

3400 NM HWY 528, ALBUQUERQUE, NM 87114

PROJECT 528

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SUMMARY

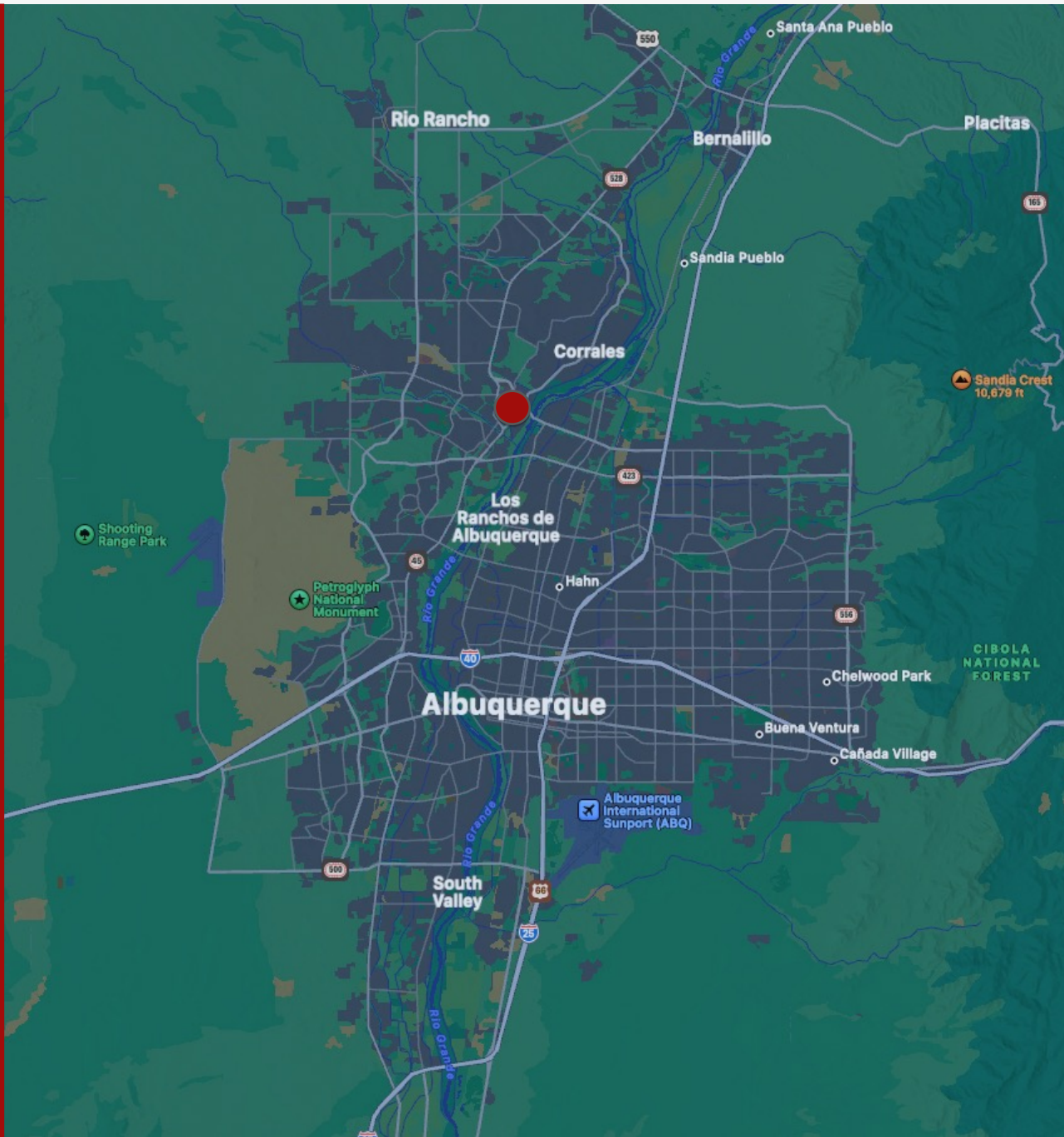
HIGHLIGHTS

- EXCELLENT VISIBILITY
- CONSISTENT DAYTIME TRAFFIC
- EASY ACCESS
- SIGNALIZED INTERSECTION
- NOTABLE TENANT MIX

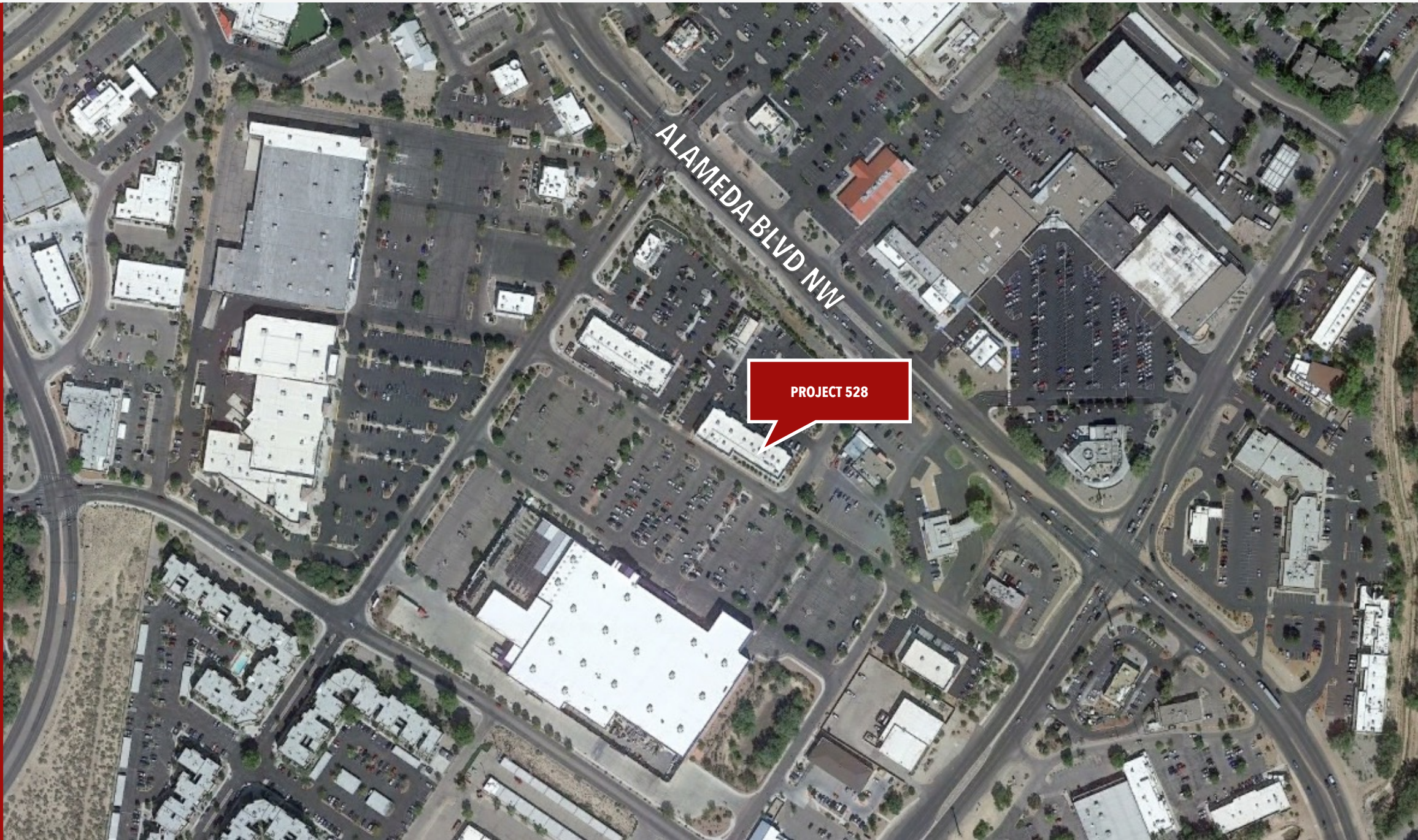
DESCRIPTION

SIZE	15,000 SF RETAIL CENTER ON 131,987 SF LAND
BUILT	2012
PARKING	222 SPACES
ADDT'L	MULTIPLE CURB-CUTS

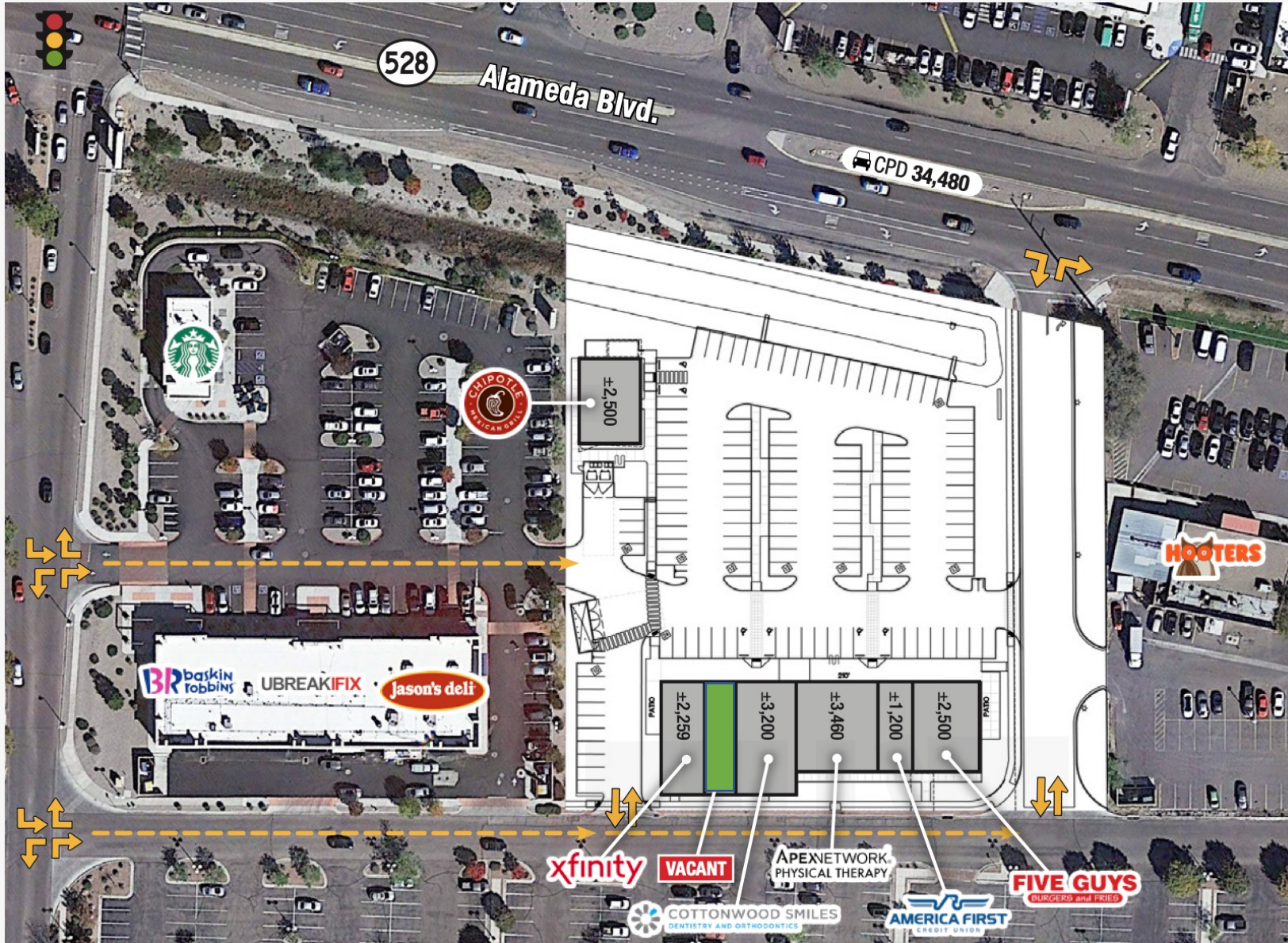
NOTABLE CO-TENANTS



The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions.



SITE PLAN



TENANT KEY

#	Tenant	SF
B	Chipotle	2,184
102A	Five Guys	2,500
103A	America First Credit Union	2,218
106A	APEX Network Physical Therapy	2,460
107A	Pacific Dental Services	3,200
108A	AVAILABLE	1,298
108B	Xfinity	2,224

DEMOGRAPHICS

Population	1 MI	3 MI	5 MI
2022 Population	6,489	64,834	170,975
2027 Population	6,637	67,116	177,411
Est. 5yr Growth	0.5%	0.7%	0.8%
Average Age	37.9	41.1	40.7

2019 Population by Race

White	5,094	54,860	144,946
Black	262	2,158	5,601
Am. Indian & Alaskan	643	3,676	9,114
Asian	205	1,801	4,984
Hawaiian & Pacific Island	12	107	291
Hispanic Origin	2,801	28,635	76,778

Households

2022 Total Households	3,078	26,110	66,516
HH Growth 2022-2027	0.6%	0.7%	0.7%
Median Household Inc	\$53,771	\$74,645	\$75,428
Avg Household Inc	\$71,412	\$96,050	\$95,561
Avg Household Size	2.1	2.5	2.5
Avg Household Vehicles	2.00	2.00	2.00

Housing

Median Home Value	\$288,812	\$269,927	\$246,094
Median Year Built	1994	1994	1993

Employment

Daytime Employment	7,087	29,098	84,141
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Steven T. Stone	618279	steven@kmrealty.net	713.275.2601
Designated Broker's Name	License No.	Email	Phone
Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		



EXCLUSIVE LEASING BROKER

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