

# Pad Site For Sale or Build to Suit

1000 Juan Tabo  
Albuquerque, NM 87112



**SEDBERRY  
& ASSOCIATES**

**John Sedberry, Owner-Broker**  
office: (505) 855-7650  
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Commercial Real Estate Services | 500 4th St NW, Suite 275, Albuquerque NM 87102



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## Property Highlights:

High profile elevated pad site with excellent visibility in an established North East Heights trade area. Full access from both directions with median cut. Juan Tabo traffic count approx. 46,000 cars per day. Located near Manzano High School with 1,700 +/- students.

**Area Tenants:** Area retailers include Albertsons, McDonald's, Taco Bell, Pizza Hut, Wendy's, Starbucks and Weck's.

**Price:** \$342,640.00 - \$10/SF

**Land Area:** 34,264 sf

**Zoning:** MX-M

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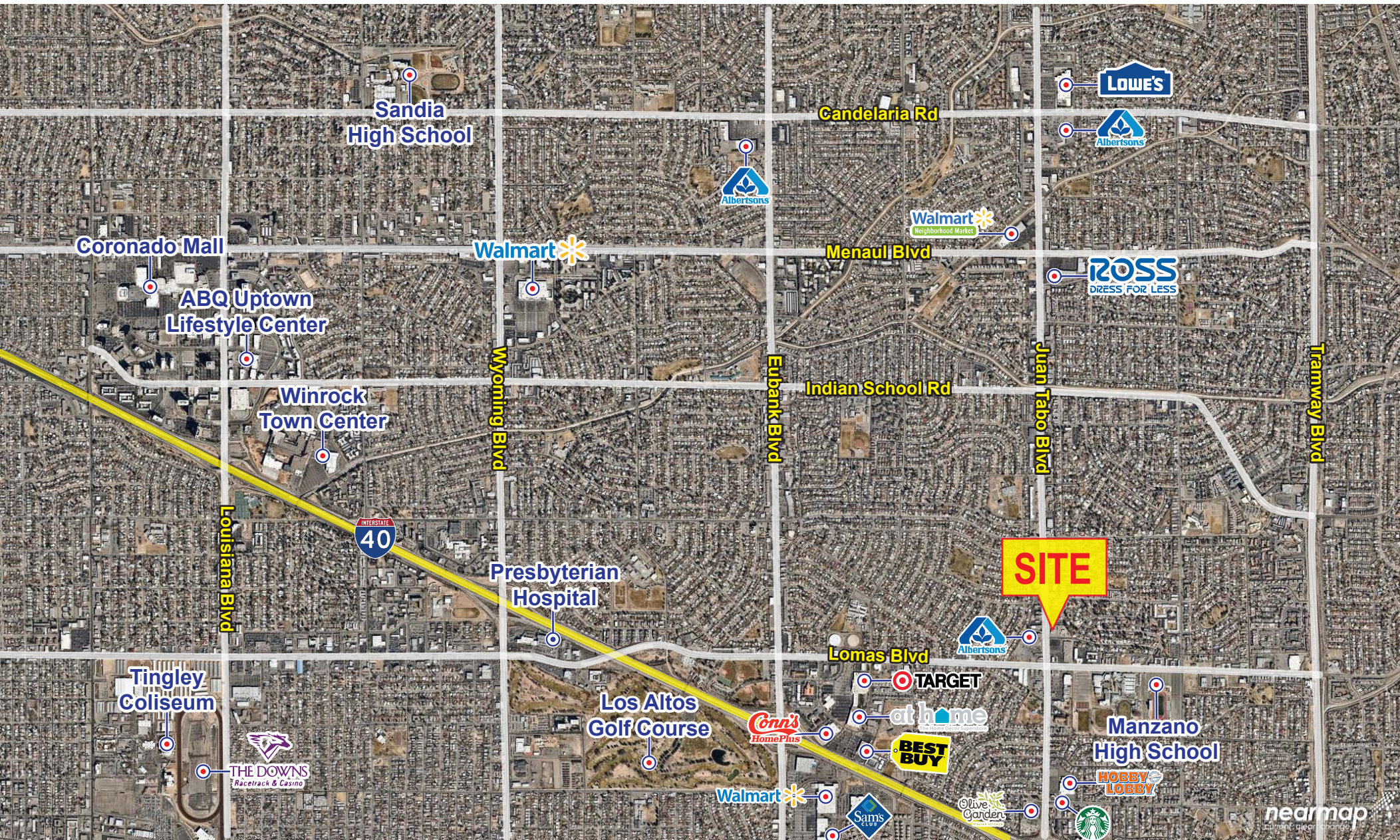
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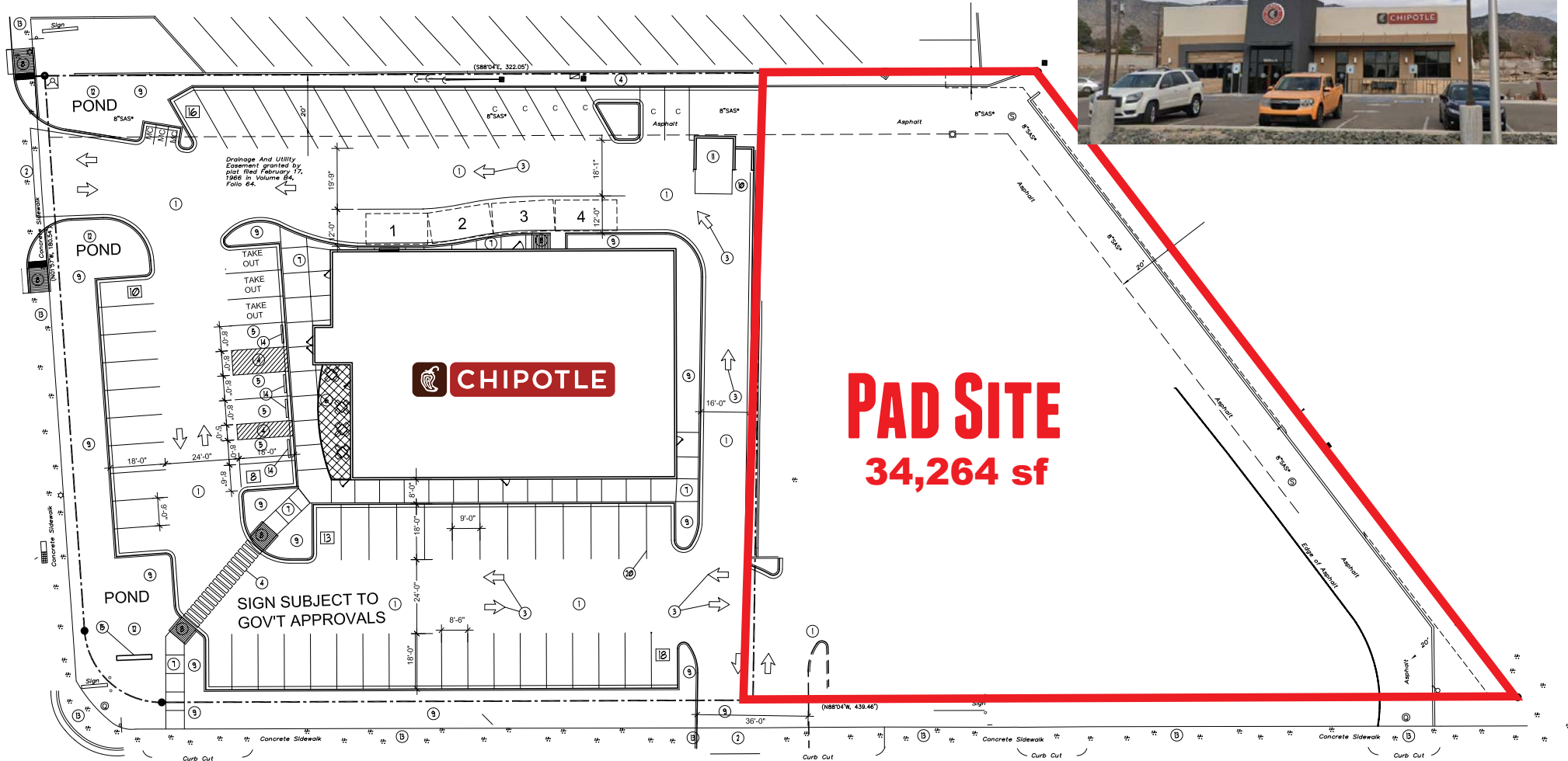
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# Pad Site For Sale or Build to Suit

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Lomas Blvd NE & Juan Tabo Blvd NE

1 mi radius

3 mi radius

5 mi radius

## Population

Estimated Population (2015)

Projected Population (2020)

Census Population (2010)

Census Population (2000)

Projected Annual Growth (2015-2020)

Historical Annual Growth (2010-2015)

Historical Annual Growth (2000-2010)

Estimated Population Density (2015)

Trade Area Size

19,642

19,684

19,506

19,169

42 -

136 0.3%

337 0.2%

6,255 *psm*

3.1 *sq mi*

122,147

122,621

119,157

113,453

473 0.1%

2,991 1.0%

5,703 0.5%

4,322 *psm*

28.3 *sq mi*

226,490

227,587

222,952

215,519

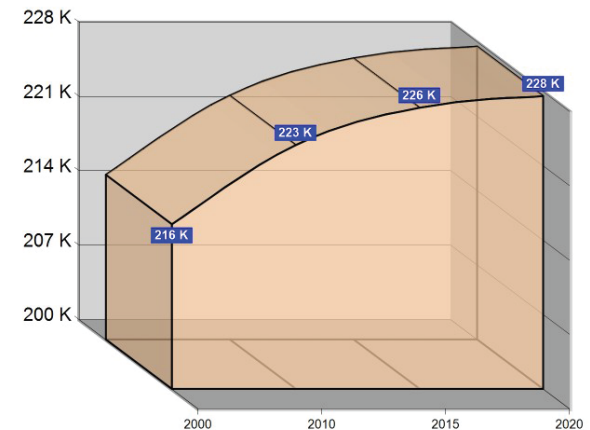
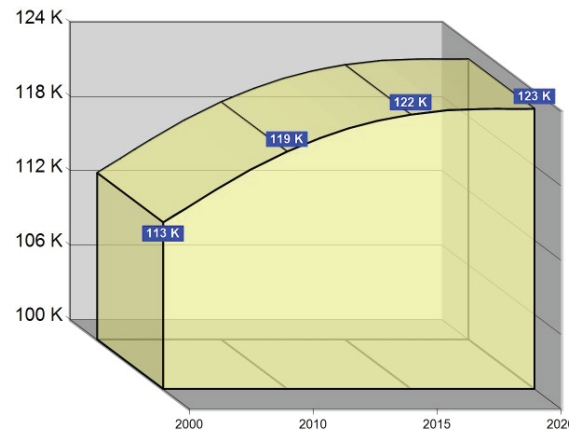
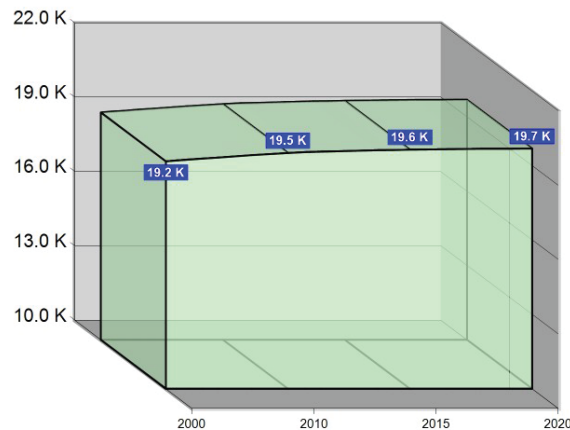
1,098 0.1%

3,538 0.7%

7,432 0.3%

2,885 *psm*

78.5 *sq mi*



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## Lomas Blvd NE & Juan Tabo Blvd NE

1 mi radius

3 mi radius

5 mi radius

### Race and Ethnicity (2015)

#### Not Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

Hawaiian or Pacific Islander

Other Race

Two or More Races

#### Hispanic or Latino Population

White

Black or African American

American Indian or Alaska Native

Asian

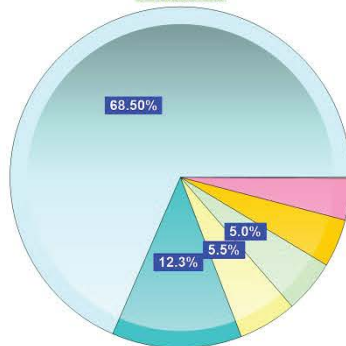
Hispanic Hawaiian or Pacific Islander

Other Race

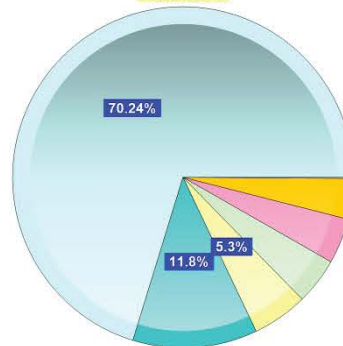
Two or More Races

11,651	59.3%	74,275	60.8%	145,614	64.3%
8,732	74.9%	57,557	77.5%	115,992	79.7%
831	7.1%	4,538	6.1%	8,099	5.6%
758	6.5%	3,959	5.3%	7,144	4.9%
746	6.4%	4,977	6.7%	8,488	5.8%
12	0.1%	84	0.1%	160	0.1%
37	0.3%	256	0.3%	510	0.4%
536	4.6%	2,905	3.9%	5,220	3.6%
7,990	40.7%	47,872	39.2%	80,875	35.7%
4,723	59.1%	28,243	59.0%	48,394	59.8%
159	2.0%	854	1.8%	1,447	1.8%
138	1.7%	743	1.6%	1,327	1.6%
28	0.4%	265	0.6%	375	0.5%
9	0.1%	51	0.1%	75	0.1%
2,382	29.8%	14,190	29.6%	23,229	28.7%
552	6.9%	3,525	7.4%	6,026	7.5%

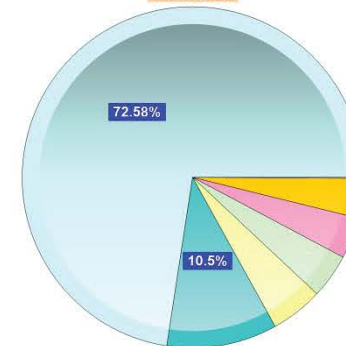
1 mi radius



3 mi radius



5 mi radius



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

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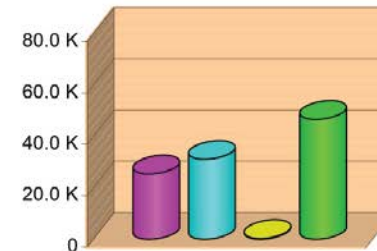
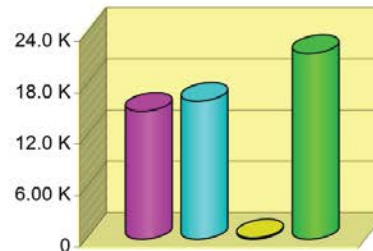
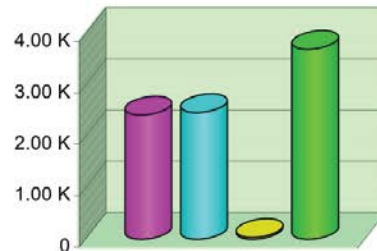
3 mi radius

5 mi radius

## Household Type (2015)

Total Households  
Family Households  
Family Households with Children  
Family Households No Children  
Non-Family Households  
Non-Family Households with Children  
Non-Family Households No Children

8,628		52,938		103,579	
4,889	28.6%	31,080	30.5%	56,581	30.1%
2,421	49.5%	14,951	48.1%	25,437	45.0%
2,468	50.5%	16,129	51.9%	31,144	55.0%
3,739	28.6%	21,859	30.5%	46,998	30.1%
36	1.0%	160	0.7%	292	0.6%
3,703	99.0%	21,699	99.3%	46,706	99.4%

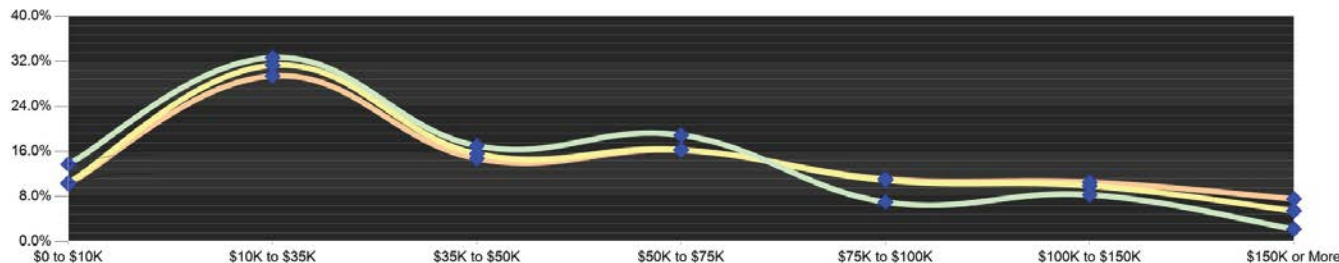


## Household Income (2015)

Estimated Average Household Income  
Estimated Median Household Income

HH Income Under \$10,000  
HH Income \$10,000 to \$34,999  
HH Income \$35,000 to \$49,999  
HH Income \$50,000 to \$74,999  
HH Income \$75,000 to \$99,999  
HH Income \$100,000 to \$149,999  
HH Income \$150,000 or More

\$44,542		\$54,011		\$59,993	
\$35,960		\$44,821		\$48,522	
1,188	13.8%	5,529	10.4%	10,632	10.3%
2,820	32.7%	16,577	31.3%	30,486	29.4%
1,469	17.0%	8,270	15.6%	15,286	14.8%
1,632	18.9%	8,648	16.3%	16,813	16.2%
718	8.3%	5,246	9.9%	10,937	10.6%
718	8.3%	5,246	9.9%	10,937	10.6%
193	2.2%	2,900	5.5%	7,872	7.6%



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DEMOS BASED ON 3 MILE RADIUS

## OVER 39%

HOMES WITH VALUE  
\$200K OR MORE



## AVERAGE HOUSEHOLD INCOME OF

# \$59,590



## \$2.6 BILLION

TOTAL HOUSEHOLD  
EXPENDITURES PER YEAR



### AREA TENANTS

## \$375 MILLION

SPENT ON APPAREL,  
PERSONAL CARE  
& ENTERTAINMENT



Manzano  
High School



### ESTIMATED POPULATION

## 121,251



## \$403 MILLION

SPENT ON FOOD & BEVERAGE

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