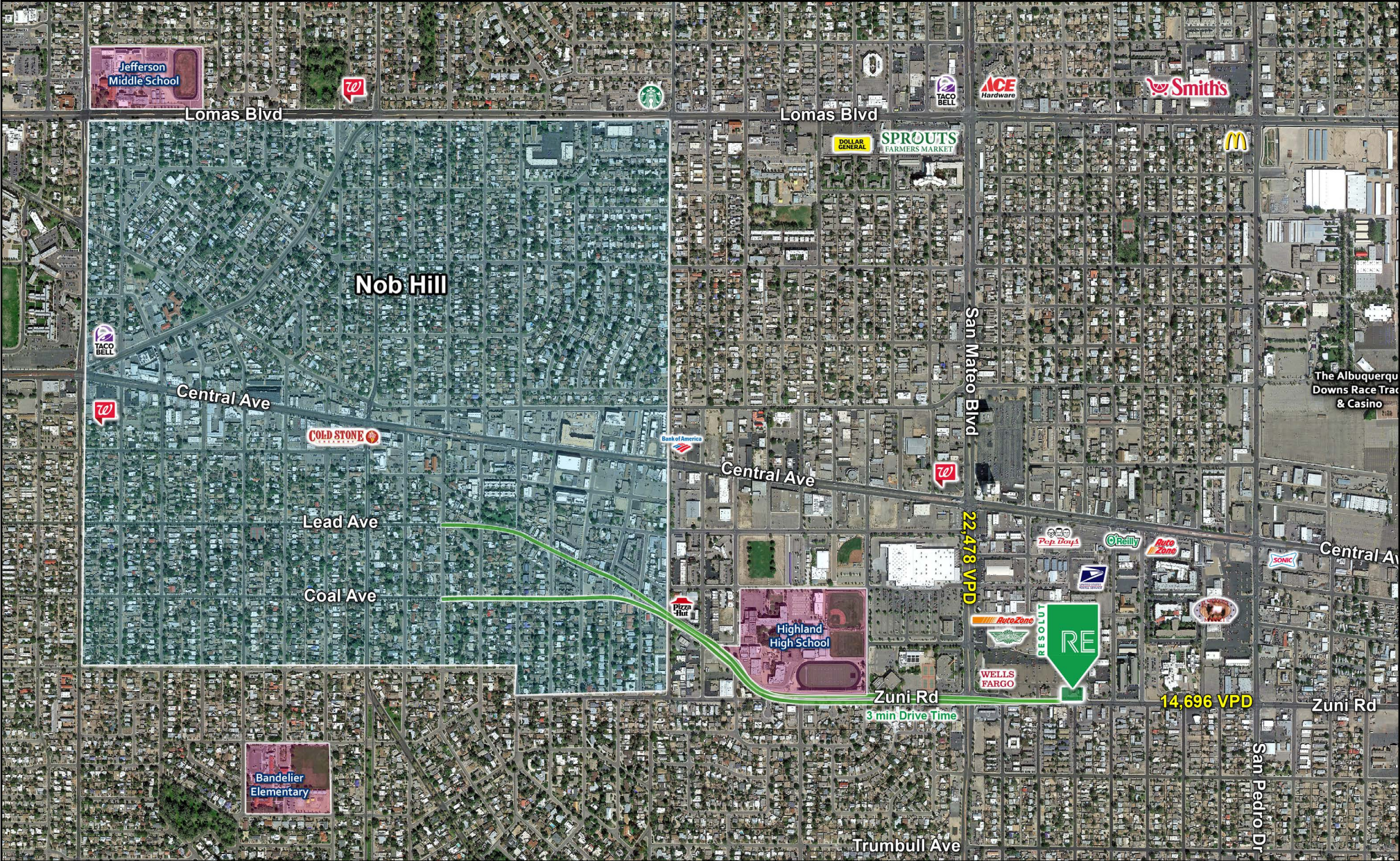


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5555 Zuni Rd SE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,799	101,806	239,145
2028 Projected Population	17,760	100,717	238,841
2020 Census Population	17,889	102,193	240,673
2010 Census Population	17,921	103,415	239,639
Projected Annual Growth 2023 to 2028	-	-0.2%	-
Historical Annual Growth 2010 to 2023	-	-0.1%	-
2023 Median Age	40.3	37.2	38.1
Households			
2023 Estimated Households	9,141	46,704	109,519
2028 Projected Households	9,215	46,699	110,713
2020 Census Households	9,067	46,397	108,939
2010 Census Households	8,902	45,691	105,194
Projected Annual Growth 2023 to 2028	0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	52.6%	52.8%	53.9%
2023 Estimated Black or African American	5.9%	5.0%	4.9%
2023 Estimated Asian or Pacific Islander	2.8%	5.6%	4.5%
2023 Estimated American Indian or Native Alaskan	6.9%	5.4%	5.5%
2023 Estimated Other Races	31.8%	31.2%	31.2%
2023 Estimated Hispanic	45.3%	44.1%	45.8%
Income			
2023 Estimated Average Household Income	\$64,347	\$74,329	\$77,132
2023 Estimated Median Household Income	\$46,911	\$55,959	\$58,414
2023 Estimated Per Capita Income	\$33,399	\$34,590	\$35,633
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.5%	3.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.9%	6.1%
2023 Estimated High School Graduate	22.2%	21.6%	22.4%
2023 Estimated Some College	25.3%	20.7%	22.9%
2023 Estimated Associates Degree Only	6.5%	8.0%	9.0%
2023 Estimated Bachelors Degree Only	18.5%	19.6%	19.0%
2023 Estimated Graduate Degree	18.0%	19.6%	16.8%
Business			
2023 Estimated Total Businesses	1,536	7,851	19,235
2023 Estimated Total Employees	8,531	70,650	165,309
2023 Estimated Employee Population per Business	5.6	9.0	8.6
2023 Estimated Residential Population per Business	11.6	13.0	12.4

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