

Pad Site Opportunities With High Volume Olive Garden

601 Juan Tabo
Albuquerque, NM 87123

Options: For Sale, Ground Lease, Build to Suit

See agent for pricing details

- **Available:** A2 North - existing 2.7 AC, A2 South - existing 1.57 AC
Would consider replating to modify sizes.

- **Zoning:** MX-L

- Located in East Gateway Metropolitan Redevelopment Area Plan

Property Information:

- Located at the lighted intersection of Juan Tabo Blvd and Copper Ave NE, with freeway exposure.
- First main exit for commuters traveling west bound on I-40 with over 90,000 VPD. Huge draw for needed retail services
- Located in established retail corridor, with great demographics
- Across from Hobby Lobby and Starbucks, new Maverick gas station
- Olive Garden just completed a full remodel of the building, parking lot and landscaped areas as a testament to their long term success and commitment to this location
- Near Sandia Labs and Kirtland Air force base, with combined employment of over 33,000 employees

Area Tenants



SEDBERRY
& ASSOCIATES

John Sedberry, Owner-Broker
office: (505) 855-7655
John@SedberryNM.com

Commercial Real Estate Services | 500 4th St NW Suite 275, Albuquerque, NM 87102

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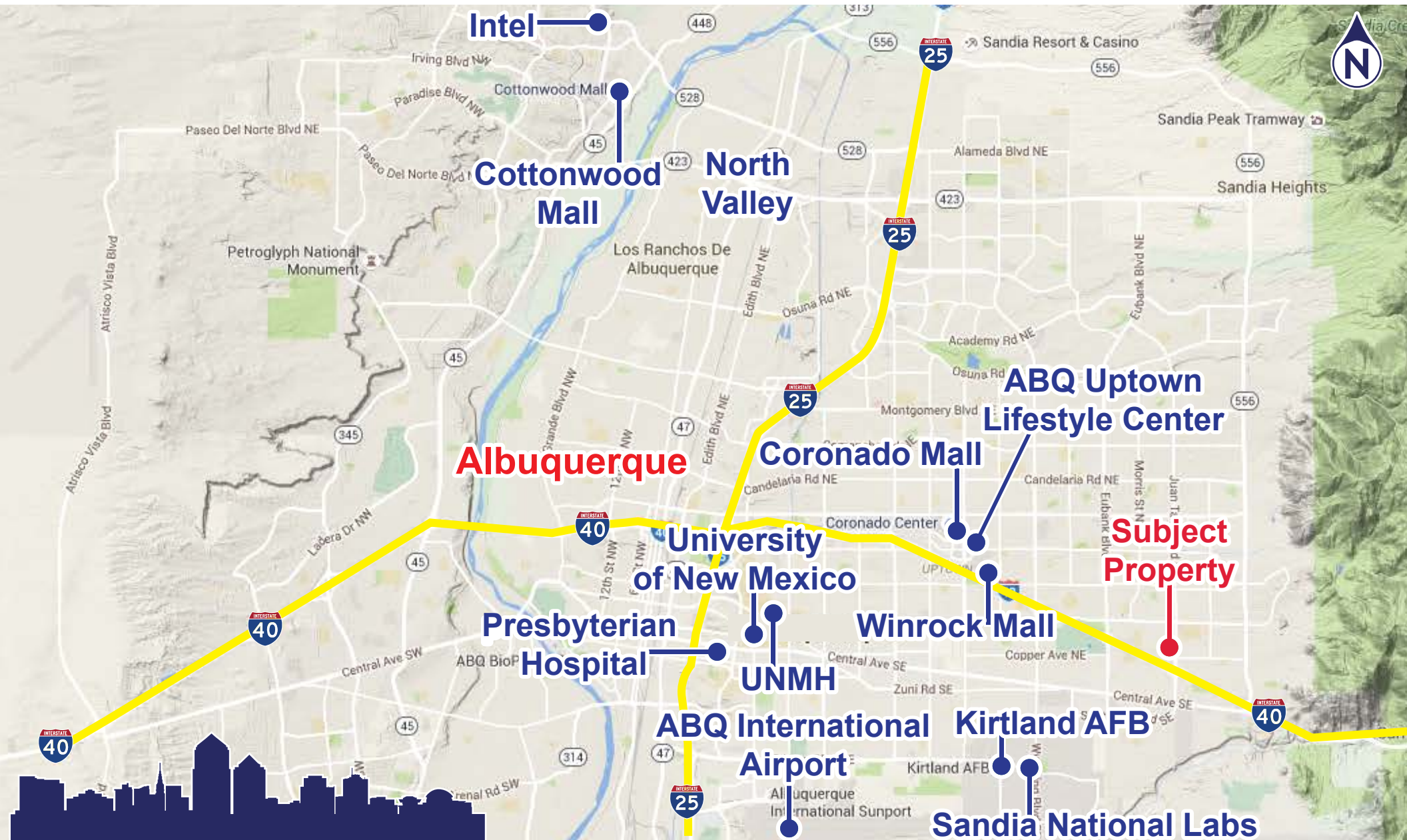
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Demographics

OVER 67%

HOMES WITH VALUE
\$200K OR MORE



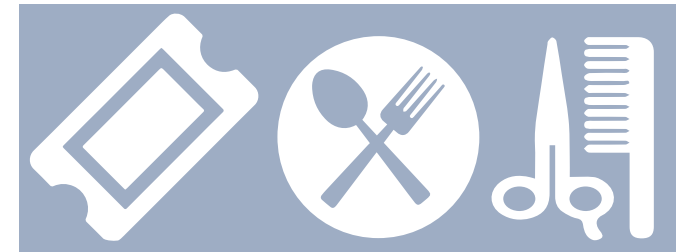
AVERAGE HOUSEHOLD
INCOME OF

\$55,057



\$2.4 BILLION

TOTAL HOUSEHOLD
EXPENDITURES PER YEAR



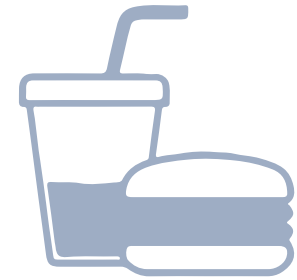
\$243 Million

SPENT ON APPAREL,
PERSONAL CARE
& ENTERTAINMENT



Estimated Population

115,172



\$374 million

SPENT ON FOOD & BEVERAGE

DEMOS BASED ON 3 MILE RADIUS

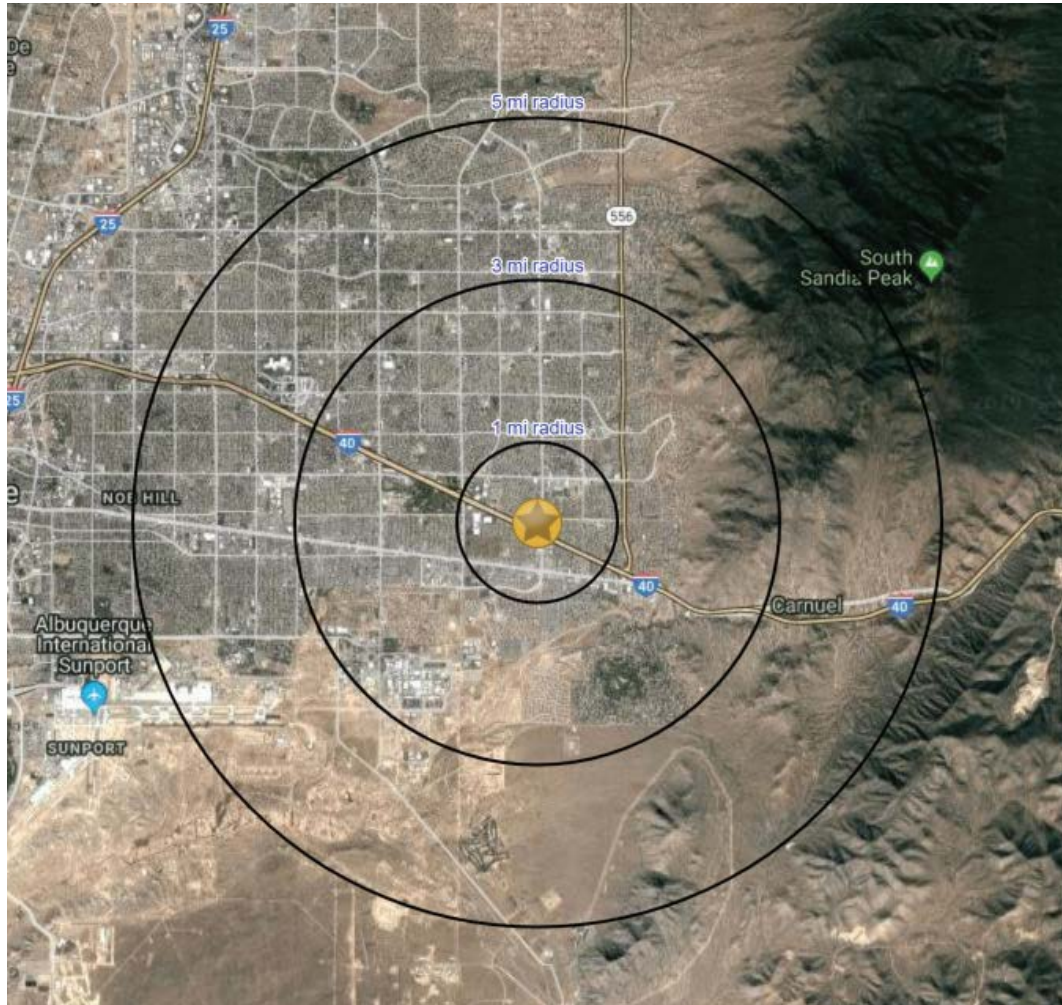
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Albuquerque, NM 87123		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	18,870	115,172	212,279
	2024 Projected Population	18,874	115,738	213,357
	2010 Census Population	18,507	113,192	211,617
	2000 Census Population	16,651	108,623	205,222
	Projected Annual Growth 2019 to 2024	-	-	0.1%
	Historical Annual Growth 2000 to 2019	0.7%	0.3%	0.2%
HOUSEHOLDS	2019 Estimated Households	8,461	50,801	99,273
	2024 Projected Households	8,694	52,393	102,335
	2010 Census Households	7,847	47,332	93,745
	2000 Census Households	7,094	44,502	88,272
	Projected Annual Growth 2019 to 2024	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	1.0%	0.7%	0.7%
AGE	2019 Est. Population Under 10 Years	12.6%	12.0%	10.7%
	2019 Est. Population 10 to 19 Years	12.1%	11.8%	10.9%
	2019 Est. Population 20 to 29 Years	14.2%	13.9%	13.7%
	2019 Est. Population 30 to 44 Years	20.6%	19.7%	19.1%
	2019 Est. Population 45 to 59 Years	17.4%	17.9%	18.7%
	2019 Est. Population 60 to 74 Years	15.9%	16.9%	18.0%
	2019 Est. Population 75 Years or Over	7.3%	7.6%	8.9%
	2019 Est. Median Age	37.1	38.8	40.9
MARITAL STATUS & GENDER	2019 Est. Male Population	47.7%	48.7%	48.6%
	2019 Est. Female Population	52.3%	51.3%	51.4%
	2019 Est. Never Married	38.6%	37.3%	36.9%
	2019 Est. Now Married	33.7%	36.9%	37.2%
	2019 Est. Separated or Divorced	20.9%	19.6%	19.5%
	2019 Est. Widowed	6.8%	6.2%	6.5%
INCOME	2019 Est. HH Income \$200,000 or More	1.9%	2.8%	3.6%
	2019 Est. HH Income \$150,000 to \$199,999	2.5%	4.3%	5.1%
	2019 Est. HH Income \$100,000 to \$149,999	10.8%	12.2%	12.7%
	2019 Est. HH Income \$75,000 to \$99,999	11.4%	12.0%	12.1%
	2019 Est. HH Income \$50,000 to \$74,999	17.3%	17.7%	17.6%
	2019 Est. HH Income \$35,000 to \$49,999	16.3%	14.2%	14.2%
	2019 Est. HH Income \$25,000 to \$34,999	13.0%	11.2%	10.1%
	2019 Est. HH Income \$15,000 to \$24,999	13.6%	11.8%	11.1%
	2019 Est. HH Income Under \$15,000	13.1%	13.8%	13.6%
	2019 Est. Average Household Income	\$53,982	\$61,047	\$65,012
	2019 Est. Median Household Income	\$44,893	\$52,772	\$55,586
	2019 Est. Per Capita Income	\$24,268	\$27,086	\$30,537
	2019 Est. Total Businesses	596	3,686	9,703
	2019 Est. Total Employees	6,268	41,350	91,309

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