ZUNI PLAZA

SEC ZUNI & SAN MATEO

5555 Zuni Rd SE, Albuquerque, NM 87108



FOR LEASE



AVAILABLE SPACE ANCHOR SPACE: 29,926 - 63,740 SF JUNIOR ANCHOR: 11,975 SF INLINE RESTAURANT: 1,181 SF END-CAP: 3,262 SF

RATE \$10.00 - \$22.00 PSF NNN

* Estimate provided by Landlord and subject to change

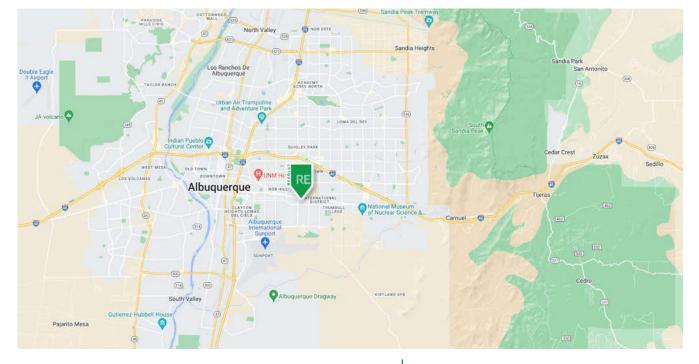
Daniel Kearney dkearney@resolutre.com 505.337.0777

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PROPERTY HIGHLIGHTS

- 160K SF, 13 Acre power center, just 3
 minutes from Nob Hill
- On-site security guards day & night for 16 hours daily & nightly drive-by's
- Huge visibility at major commercial intersection (37,000 VPD)
- Established retail location with AutoZone Mega Hub, ABQ Crazy Liquidations, Wells Fargo, Little Caesar's, WingStop, MetroPCS, GameStop, & more already present
- Opportunities for Anchor, Jr Anchor, inline shop space, restaurant, and pad sites
- Property recently received capital improvements (parking lot, lighting)



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023





\$74,329.00 AVG HH INCOME 3-MILE RADIUS



104,208 DAYTIME POPULATION 3-MILE RADIUS



TRAFFIC COUNTS San Mateo Blvd: 22,478 VPD Zuni Rd SE: 14,696 VPD (Sites USA 2023)



PROPERTY OVERVIEW

A retail site is considered prime when it is located on the hard corner of a major intersection, has great access, prominent monument signage and is offered at a low rate. Zuni Plaza comes with these great features and has great established Anchors like AutoZone MegaHub and ABQ Crazy Liquidations. The center has Anchor, Jr. Anchor, various inline shop spaces, a 2nd generation restaurant, and pad sites available. There is a huge opportunity here for retailers of all size looking for a prime location at the right price. This center is the closest major retail center to Nob Hill & Hiland submarkets.

PROPERTY OVERVIEW

Lease Rate:	\$10.00 - \$22.00
Available Spaces:	ANCHOR SPACE: 29,926 - 63,740 SF JUNIOR ANCHOR: 11,975 SF INLINE RESTAURANT: 1,181 SF END-CAP: 3,262 SF
Building Size:	160,000 SF
Lot Size:	13.51 AC
Year Built:	1980
Zoning:	MX-M / MX-H
Submarket:	Southeast Heights

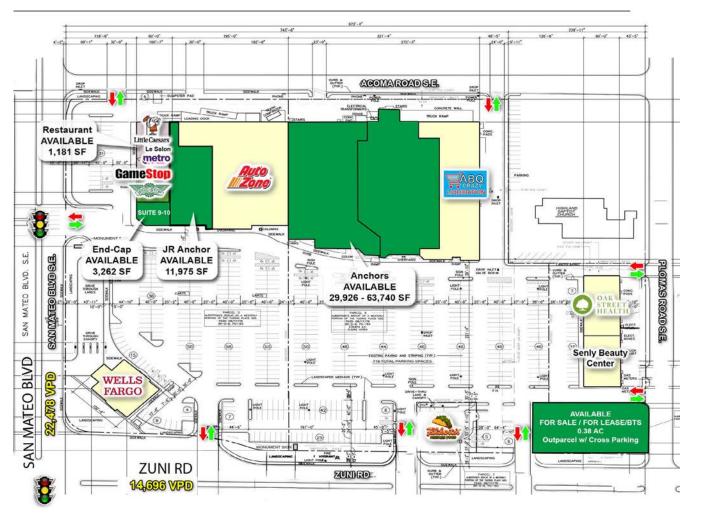




AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Anchor Space's	See Advisor	29,926-63,740 SF
Junior Anchor	\$12.00	11,975 SF
Suite 3 - Prior Restaurant	\$22.00	1,181 SF
End Cap	\$22.00	3,262 SF

Space	Price	Size (AC)
Pad Site For Sale / BTS	\$395,000	0.38 Acres with Cross Parking





ANCHOR SPACES - 29,926 - 63,740 SF





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JR. ANCHOR DESIGN - 11,975 SF



Renderings of 11,975 SF Junior Anchor Space with an enhanced facade for San Mateo visibility

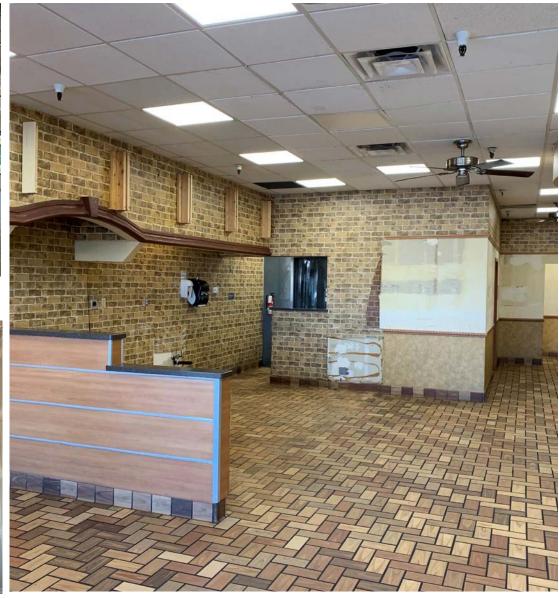


OTHER SUITES



End Cap - 3,262 SF





Junior Anchor - 11,975 SF

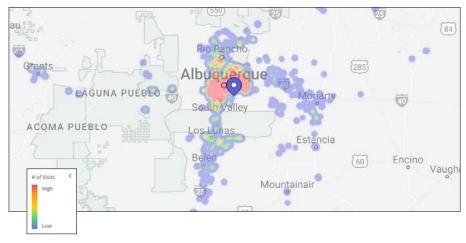
2nd Gen Restaurant - 1,181 SF

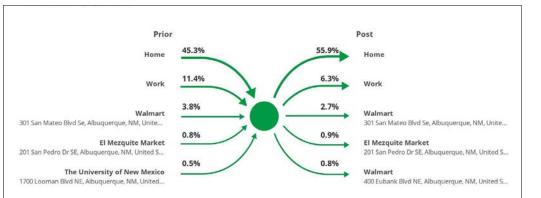


Metrics			
Stani Plaza Shopping Center 5555 Zuni Rd Se, Albuquerque, NM 87108			
Visits	652.9K	Visit Frequency	3.12
Visitors	209.4K	Avg. Dwell Time	38 min
lul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			Placer.a

METRICS

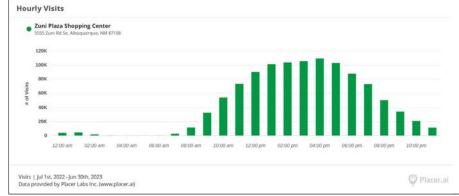
TRADE AREA HEAT MAP



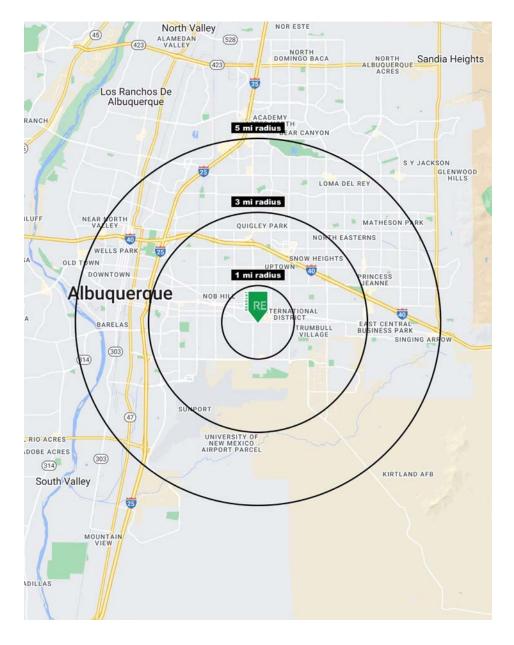


CUSTOMER JOURNEY ROUTES



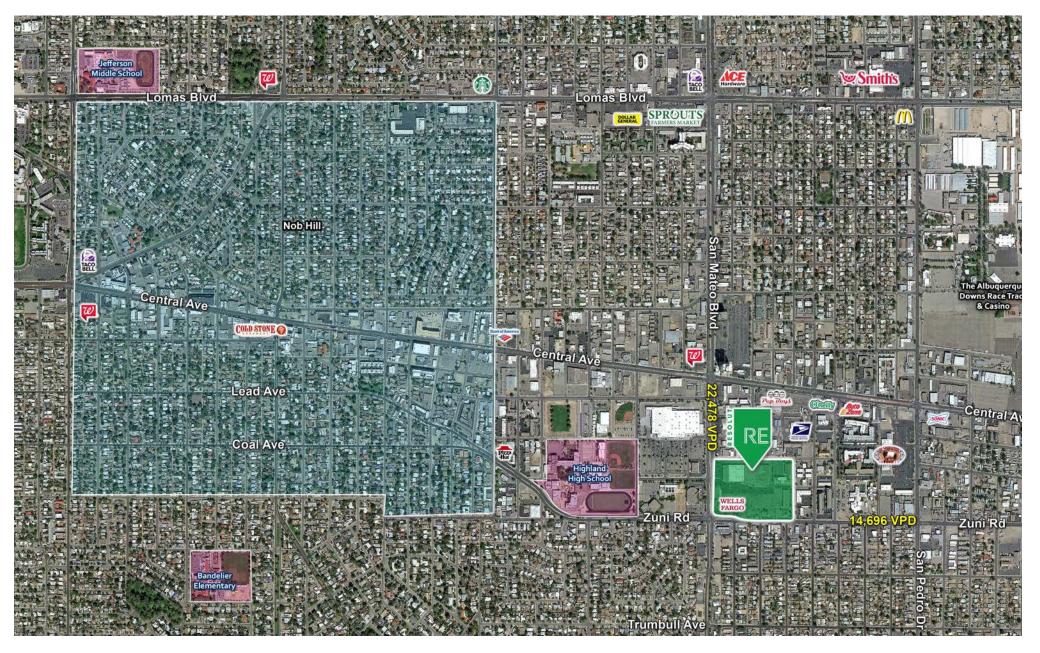




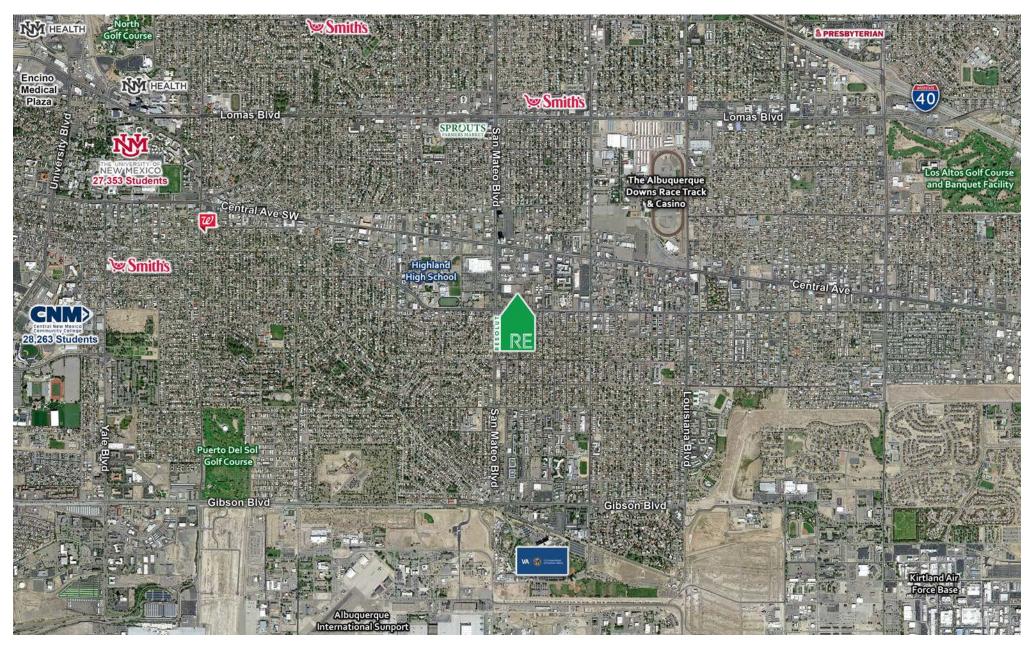


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2023 Estimated Some High School (Grade Level 9 to 11)5.0%2023 Estimated High School Graduate22.2%22023 Estimated Some College25.3%22023 Estimated Associates Degree Only6.5%12023 Estimated Bachelors Degree Only18.5%12023 Estimated Graduate Degree18.0%1Business15.3612023 Estimated Total Businesses1,53612023 Estimated Total Employees8,5317	
2023 Estimated High School Graduate22.2%22023 Estimated Some College25.3%22023 Estimated Associates Degree Only6.5%22023 Estimated Bachelors Degree Only18.5%12023 Estimated Graduate Degree18.0%1Business2023 Estimated Total Businesses1,5362023 Estimated Total Employees8.5317	4.5% 3.8%
2023 Estimated Sone College25.3%22023 Estimated Associates Degree Only6.5%2023 Estimated Bachelors Degree Only18.5%12023 Estimated Graduate Degree18.0%1Business2023 Estimated Total Businesses1,53612023 Estimated Total Employees8.5317	5.9% 6.1%
2023 Estimated Associates Degree Only6.5%2023 Estimated Bachelors Degree Only18.5%12023 Estimated Graduate Degree18.0%1Business2023 Estimated Total Businesses1,53612023 Estimated Total Employees8,5317	1.6% 22.4%
2023 Estimated Bachelors Degree Only18.5%12023 Estimated Graduate Degree18.0%1Business2023 Estimated Total Businesses1,53612023 Estimated Total Employees8,5317	0.7% 22.9%
2023 Estimated Graduate Degree18.0%1Business12023 Estimated Total Businesses1,53612023 Estimated Total Employees8,5317	8.0% 9.0%
Business 2023 Estimated Total Businesses 1,536 2023 Estimated Total Employees 8,531 70	9.6% 19.0%
2023 Estimated Total Businesses 1,536 1 2023 Estimated Total Employees 8,531 7	9.6% 16.8%
2023 Estimated Total Employees 8,531 7	
	7,851 19,235
2023 Estimated Employee Population per Business 5.6),650 165,309
	9.0 8.6
2023 Estimated Residential Population per Business 11.6	13.0 12.4









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