



Corner Lot Retail Redevelopment

FOR SALE / GROUND LEASE / OR
BUILD TO SUIT

1420 JUAN TABO BOULEVARD NORTHEAST,
ALBUQUERQUE, NM 87112

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FOR SALE, GROUND LEASE, OR BUILD TO SUIT

1420 Juan Tabo
1420 Juan Tabo Boulevard Northeast | Albuquerque, NM 87112



Property Summary

For Sale Price:	\$525,000
Price / SF:	\$21.29
Lease Rate:	See Broker
Lease Term:	Ground Lease / Build to Suit
Lot Size:	24,655 SF
Zoning:	MX-L

Property Overview

Prime Opportunity in Albuquerque's Northeast Heights: Half-Acre Corner Lot with Exceptional Development Potential. Positioned on a prominent corner of a major thoroughfare, this expansive half-acre lot presents a great opportunity for development in the thriving heart of Albuquerque's sought-after Northeast Heights.

Location Overview

Located in Albuquerque's Northeast Heights on Juan Tabo and Princess Jeanne close to I40 and many major retailers like Champion Car Wash, Starbucks, Dutch Bros and many drive thru restaurants.

PROPERTY PHOTOS

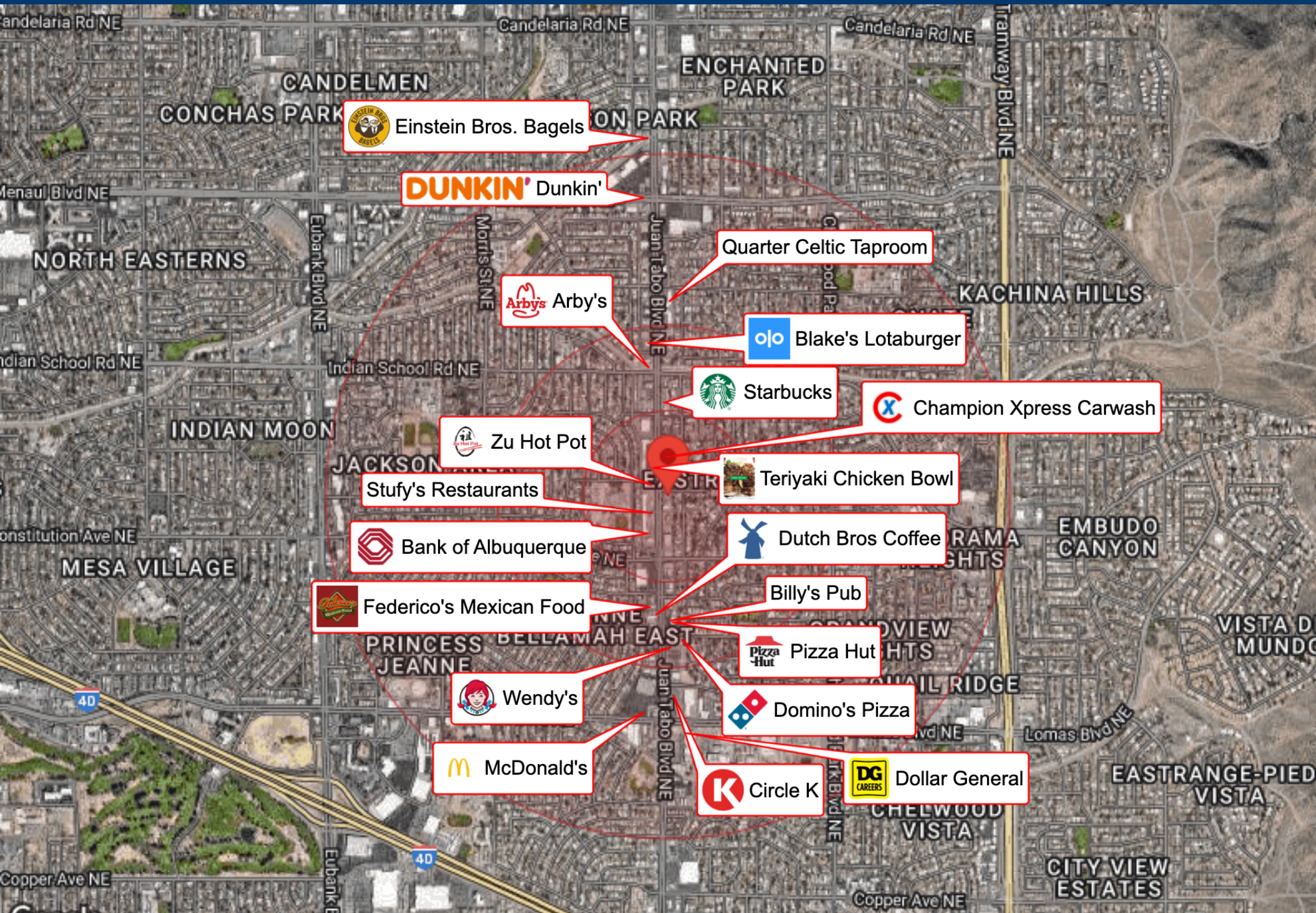
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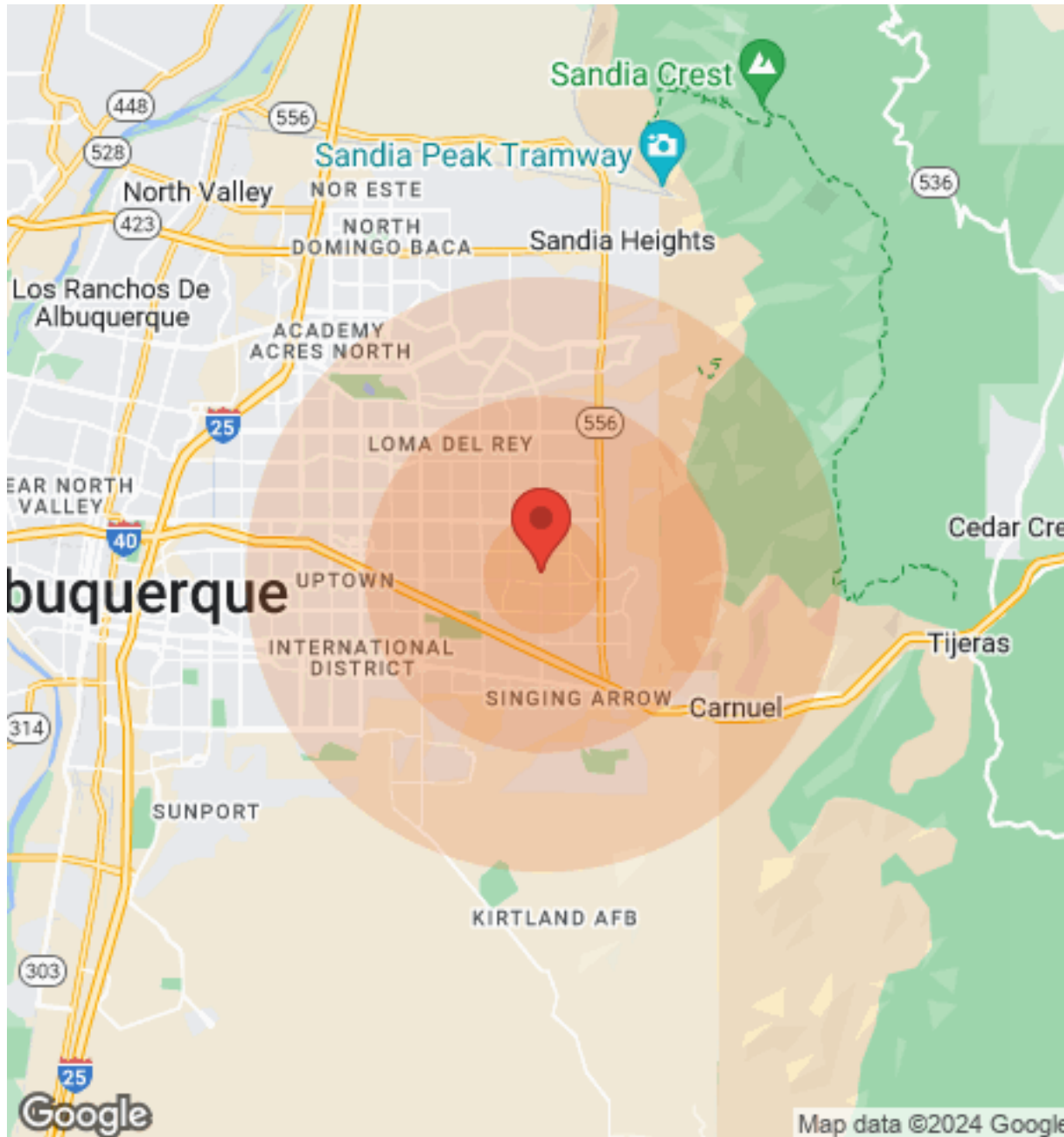
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	9,577	63,918	123,096
Female	10,816	67,143	130,428
Total Population	20,393	131,061	253,524

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,721	24,179	45,102
Ages 15-24	2,507	15,975	29,468
Ages 25-54	8,193	51,741	100,348
Ages 55-64	2,447	16,346	32,779
Ages 65+	3,525	22,820	45,827

Race	1 Mile	3 Miles	5 Miles
White	16,340	101,823	197,537
Black	505	3,271	6,680
Am In/AK Nat	655	4,529	9,237
Hawaiian	N/A	20	58
Hispanic	7,865	50,735	92,764
Multi-Racial	5,352	37,822	70,350

Income	1 Mile	3 Miles	5 Miles
Median	\$39,247	\$44,175	\$47,266
< \$15,000	1,698	9,108	17,420
\$15,000-\$24,999	1,045	6,956	12,882
\$25,000-\$34,999	1,090	7,041	14,704
\$35,000-\$49,999	1,604	8,648	16,231
\$50,000-\$74,999	1,742	10,404	20,206
\$75,000-\$99,999	869	6,617	12,606
\$100,000-\$149,999	695	5,398	11,800
\$150,000-\$199,999	231	1,691	4,271
> \$200,000	20	1,049	3,082

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,972	61,357	122,387
Occupied	9,418	57,804	114,947
Owner Occupied	5,610	34,095	64,210
Renter Occupied	3,808	23,709	50,737
Vacant	554	3,553	7,440

DISCLAIMER

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