

Isleta Blvd.

Del Sur Dr.

The Green House

Available
±900 SF

Available
±1,100 SF

Available
±6,596 SF

JJ's Garden Supply

WASH TUB
LAUNDROMAT



LEASE

Rio Bravo Shopping Center

1698 RIO BRAVO BLVD. SW
Albuquerque, NM 87105

PRESENTED BY:

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Rio Bravo Blvd. SW



PROPERTY SUMMARY



OFFERING SUMMARY

BASE RATE:	\$9 to \$18.00 PSF
ESTIMATED TRIPLE NETS	\$4.40 PSF
BUILDING SIZE:	22,190 SF
AVAILABLE SF:	900 - 8,596 SF
LOT SIZE:	2.706 Acres
ZONING:	SU-1
MARKET:	Albuquerque

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PROPERTY OVERVIEW

The Isleta Blvd at Rio Bravo Blvd intersection is a key support intersection for the surrounding area. Rio Bravo Shopping Center (subject property), Walgreens, Albertson's, McDonald's, medical offices, and schools are positioned along these two roads. Rio Bravo connects to I-25 (east) and to Coors Blvd (west). Isleta connects to downtown Albuquerque (north) and communities south to the Isleta Pueblo.

PROPERTY HIGHLIGHTS

- Excellent visibility
- Pylon signage
- Full access along Rio Bravo and Isleta Blvd
- Shared access/circulation with McDonald's
- Ample parking, over 114 spaces

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2

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RETAILER MAPS



Site

LOCATION OVERVIEW

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data
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LOCATION MAP



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SITE PLAN

Available

- Suite I ±900 SF
- Suite J ± 1,100 SF
- Suite L ± 6,596 SF
- Contiguous SF ±8,596 SF

Suite L ± 6,596 SF

Suite I ± 900 SF

Suite J ± 1,100 SF

Rio Bravo Blvd. 19,241 VPD



Monument Sign

Shared access w/McDonald's



(not a part)



Del Sur Drive

The Green House

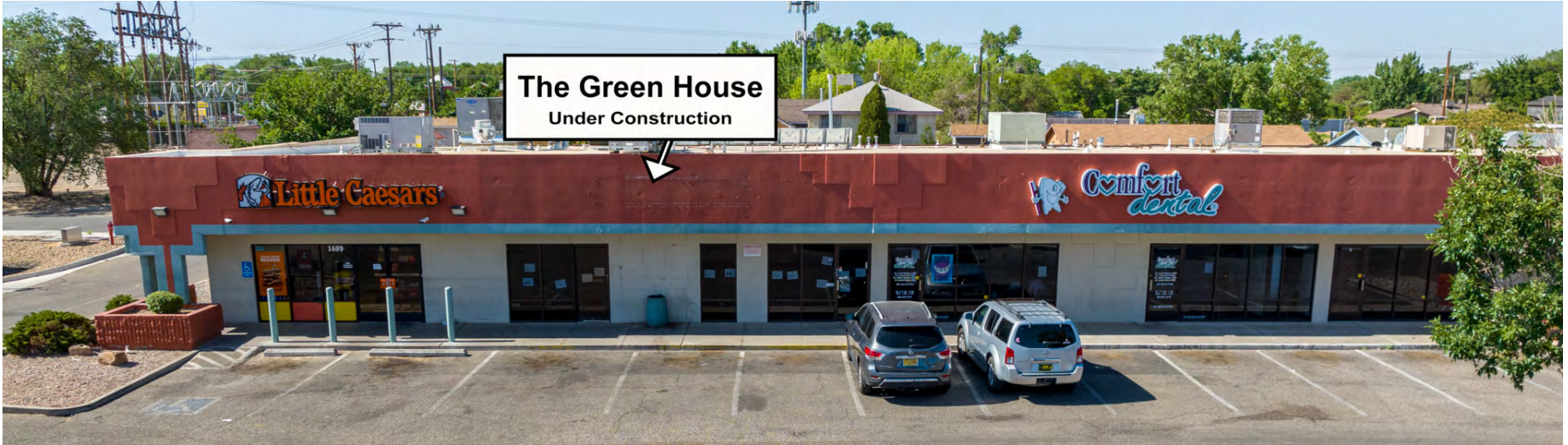


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SUITE B & C



**CLICK HERE TO WATCH
THE DRONE VIDEO**

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DEMOGRAPHICS MAP & REPORT

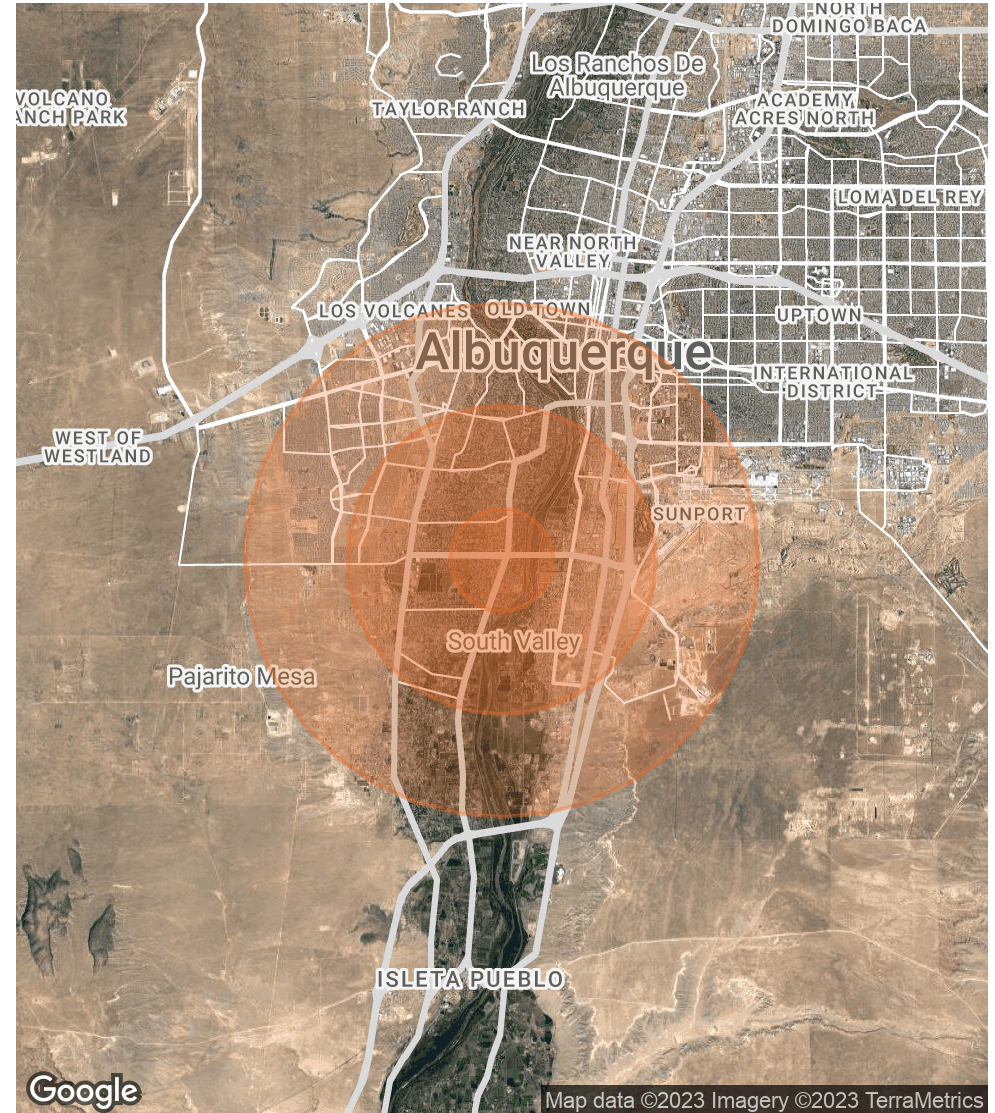
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,239	45,112	149,557
AVERAGE AGE	34.5	32.6	31.4
AVERAGE AGE (MALE)	33.9	31.5	30.4
AVERAGE AGE (FEMALE)	34.0	33.4	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,172	14,880	50,947
# OF PERSONS PER HH	2.9	3.0	2.9
AVERAGE HH INCOME	\$45,578	\$45,722	\$45,556
AVERAGE HOUSE VALUE	\$122,814	\$133,175	\$141,138

* Demographic data derived from 2020 ACS - US Census



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