



# For Sale

900 Juan Tabo Blvd NE  
Albuquerque, NM 87112

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# Property Profile

## Details

Sale Price	\$800,000
Lot Size	0.51 Acres
Submarket	Northeast Heights
Zoning	MX-M

## Features

- Signalized hard corner at two major arterials
- Superior visibility and multiple access points
- Excellent exposure with combined traffic counts in excess of 52,800 VPD
- Store closure and full tank removal timing to be determined
- DO NOT DISTURB TENANT
- Property will be restricted against uses competitive with convenience stores

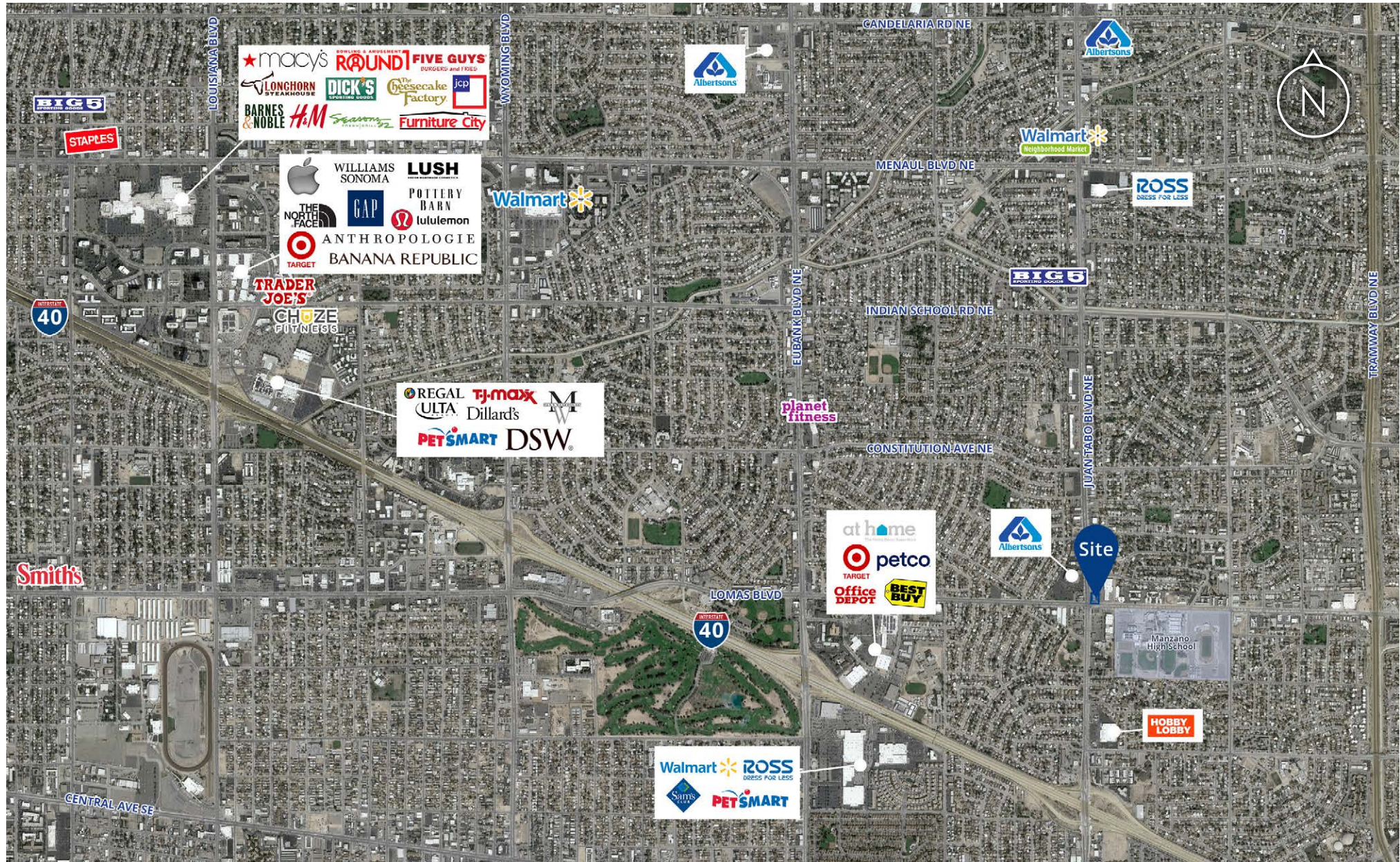
## Area Tenants





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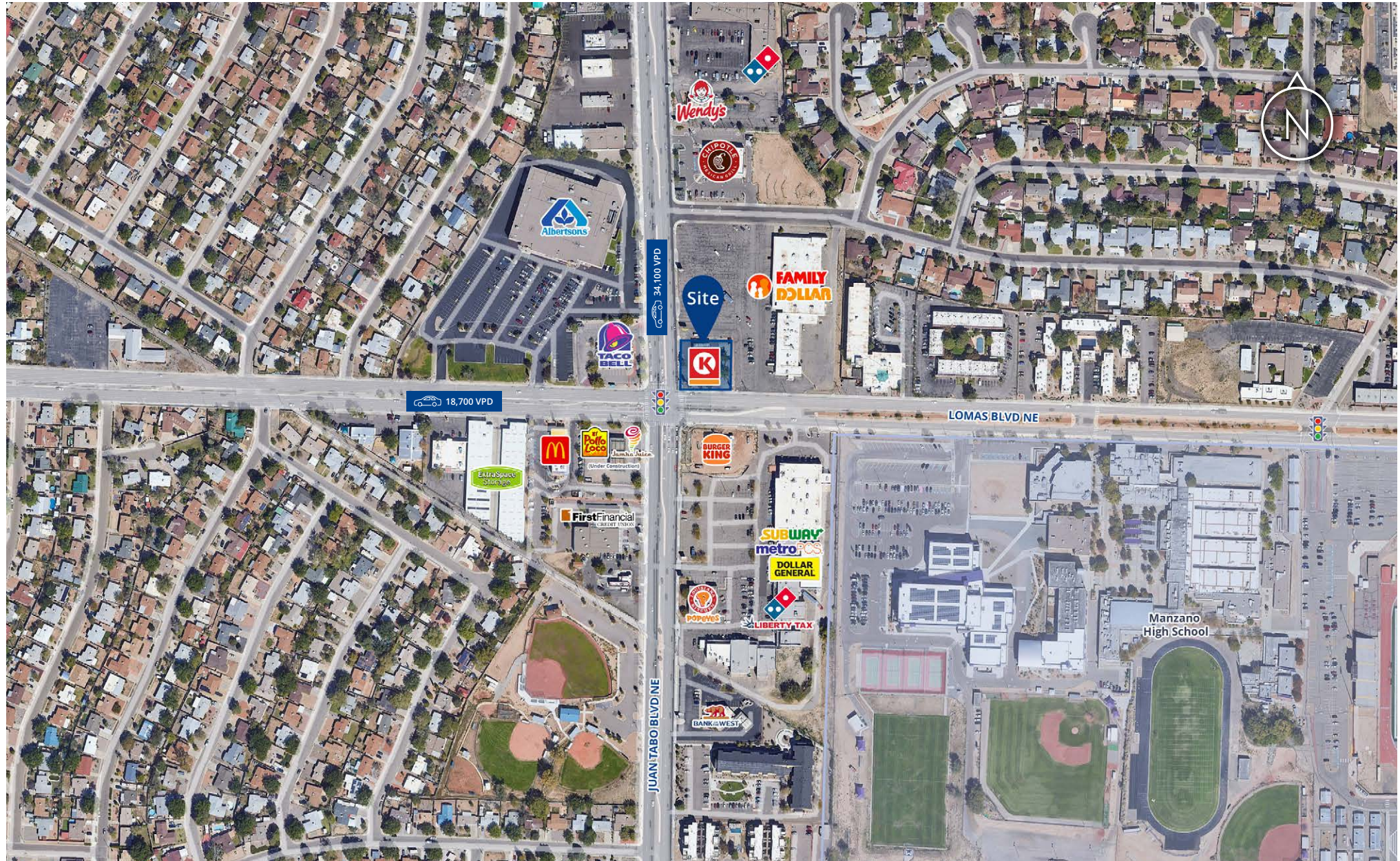
# Trade Area Aerial





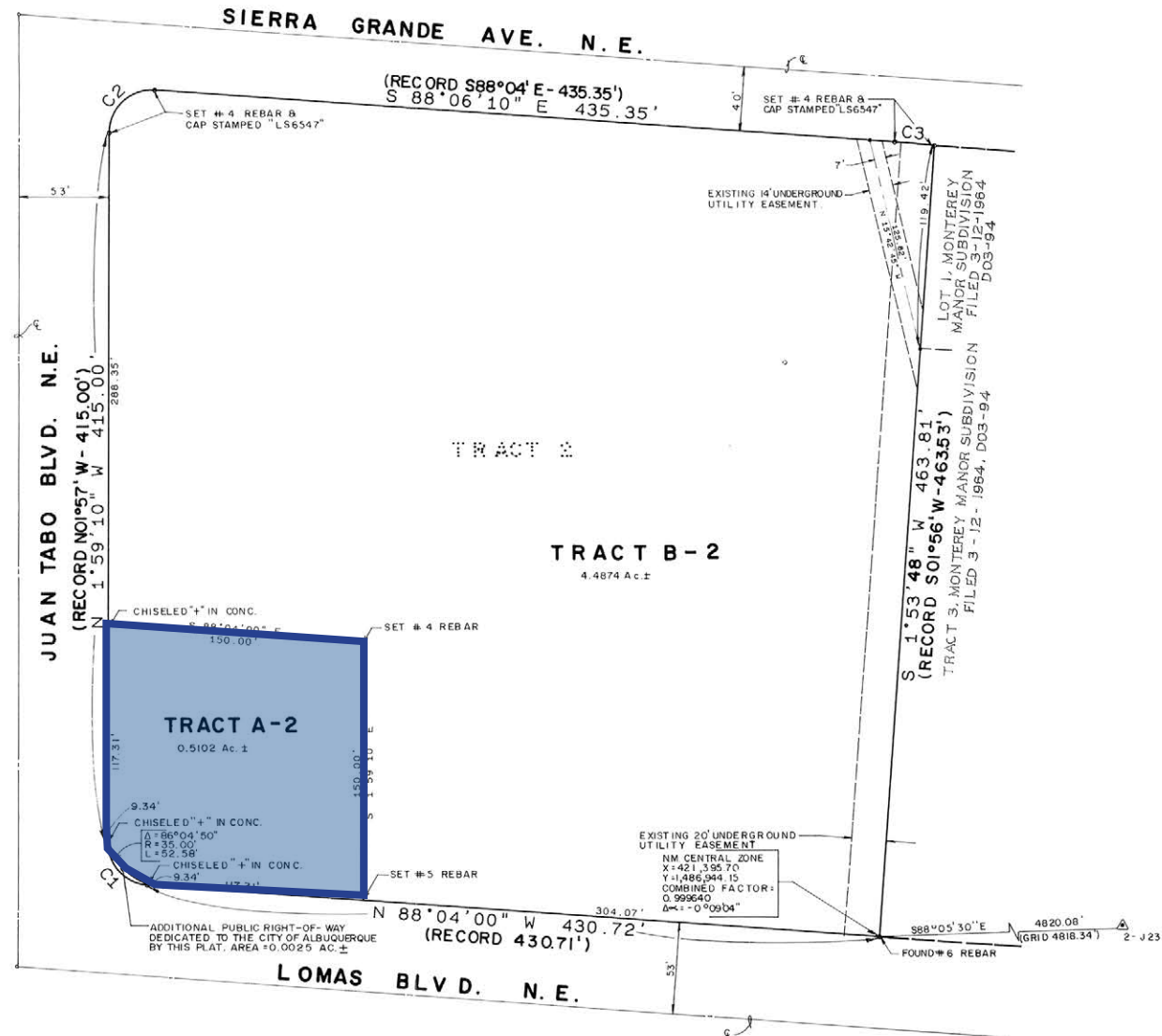
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# Intersection Aerial



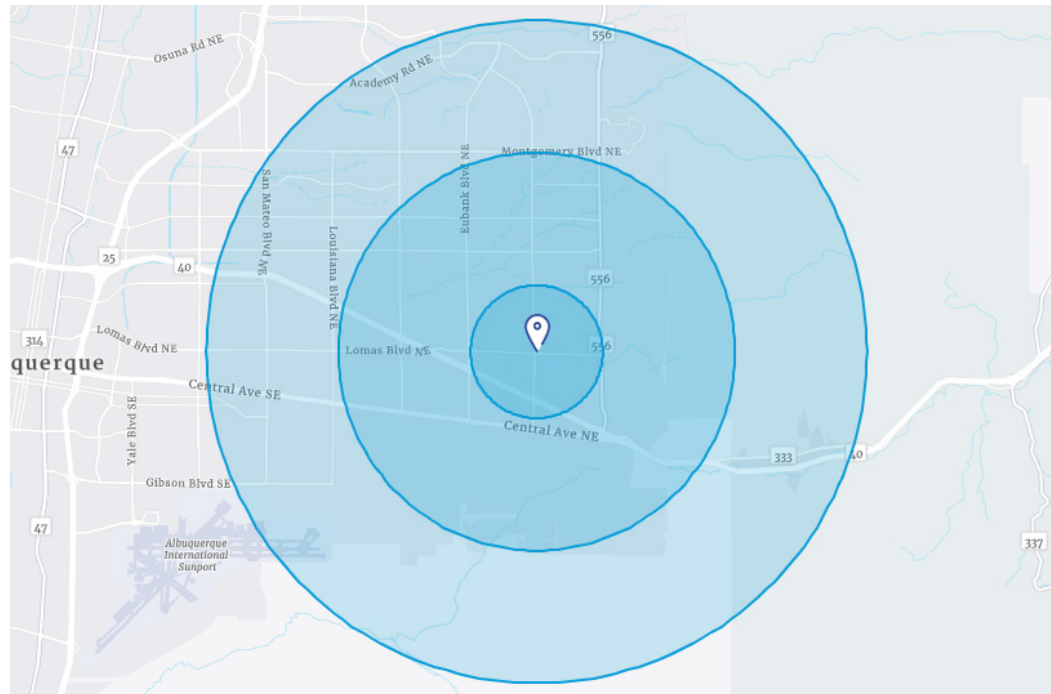


# Plat



# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	18,343	117,628	220,426
Households	8,262	51,160	100,108
Median HH Income	\$61,097	\$62,946	\$64,767
Average HH Income	\$80,687	\$86,527	\$93,275

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