



PRIME JUAN TABO RETAIL FRONTAGE

SEQ OF CONSTITUTION AND JUAN TABO

1214 Juan Tabo Boulevard Northeast Albuquerque, NM 87112



FOR SALE

AVAILABLE SPACE
2,304 SF

PRICE
\$450,000

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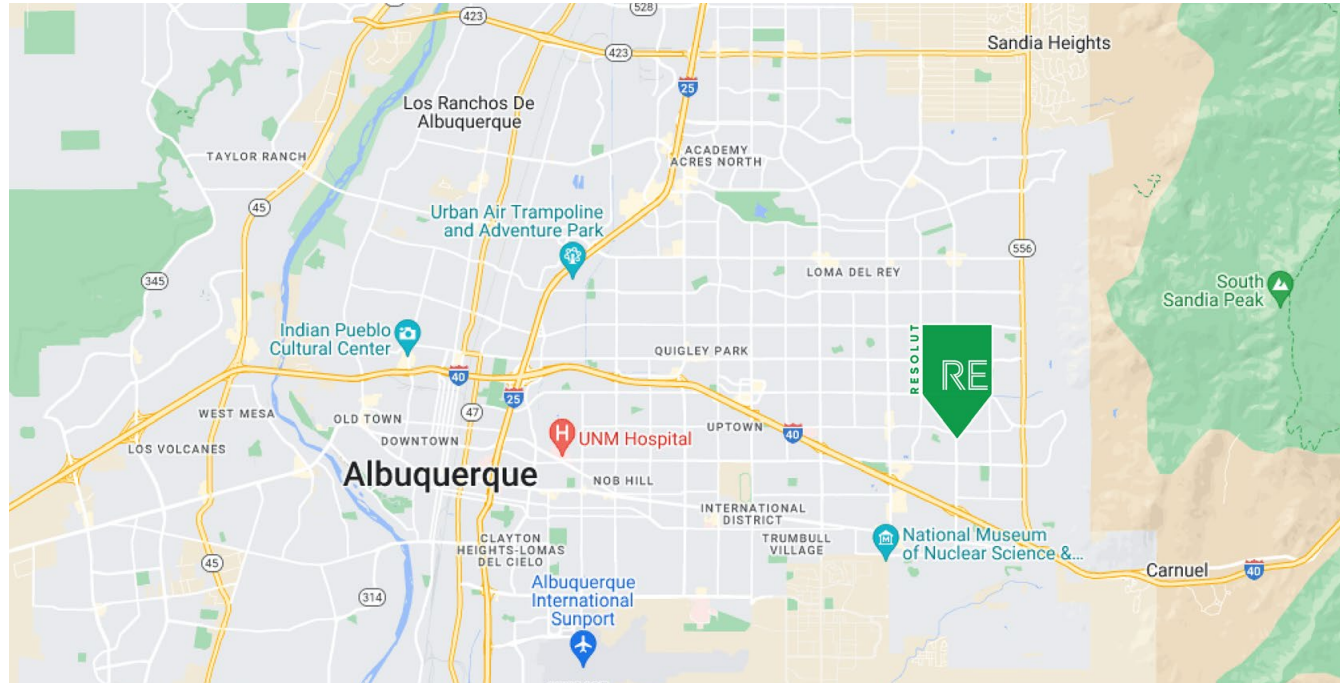
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PROPERTY HIGHLIGHTS

- **Freestanding Building:** Provides full visibility and branding opportunities without shared walls.
- **High-Traffic Exposure:** Positioned directly on Juan Tabo Blvd, with visibility to over 25,000 vehicles per day.
- **Prominent Signage:** Excellent building signage facing Juan Tabo, maximizing street presence.
- **Functional Layout:** Open floor plan with one restroom and additional basement storage.
- **Accessibility:** ADA-compliant with an exterior ramp for customer and employee convenience.
- **Outdoor Space:** Includes a small fenced yard at the rear of the property.
- **Strong Retail Corridor:** Located within a growing retail trade area, surrounded by established and expanding businesses.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



120,982
POPULATION
3-MILE RADIUS



\$88,219.00
AVG HH INCOME
3-MILE RADIUS



78,681
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Juan Tabo: 29,126 VPD
Constitution: 2,302 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

1214 Juan Tabo is a ±2,304 SF freestanding building located directly on Juan Tabo Blvd, providing excellent visibility and exposure to over 25,000 vehicles per day. The property features an open floor plan that can easily accommodate a variety of retail, office, or service-oriented uses. Interior improvements include one ADA-compliant restroom, while accessibility is enhanced by both stairs and a full-length ADA-compliant ramp at the entrance. The property offers a fenced yard in the rear ideal for storage, deliveries, or secured outdoor use along with eleven private parking spaces conveniently situated alongside and in front of the building. Prominent building signage fronting Juan Tabo ensures strong street presence.

LOCATION OVERVIEW

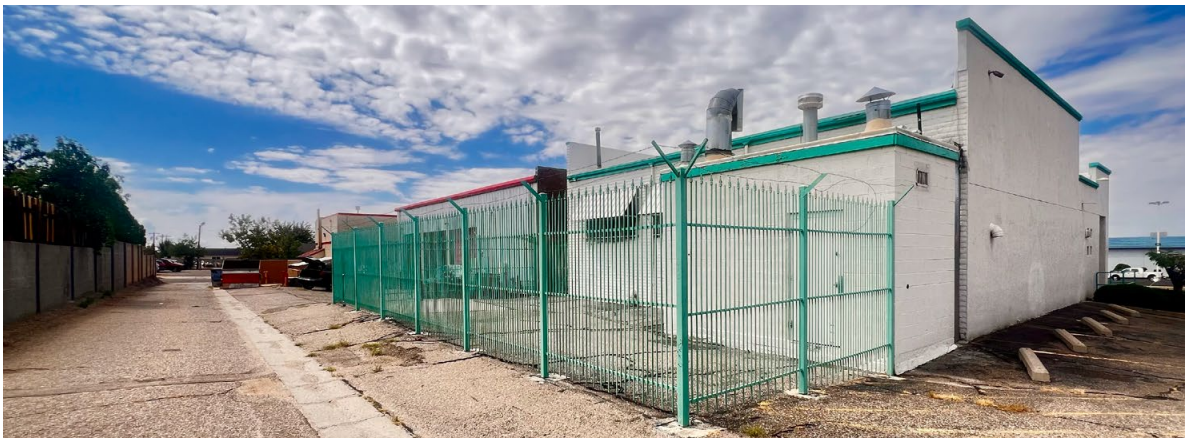
1214 Juan Tabo Blvd NE, Albuquerque, NM 87112 is positioned at the southeast corner of Constitution and Juan Tabo in the highly desirable Northeast Heights submarket. This area is recognized for its strong residential density and some of the city's most attractive demographics. Juan Tabo Blvd has become a growing hub of activity, with recent additions such as Dutch Bros, Domino's, Champion Xpress Car Wash, Chuze Fitness, El Pollo Loco, Popeyes, and more. The property is also within a two-mile radius of four schools, ranging from elementary to high school, creating consistent daytime traffic. As one of the main commuter routes, Juan Tabo Blvd connects Northeast Heights neighborhoods to major employment centers like Sandia National Laboratories and Kirtland Air Force Base, offering strong visibility and accessibility for businesses.



PROPERTY OVERVIEW

Sale Price:	\$450,000
Building Size:	2,304 SF
Lot Size:	0.24
Roof Type:	TPO
HVAC :	Swamp Cooler
Year Built:	1983
Zoning:	MX-L
Submarket:	NE Heights

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