

For Lease

Hard-Corner Retail Space

DOLLAR GENERAL

-ANCHORED RETAIL SHOPPING CENTER

1601-1605 Isleta Blvd. SW | Albuquerque, NM 87105

SWC Isleta Blvd. & Arenal Rd. SW



LEASE RATE

- See Advisors

AVAILABLE

- Suite B: ±1,200 SF
- Suite D: ±1,200 SF
- Total: ±2,400 SF
- Suite 1601: ±6,910 SF

ZONING

- Commercial Service, Bernalillo County

PROPERTY HIGHLIGHTS

- Excellent visibility
- Almost 32,000 cars per day at intersection
- Pylon signage
- Ample parking
- Underserved trade area



This property is in a HUB Zone For small companies operating/employing people in Historically Underutilized Business Zones.



got space

NAI SunVista

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FOR MORE INFORMATION:

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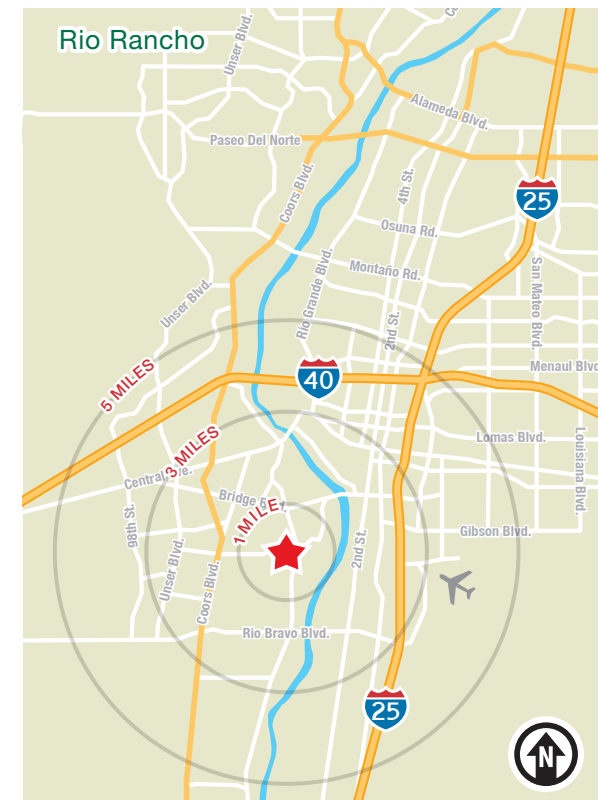
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LOCATION

2020 Demographics	1 mile	3 mile	5 mile
Total Population	10,238	85,072	217,479
Average HH Income	\$50,771	\$52,010	\$60,343
Daytime Employment	1,866	46,019	118,936
2020 Forecasted by Esri			



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TRADE AREA



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PHOTOS



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Trade Area Analysis

Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

City of Albuquerque by the Numbers (ESRI 2020 Demographics)



657,634

City Population



265,025

Households



\$74,179

Avg. Household Income



\$43,386

Md. Disposable Income



23,692

Total Businesses



321,452

Total Employees



939,316

Albuquerque
Metro
Population

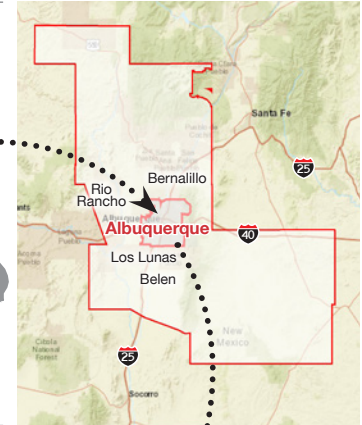
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**The
Largest**
City in
the State

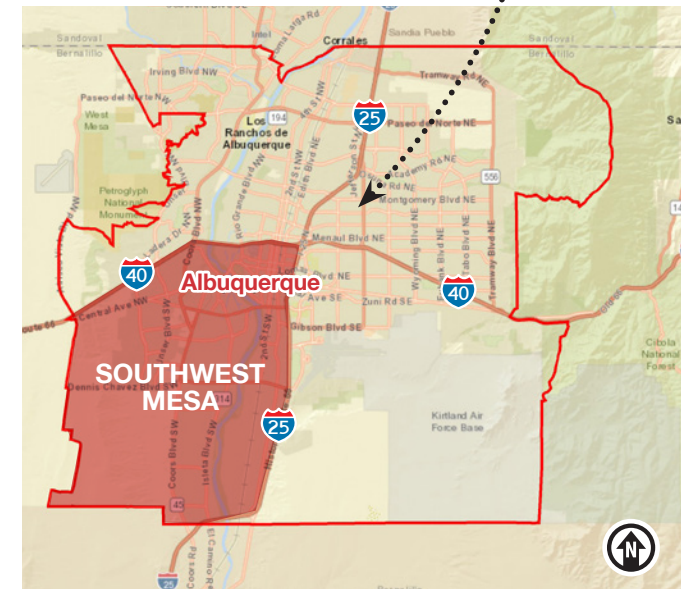
NEW MEXICO



ALBUQUERQUE METRO



ALBUQUERQUE CITY



SOUTHWEST MESA TRADE AREA ANALYSIS

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of retail/capita** compared to the city average of 45 SF.



The Southwest Mesa is the **fastest growing** segment of the Albuquerque, MSA.



The average household income within a five-mile radius of the site is **\$60,343.**

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