

Manzano Shopping Center

SEQ OF JUAN TABO & LOMAS
800 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87123

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



117,440
2020 POPULATION
3 MILE RADIUS



79,817
2020 DAYTIME POPULATION
3 MILE RADIUS



\$65,944
2020 AVERAGE INCOME
3 MILE RADIUS



38,431 VPD
JUAN TABO BLVD NE

FOR LEASE

\$12.00- \$14.00 PSF NNN

***NNNS \$3.14 PSF**

(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,200 - 4,000 SF

PROPERTY HIGHLIGHTS

- 58,000 Cars Per Day
- Various Retail Suite Sizes Ranging from 1,200-4,000 SF
- Existing tenants include Crunch Fitness, Dollar General, Subway, Metro PCS, Liberty Tax, Budget Truck Rental, Dr. Dental
- Adjacent to Manzano High School and Wilson Stadium
- Located half a mile from I-40

TRAFFIC COUNT

Juan Tabo Blvd NE: 38,431 VPD

Lomas Blvd NE: 19,703 VPD

(SitesUSA 2020)

AREA TRAFFIC GENERATORS



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PROPERTY OVERVIEW

Available SF:	1,200 - 4,000 SF
Lease Rate	\$12.00 - \$14.00 PSF
NNN:	\$3.14 PSF
Building Size:	64,373 SF
Zoning:	MX-M
Submarket:	NE Heights

PROPERTY OVERVIEW

The Manzano Shopping Center is in the process of evolution after signing its new anchor: Crunch Fitness. This affordable and very popular new-to-market fitness/entertainment concept has brought a whole new demographic to the center while utilizing the built-in high school population. We are looking for new tenants to come in and benefit from this change and revitalization of this area and the over 4,000 members that this Crunch location currently has. Very inexpensive price point compared to neighboring centers; variable suite sizes to choose from.

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
Suite H	\$14.00 SF / yr	1,200 SF
Suite L	\$14.00 SF / yr	2,400 SF
Suite P	\$14.00 SF / yr	1,400 SF
Suite R	\$14.00 SF / yr	1,500 SF
Suite S	\$12.00 SF / yr	4,000 SF
Suite U	\$14.00 SF / yr	1,200 SF

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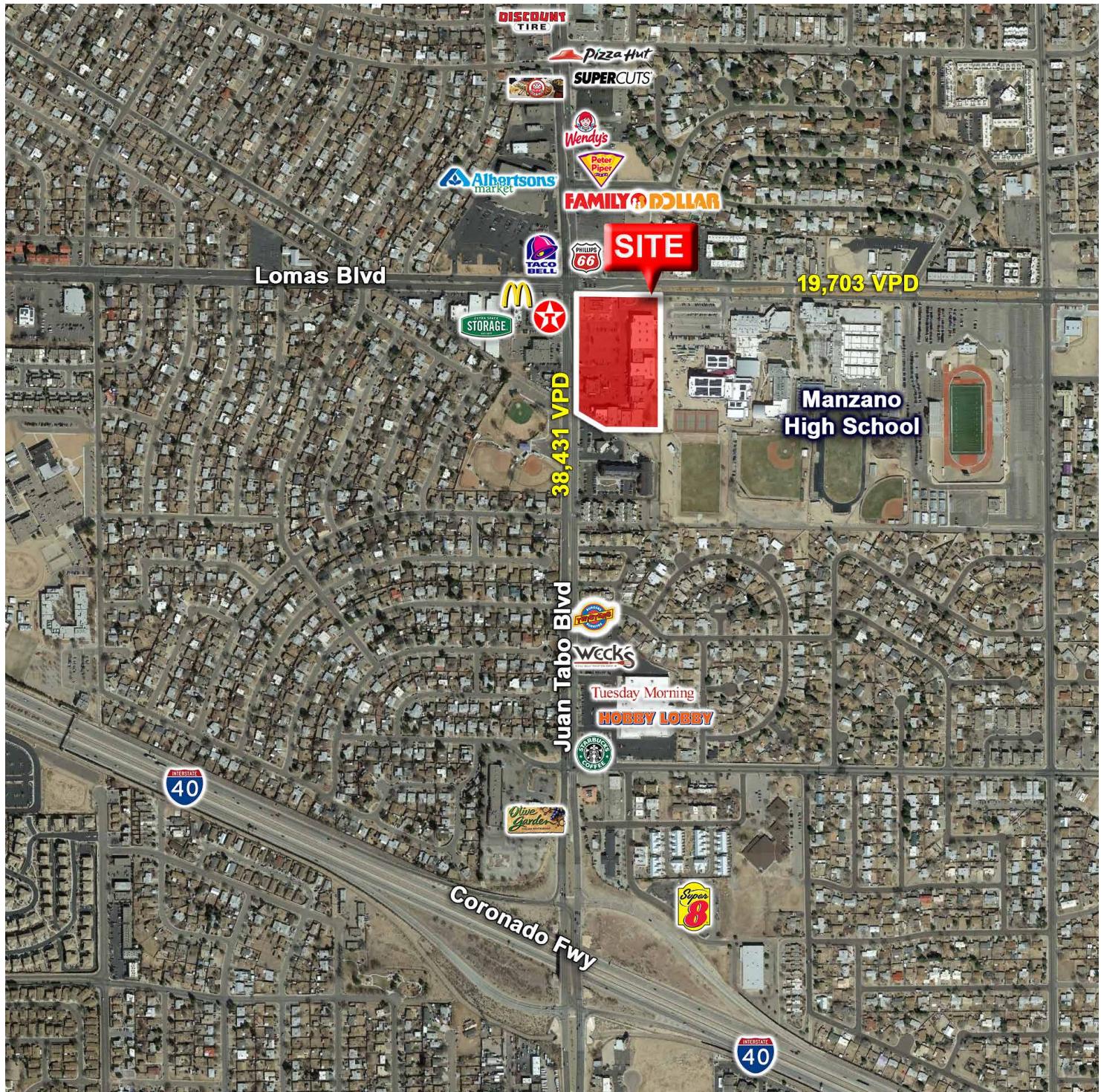
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