

For Sale  
or Lease

# Drive-Thru Pad Site on Hard Corner

±0.9 - 1.8 ACRES | PERFECT FOR YOUR NEXT QSR

2600 Juan Tabo Blvd. NE | Albuquerque, NM 87112

NEC Juan Tabo Blvd. & Lexington Ave. NE



## CONCEPTUAL OPTION 1



±0.9 - 1.8 Acres  
Available



See Advisors  
For Rates/Pricing

## AVAILABLE

Conceptual Option 1:

- Lot A: ±0.9 Acres
- Lot B: ±0.9 Acres
- Total: ±1.8 Acres

## IDO ZONING

- MX-M

## PROPERTY HIGHLIGHTS

- Great visibility
- 28,000 cars per day
- Left-in/left-out at Lexington Ave.
- Zoned for drive through use
- Current ±2,400 SF building on Existing Option 2 conveys with property

**NA**SunVista

got space

Todd Strickland  
todd@sunvista.com  
505 450 1121

Rob Bridges  
rob@sunvista.com  
505 977 5094



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SITE



**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109

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[todd@sunvista.com](mailto:todd@sunvista.com)  
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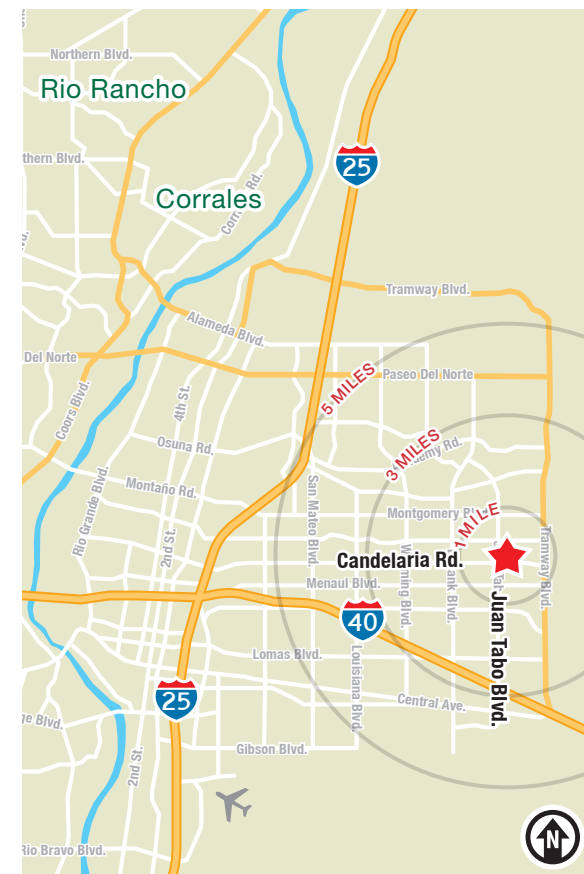
2600 Juan Tabo Blvd. NE | Albuquerque, NM 87112



## LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,231	124,810	259,423
Average HH Income	\$72,280	\$83,908	\$81,227
Daytime Employment	4,448	38,495	104,521

2021 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [t](#) [in](#) [v](#)  
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# Albuquerque

## 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 2021 Demographics)



**654,217**

City Population



**264,145**

Households



**\$77,810**

Avg. Household Income



**\$45,730**

Md. Disposable Income



**23,491**

Total Businesses



**332,805**

Total Employees



**936,582**

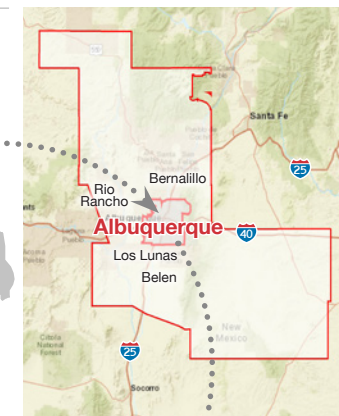
Albuquerque  
Metro  
Population

**#1**

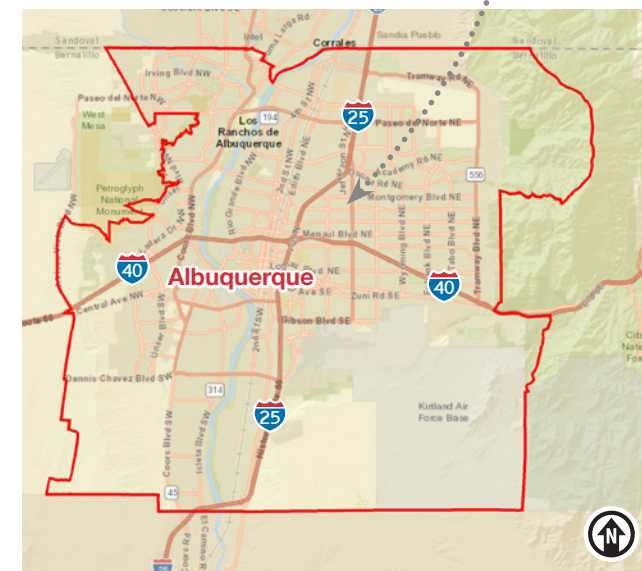
**The  
Largest**  
City in  
the State



#### ALBUQUERQUE METRO



#### ALBUQUERQUE CITY



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.