

**ABQ**  
Golf And  
GAMES

# ***NORTHEAST RETAIL FOR SUBLEASE***

1016 Juan Tabo Boulevard Northeast  
Suite F  
Albuquerque, NM

LOADING  
ZONE  
FOR PROPERTY  
MANAGEMENT USES  
CALL  
1-866-222-7888  
← RAMP →  
VEHICLES OF OTHER TYPES  
NOT ALLOWED

ARCADE

# AVAILABILITY SUMMARY

Northeast Retail for Sublease  
1016 Juan Tabo Boulevard Northeast, Albuquerque, N | Albuquerque, NM



## Opportunity Details

Ceilings:	10 Foot
Lease Rate:	\$4,416.00 per month
NNN:	Yes
Price / SF:	\$10.00
Signage:	Facade & Monument
Traffic Count:	36,375
Year Built:	1980
Zoning:	MX-L

- Updated kitchenette with three compartment sink and vent.
- Excellent parking availability
- Full circulation access from Juan Tabo
- ±36,375 Cars passing per day
- Highly visible monument and facade signage
- Strong co-tenants in shopping center

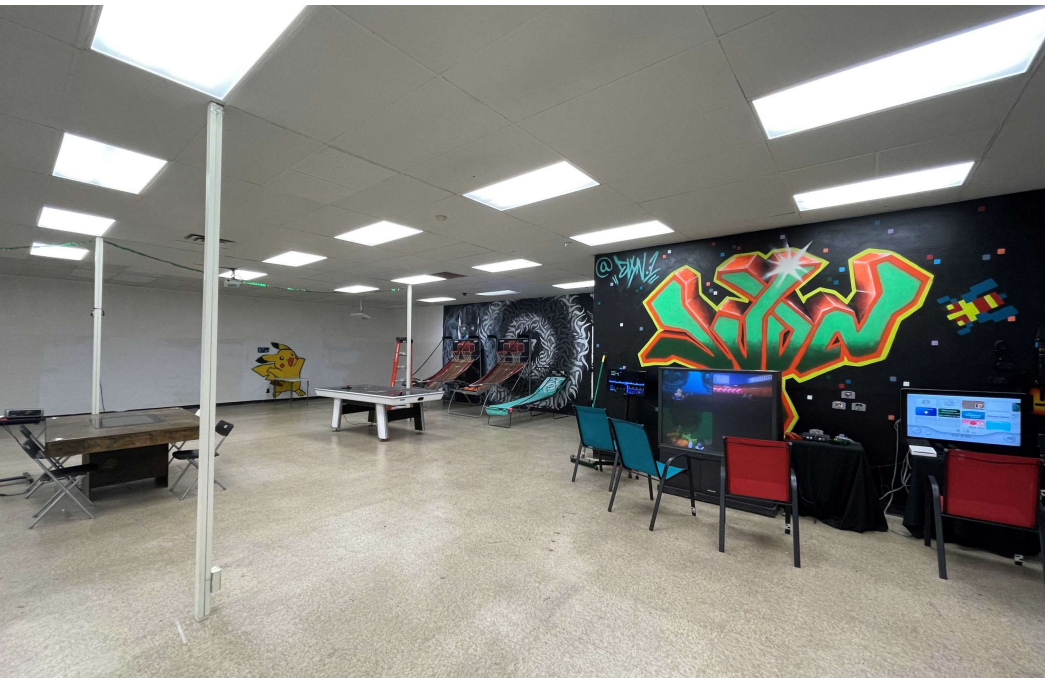
## Suite Available

Suite	Size	Rate
Suite F	5,300	\$10.00 /sf/year



# PROPERTY PHOTOS

Northeast Retail for Sublease  
1016 Juan Tabo Boulevard Northeast, Albuquerque, N | Albuquerque, NM



ISAAC ROMERO, CCIM  
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# PROPERTY PHOTOS

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# REGIONAL MAP

Northeast Retail for Sublease  
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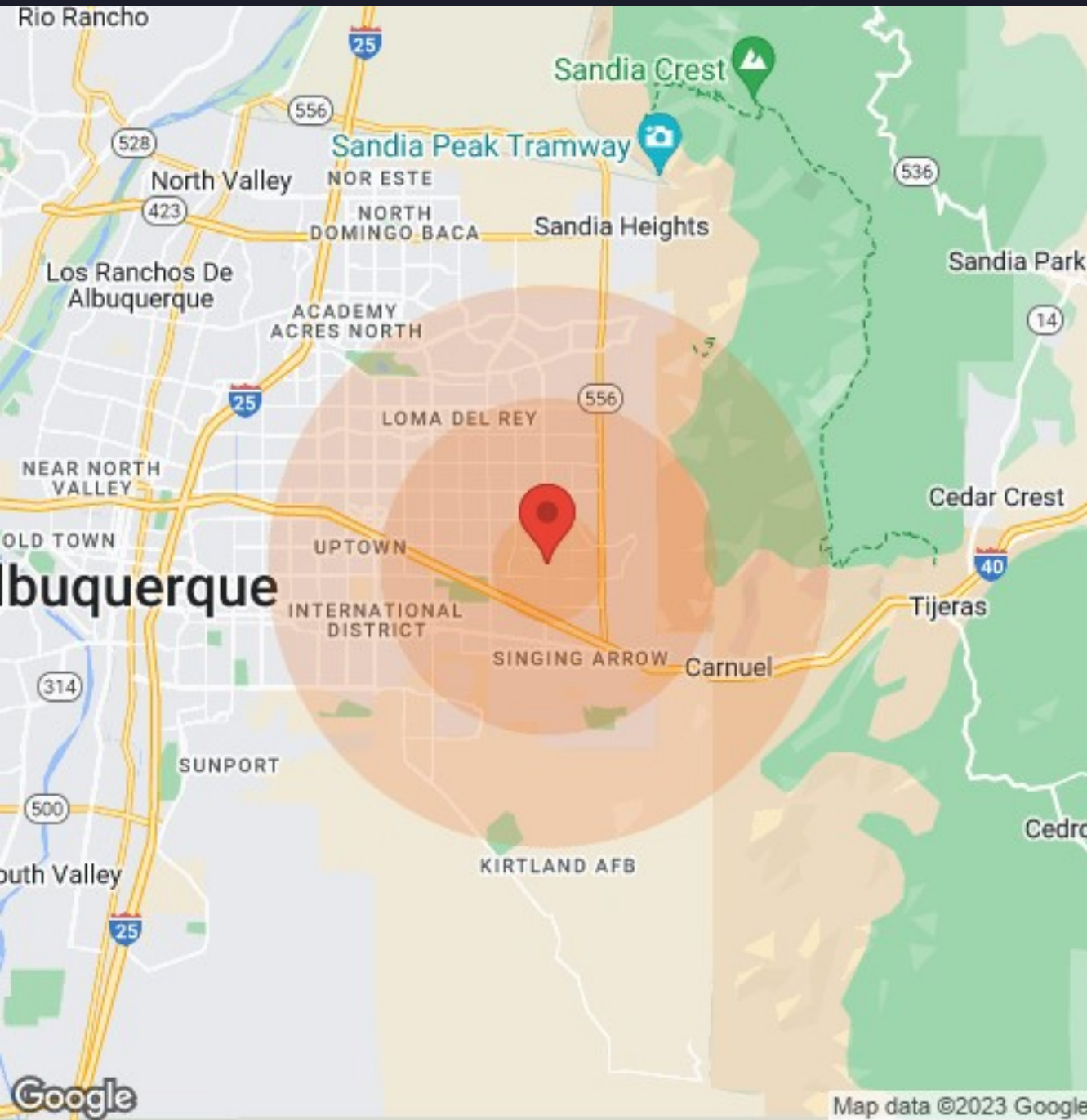
# LOCATION MAPS

Northeast Retail for Sublease  
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# DEMOGRAPHICS

Northeast Retail for Sublease  
1016 Juan Tabo Boulevard Northeast, Albuquerque, N | Albuquerque, NM



Population	1 Mile	3 Miles	5 Miles
Male	9,341	63,968	116,397
Female	10,147	66,753	122,946
Total Population	19,488	130,721	239,343

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,808	25,037	42,742
Ages 15-24	2,502	16,542	27,768
Ages 55-64	2,270	15,832	30,759
Ages 65+	2,845	21,832	43,359

Race	1 Mile	3 Miles	5 Miles
White	14,899	99,973	186,056
Black	594	3,537	6,409
Am In/AK Nat	748	4,463	8,792
Hawaiian	N/A	40	50
Hispanic	8,328	52,136	88,798
Multi-Racial	5,948	39,932	67,054

Income	1 Mile	3 Miles	5 Miles
Median	\$36,768	\$43,601	\$45,444
< \$15,000	1,757	9,082	16,956
\$15,000-\$24,999	1,139	6,783	12,529
\$25,000-\$34,999	1,030	7,157	14,050
\$35,000-\$49,999	1,353	8,121	15,497
\$50,000-\$74,999	1,635	10,055	19,019
\$75,000-\$99,999	792	6,116	11,703
\$100,000-\$149,999	521	5,277	10,573
\$150,000-\$199,999	130	1,669	3,865
> \$200,000	14	983	2,713

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,064	59,586	116,047
Occupied	8,607	56,033	108,934
Owner Occupied	4,775	33,144	60,209
Renter Occupied	3,832	22,889	48,725
Vacant	457	3,553	7,113



**ISAAC ROMERO, CCIM**

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Isaac Romero is an Executive Advisor with ROC Real Estate Partners, a commercial real estate brokerage based in Albuquerque, New Mexico. He has a BBA from the University of New Mexico and earned his CCIM designation in 2022. Isaac became a licensed broker in 2018 and has since built a successful career in commercial real estate. He has purchased two apartment buildings, and has a wealth of experience in budget analysis, policy development, and real estate brokerage.

Prior to his career in real estate, Isaac worked as a Fiscal Analyst for the Legislative Finance Committee for the State of New Mexico. In this role, he was responsible for analyzing agency budgets and making recommendations for budget and policy improvements. He worked with a range of agencies, including the Department of Finance and Administration, Taxation and Revenue Department, and the Office of the State Auditor.

Isaac has been active in several professional organizations throughout his career. He has served on the New Mexico Association of Realtors (NMAR) Legislative Committee since 2019, and has been a Realtor Political Action Committee (RPAC) trustee since 2020. He has also held leadership positions with the New Mexico Chapter of the Certified Commercial Investment Member (CCIM) and the Leasing Information Network (LIN) Committee of the Commercial Association of Realtors (CARNM). In addition to his real estate expertise, Isaac is also a licensed drone pilot. He is dedicated to staying up-to-date on industry trends and best practices, and is committed to helping his clients succeed in their real estate endeavors.