



Colliers

# For Lease

Piedra Lisa Shopping Center  
2520 Juan Tabo Blvd NE  
Albuquerque, NM 87112

**Ben Perich**

Sr. Vice President | Principal  
+1 505 880 7054  
ben.perich@colliers.com  
Lic. No. 45966

Colliers | New Mexico-El Paso  
5051 Journal Center Blvd. NE, Suite 200  
Albuquerque, NM 87109  
Main: +1 505 883 7676  
colliers.com



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# Property Profile

## Details

Lease Rate	\$18.00 - \$21.00 PSF + NNN	
NNN	\$3.64 PSF	
Space Available	Suite A+B	± 3,544 SF
	Suite D	± 1,733 SF
	Suite F	± 1,443 SF
Lot Size	0.90 Acres	
Zoning	MX-L	

## Features

- Prominent end cap suite available
- Great Northeast Heights location
- Successful co-tenants include Philly Steak Sandwiches and Geico Insurance
- 29,370 VPD on Juan Tabo Blvd.
- Building and monument signage available
- 61 parking spaces (6:1,000 parking ratio)

## Area Tenants





# Nearby Amenities

## Food 🍴

- Dutch Bros
- Sonic
- Twisters

## Services 💰

- AutoZone
- BMO
- Discount Tire
- Nusenda Credit Union

## Shopping 🛒

- Aaron's
- Albertsons
- Lowe's
- Speedway

## Fitness 🏋️

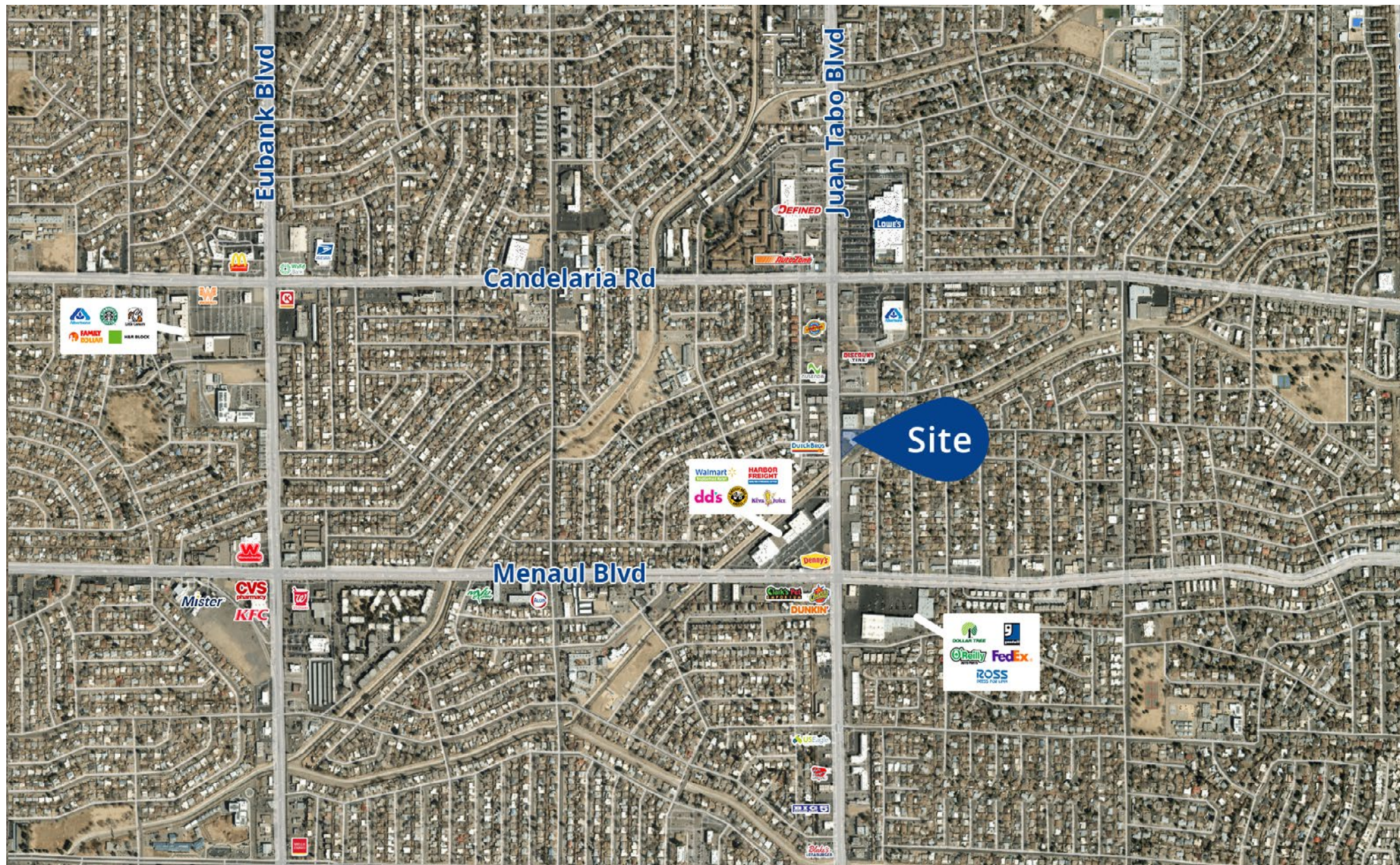
- Defined Fitness





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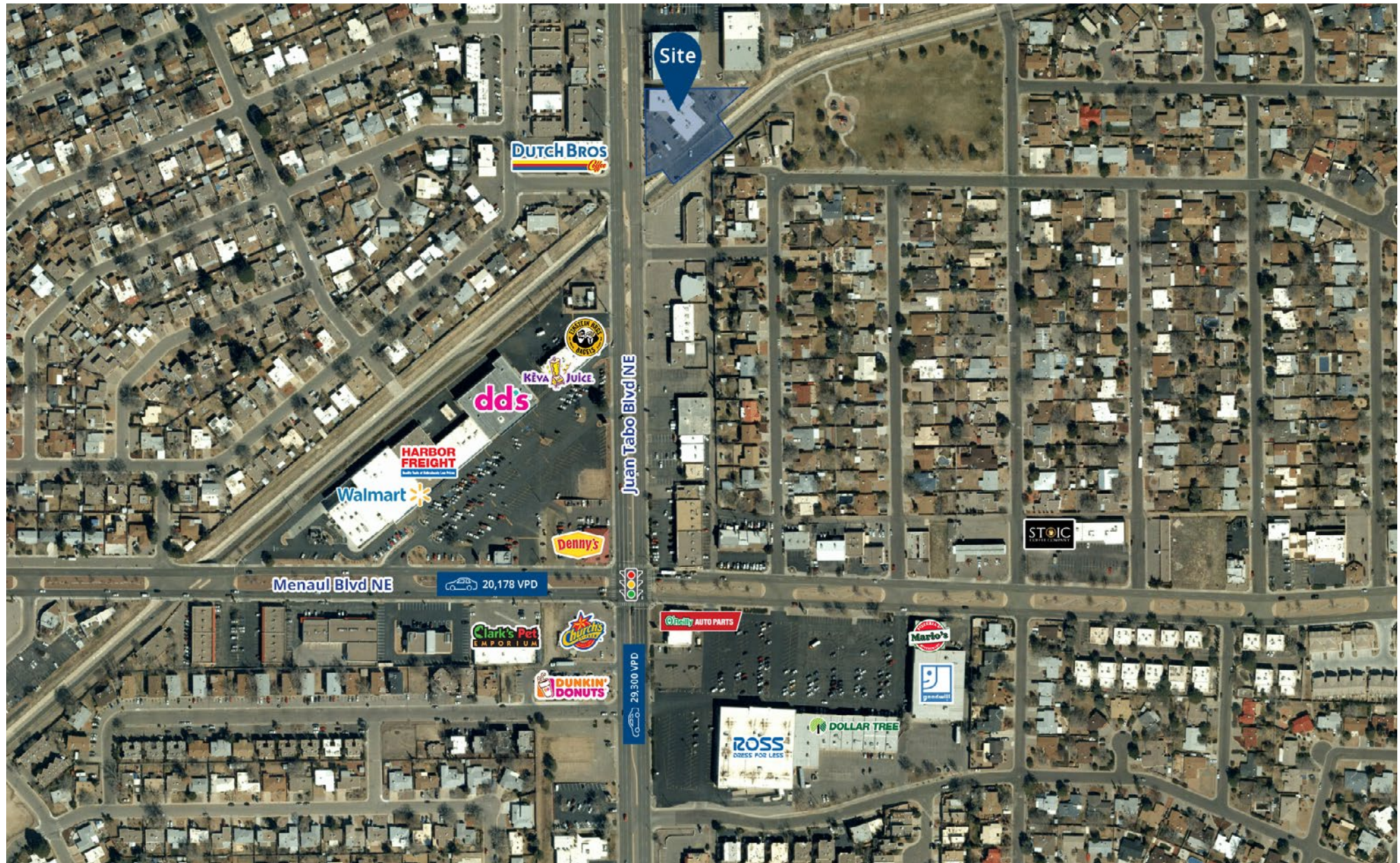
# Trade Area Aerial





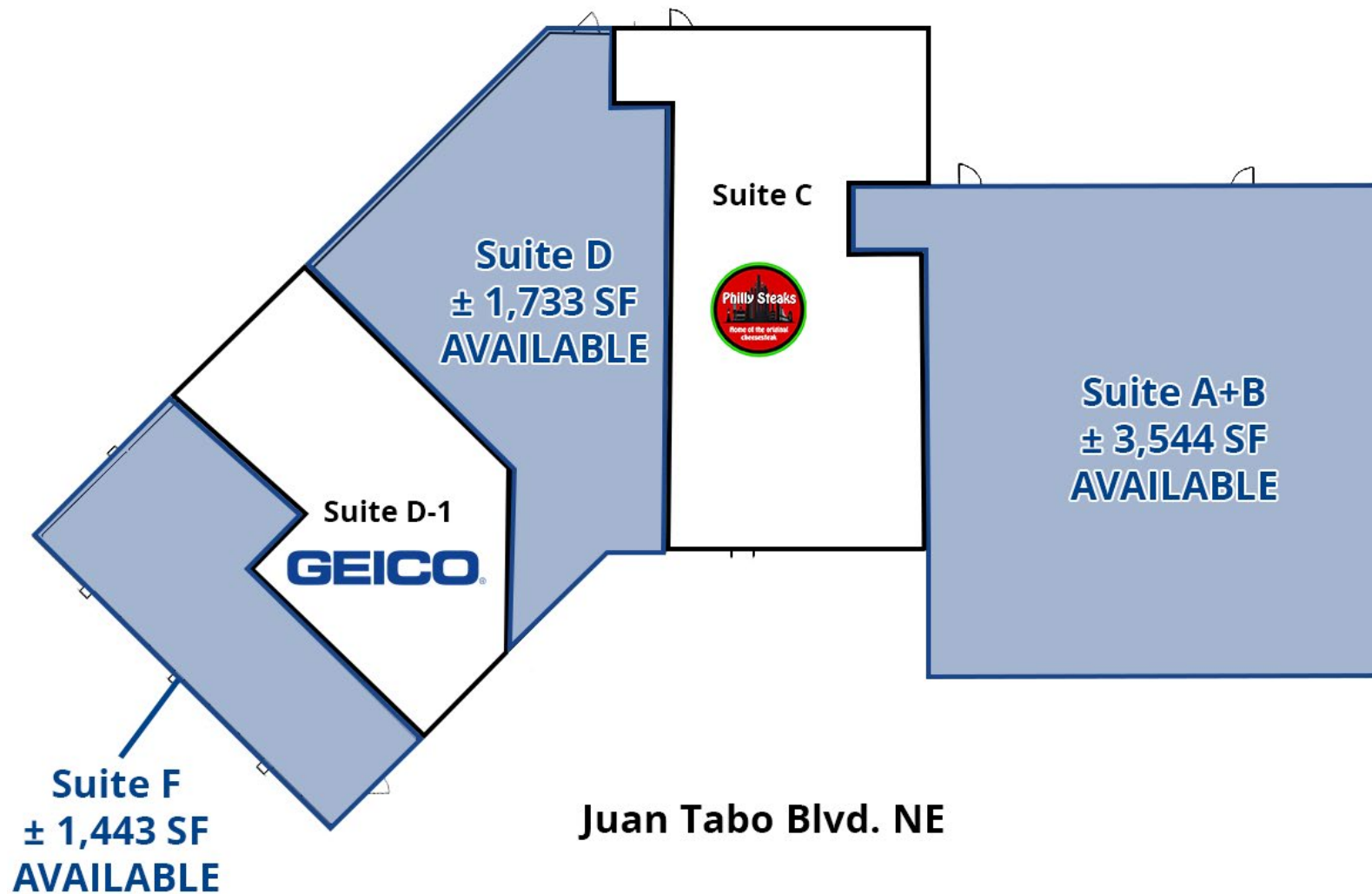
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# Intersection Aerial

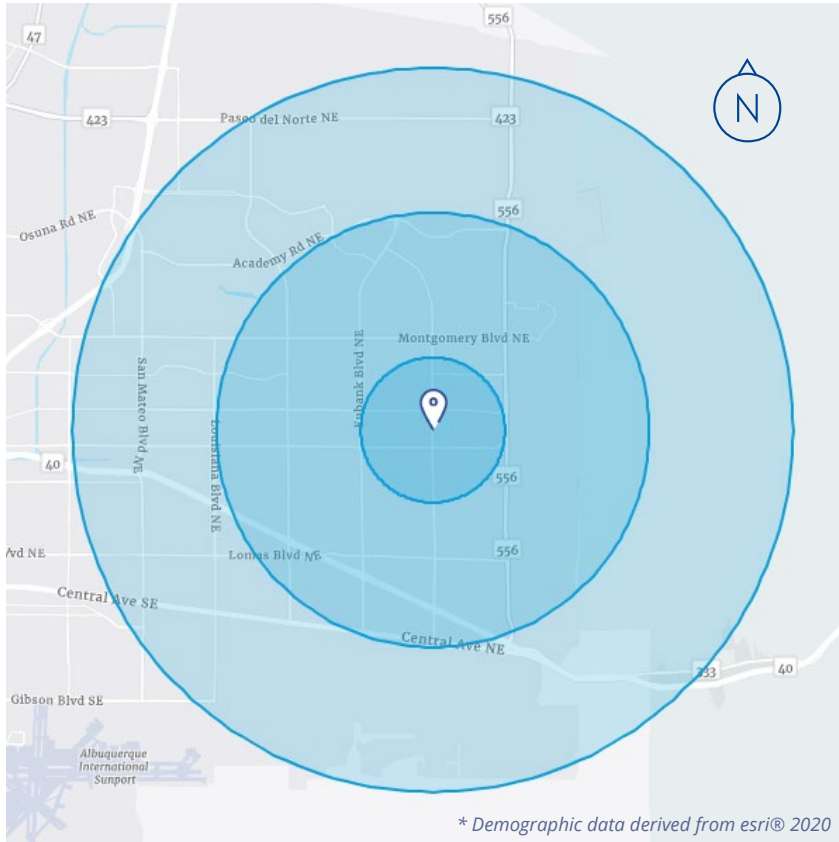




# Site Plan



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	18,107	123,123	255,282
Households	8,198	56,393	115,014
Median Age	40.8	42.5	41.7
Average HH Income	\$93,135	\$98,671	\$97,874
Per Capita Income	\$42,192	\$45,264	\$44,198
Daytime Population	14,087	103,042	250,102
College Education	51.4%	55.9%	54.0%





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