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Retail or Shop Space on Rare Hard Corner, Lit Intersection

1358 Wyoming Blvd. NE
Albuquerque, NM 87112



Lease Rate: \$5,500 / month - NNN

Building Size: +/- 2,105 SF

Acres: +/- 0.3587 Acres

Features:

Hard Corner – Lit Intersection

Busy Trade Area

Excellent Signage

C-2 Zoning allows drive through

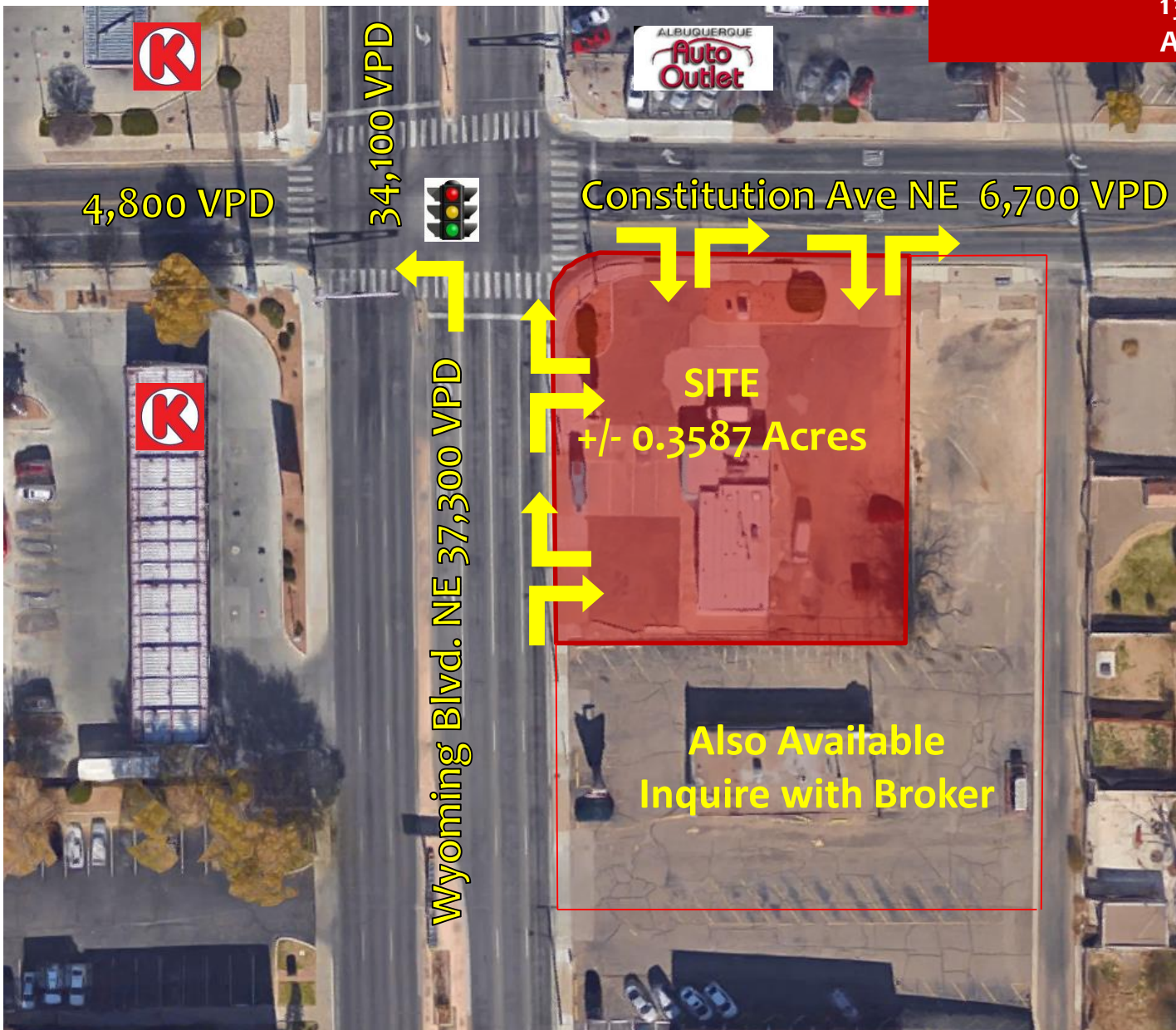
In-fill location in desirable Uptown trade area

Easy Access

High Traffic Count



Site Close Up.



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This property is located on the hard corner of Wyoming Blvd. and Constitution Ave.. This Property serves the large residential population to the northeast heights and the high density day-time population due to Presbyterian Medical Group and countless medical offices surrounding.

Wyoming Blvd and Constitution Ave. are just south of Interstate 40 with an average VPD of 132,900. This property enjoys great visibility and high traffic counts. It is drive through approved as well as build to suit.

The Uptown trade area has one of the densest daytime and residential populations in the MSA and includes 2 regional malls, a branch of nearly every bank, service and retailer within the Albuquerque MSA.



Trade Area

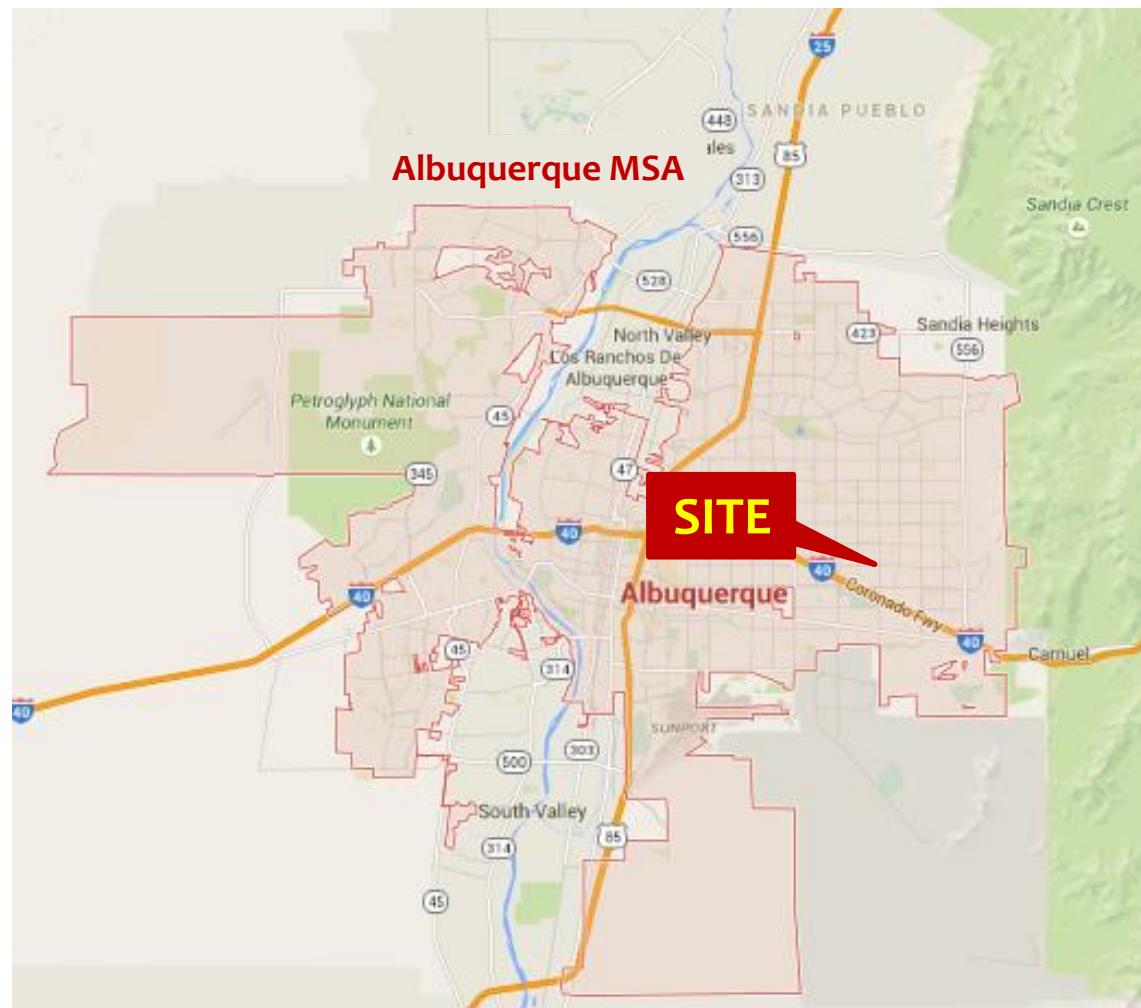
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Albuquerque, New Mexico MSA

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Albuquerque MSA

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Albuquerque MSA Demographics

Population (2015 Estimate)	907,679
Households (2015 Estimate)	357,434
Avg. Household Income (2015 Estimate)	\$65,193

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. The metro area has a population of approximately 900,000 people with a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Albuquerque lies at the center of the New Mexico Technology Corridor, a concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon, Northrup Grumman, and Titan Aerospace (recently purchased by Google). Albuquerque is a regional center for transportation, health care and medical services, government agencies, nuclear research, banking, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Albuquerque is less than 1 hour from the world famous tourist destination of Santa Fe, has year round outdoor activities and consistently wins awards for quality of life, and low cost of living. Albuquerque is ranked as one of Forbes Best Cities for Business.