

FOR LEASE

Far Northeast Heights Retail Space | \$18 - \$22/SF/YR



SANDIA HEIGHTS VILLAGE
IN A HIGH-INCOME AREA

OFFERING MEMORANDUM
12700 SAN RAFAEL AVE NE ALBUQUERQUE, NM 87122

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A360CAPITAL
REAL ESTATE & BUSINESS ADVISORY

12700 SAN RAFAEL AVE NE ALBUQUERQUE, NM 87122

AVAILABLE

Suite 1: ±1,068 SF

- **Restaurant Buildout**
- \$2,314/mo (NNN)

Suite 5&6: ±3,239 SF

- **Office/Retail Buildout**
- \$5,938/mo (NNN)

Suite 7: ±1,266 SF

- **Turn-Key Yoga/Pilates Studio**
- \$2,743/mo (NNN)





INVESTMENT HIGHLIGHTS

- On a high-traffic corridor with more than 21,000 cars per day
- Highest income demographic area in Albuquerque
- Perfect for salon, restaurant, jeweler, and more
- 4.9 : 1000 parking ratio
- Large monument sign available
- TI package available for restaurants
- Zoning: C-1, Bernalillo County

DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
Populations	6,584	54,040	145,213
Consumer Spending	\$143K	\$943K	\$2.2M
Median Household Income	\$150K	\$108K	\$81K
2024 Household	3,063	24,034	64,354
Avg Household Size	2.1	2.2	2.2



SITE AND MONUMENT SIGN



SANDIA HEIGHTS VILLAGE

YOUR SIGN HERE YOUR SIGN HERE

NAIL BAR
MESH



HAIR STUDIO
MESH

 **State Farm**

IRU
PHOTOGRAPHY

 THE ACADEMY OF
CANINE EXCELLENCE

 SANDIA HEIGHTS
HOMEOWNERS ASSOCIATION

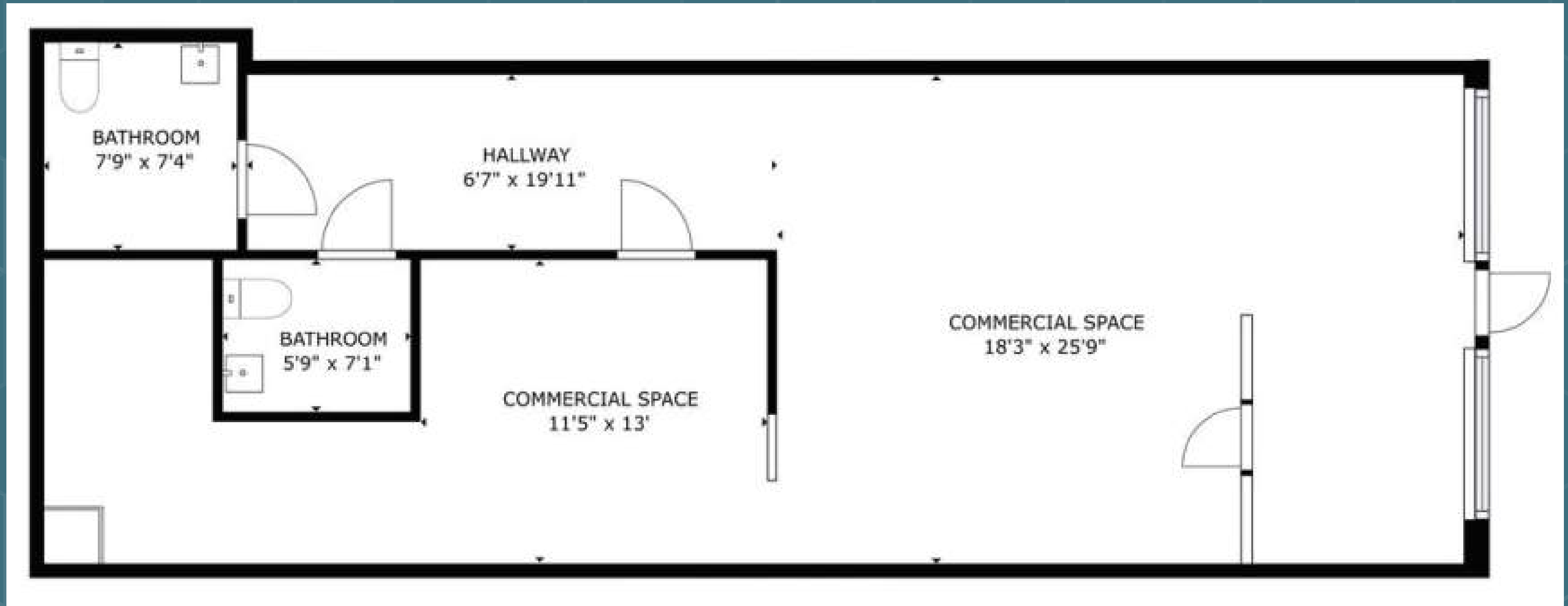
THE CRANE PILATES

 JUNIPER RIDGE DESIGNS, LLC

YOUR SIGN HERE

SUITE 1: FLOOR PLAN

FORMER SUBWAY IN HIGH VISIBILITY ENDCAP SUITE



Suite 1: ±1,068 SF

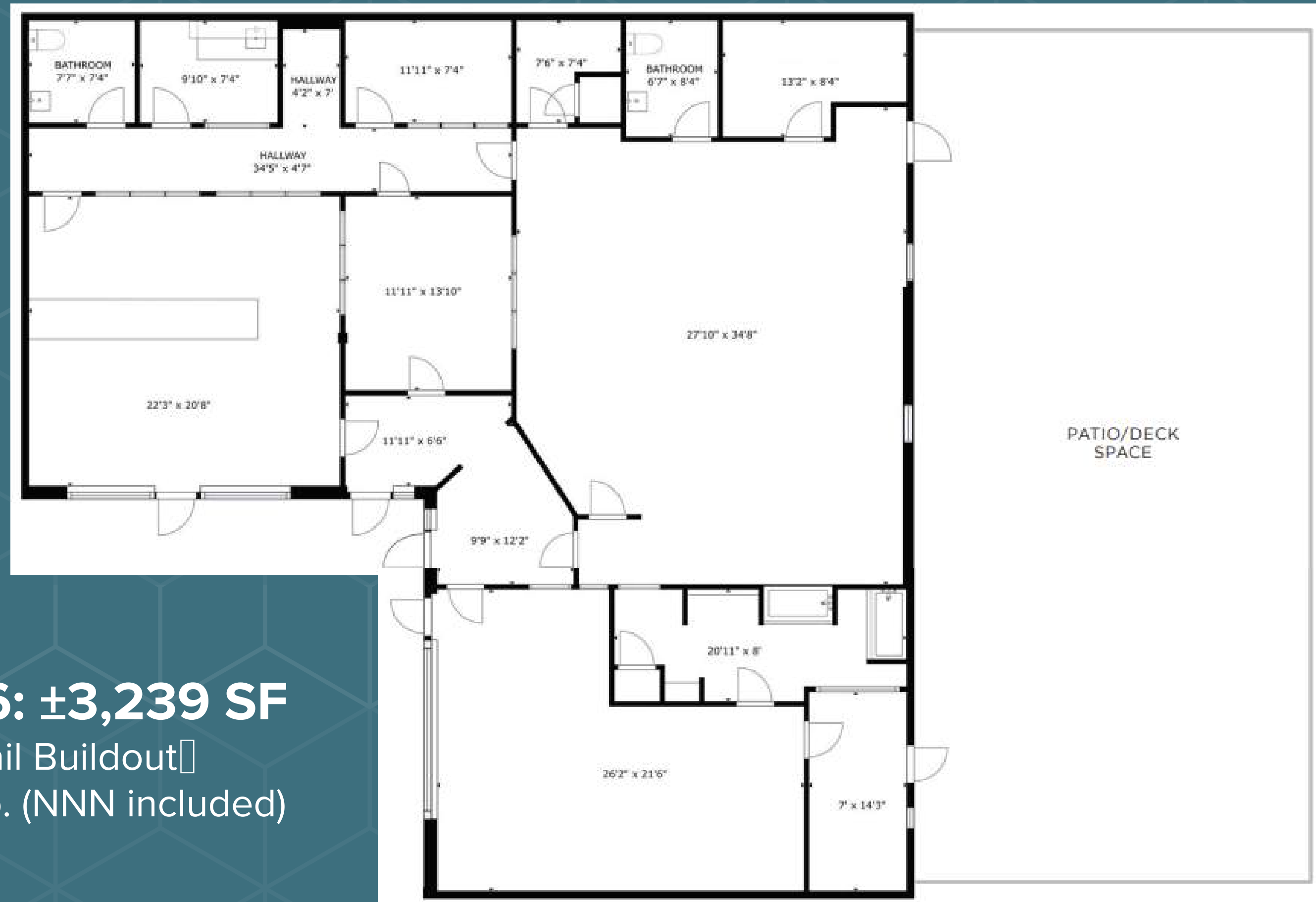
- Restaurant buildout with floor drains in place
- \$2,314/Mo. (NNN included)

SUITE 1



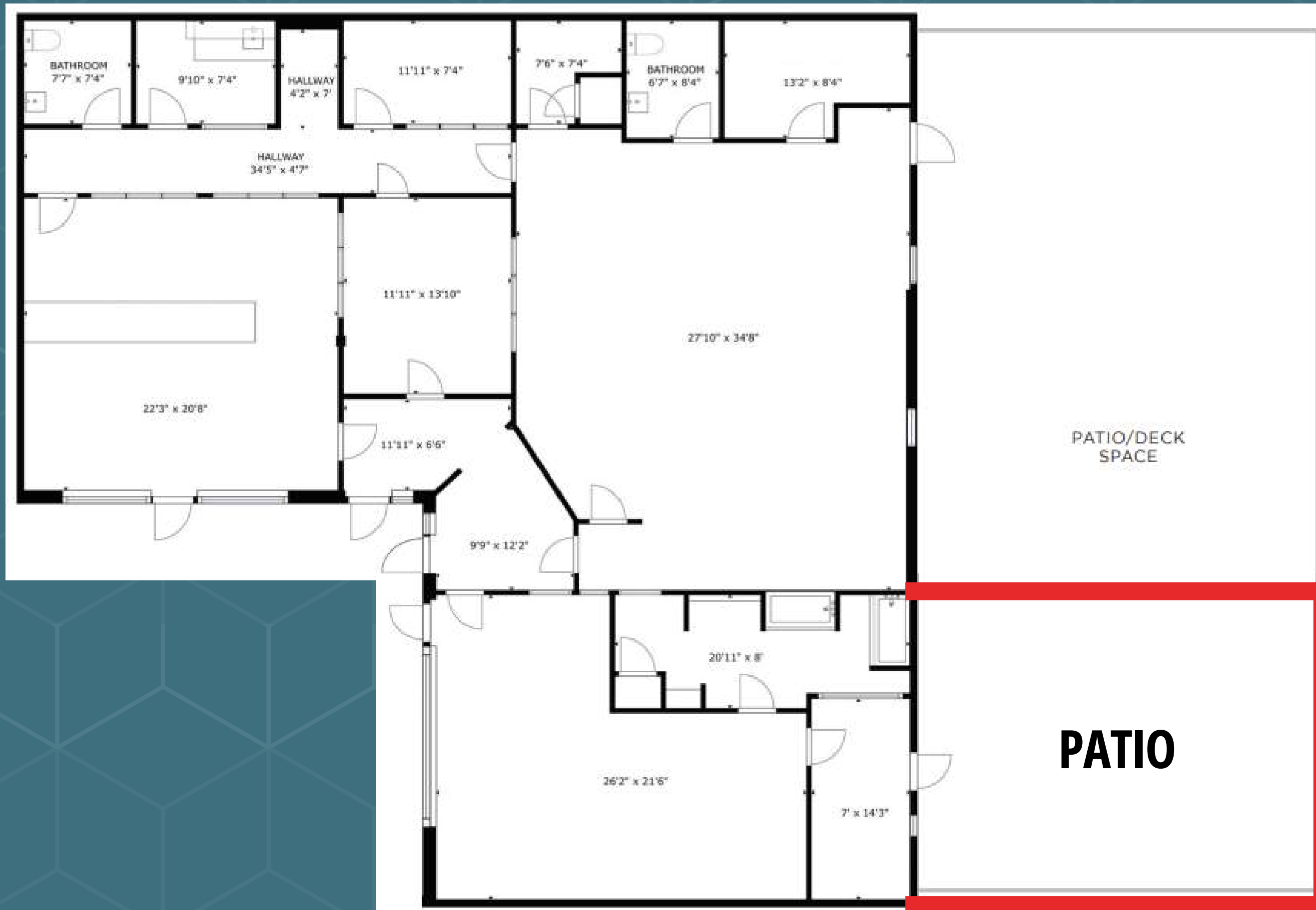
SUITE 5 & 6: FLOOR PLAN

FORMER VET CLINIC WITH FENCED OUTDOOR DECK!



Suite 5 & 6: ±3,239 SF

- Office/Retail Buildout
- \$5,938/Mo. (NNN included)



SUITE 5 & 6



SUITE 7: FLOOR PLAN

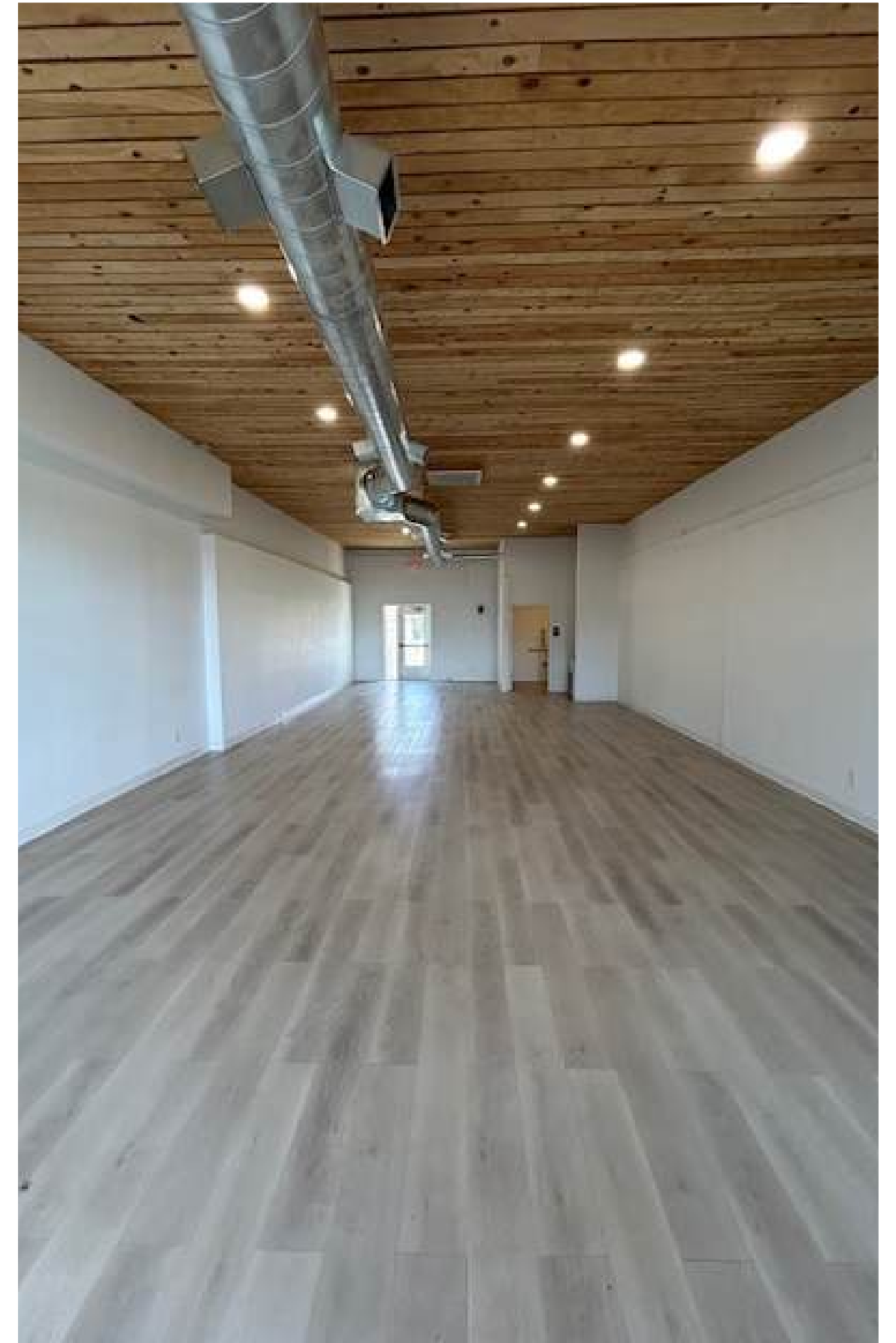
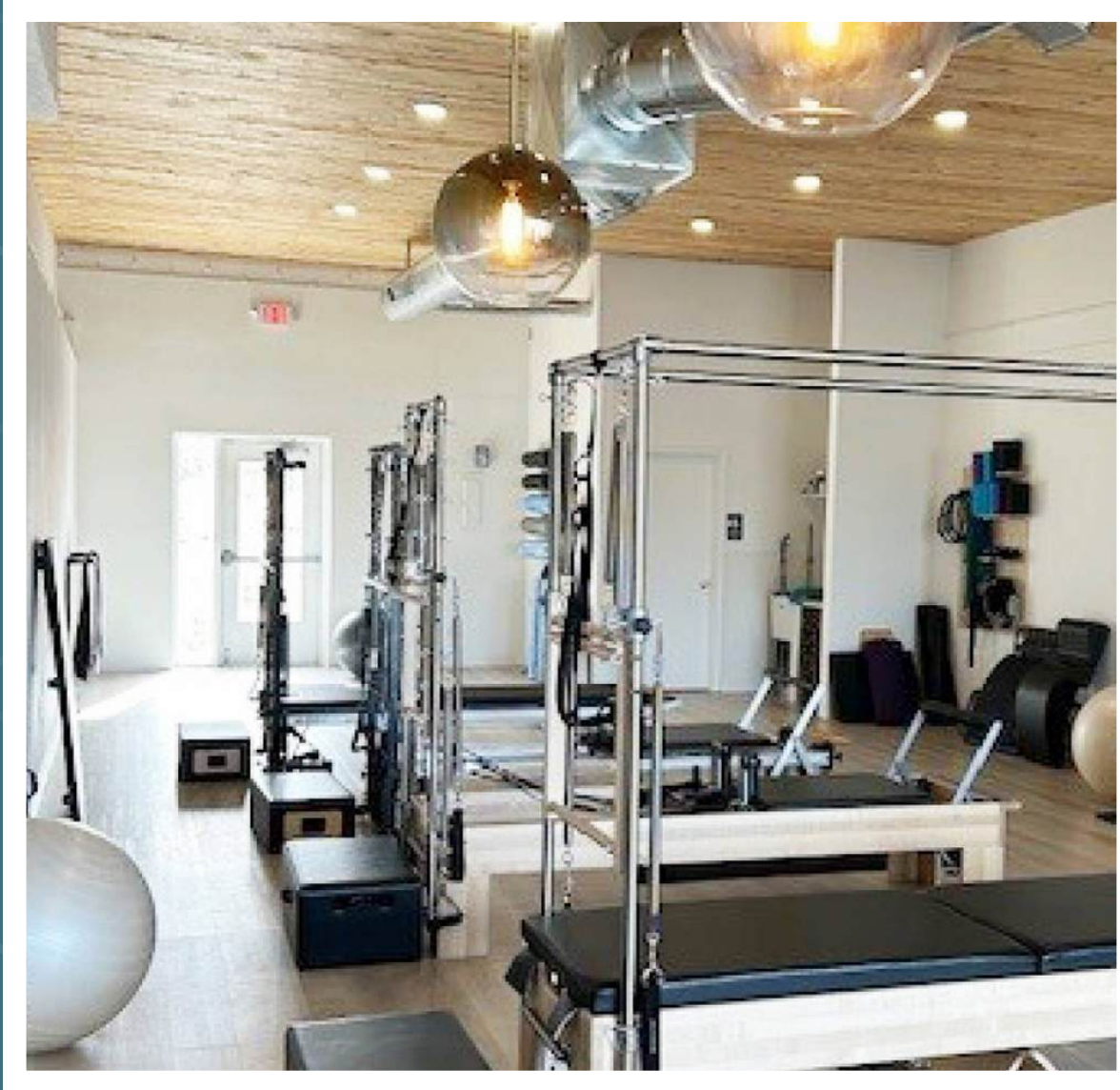
FORMER PILATES STUDIO MOVE-IN READY!



Suite 7: ±1,266 SF

- Turn-Key Yoga/Pilates Studio
- \$2,743/Mo. (NNN included)

SUITE 7





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