



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

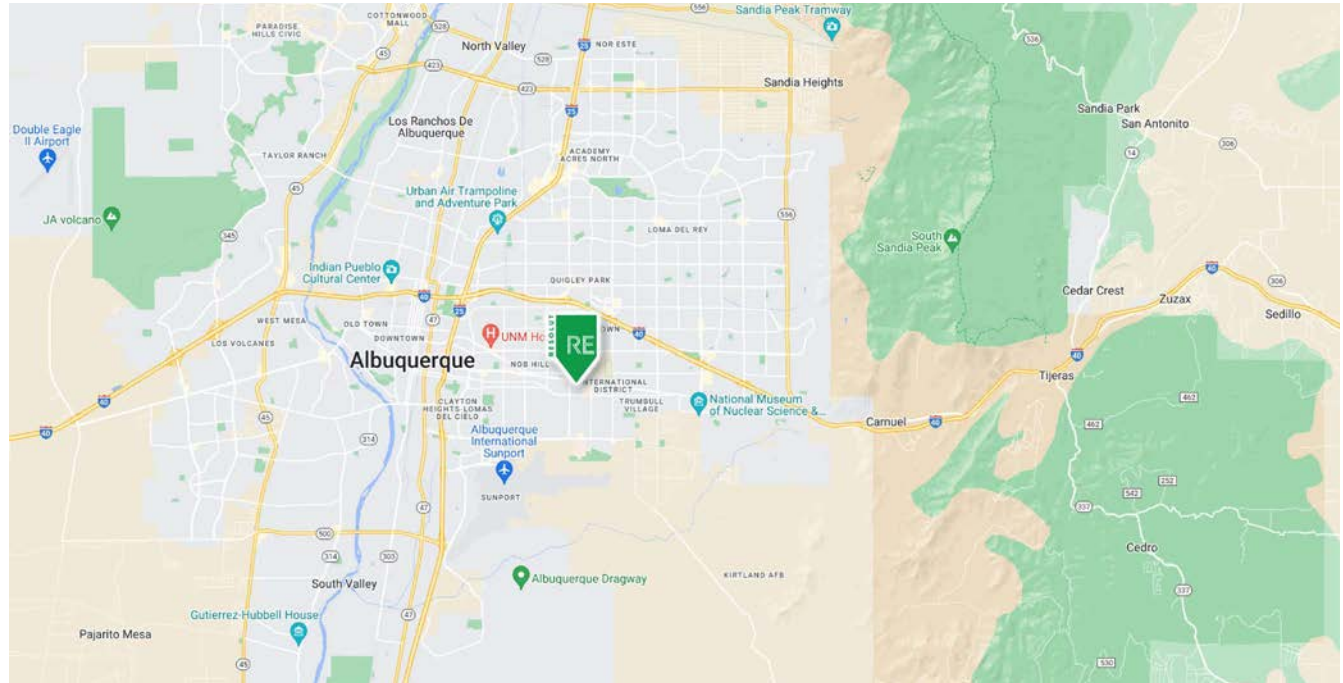
dkearney@resolutre.com
 505.337.0777

Austin Tidwell, CCIM

atidwell@resolutre.com
 505.337.0777

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



Daniel Kearney

dkearney@resolutre.com | 505.337.0777

Austin Tidwell, CCIM

atidwell@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2023



101,806
POPULATION
3-MILE RADIUS



\$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

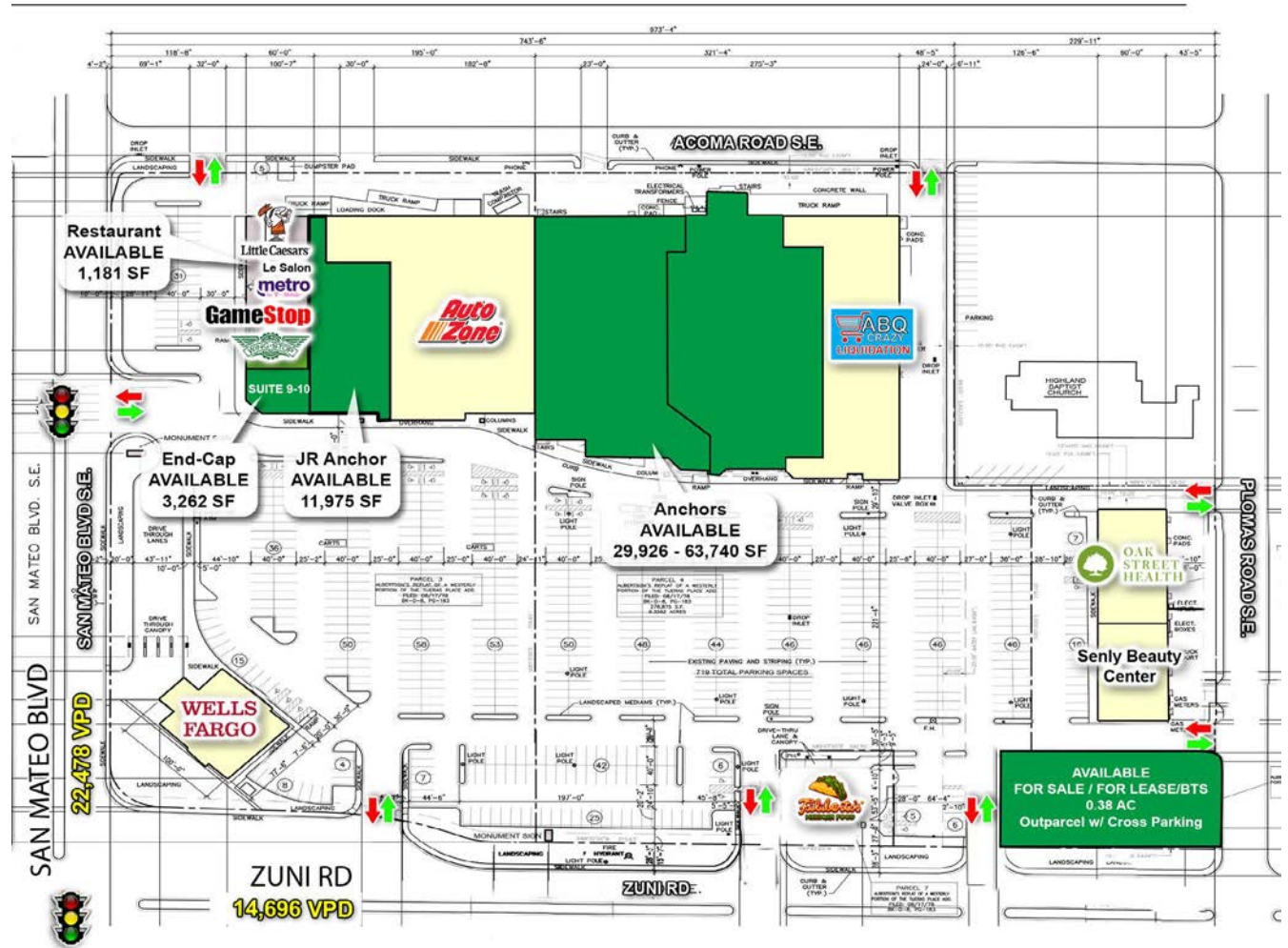
Lease Rate:	\$10.00 - \$22.00
Available Spaces:	ANCHOR SPACE: 29,926 - 63,740 SF JUNIOR ANCHOR: 11,975 SF INLINE RESTAURANT: 1,181 SF END-CAP: 3,262 SF
Building Size:	160,000 SF
Lot Size:	13.51 AC
Year Built:	1980
Zoning:	MX-M / MX-H
Submarket:	Southeast Heights



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



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

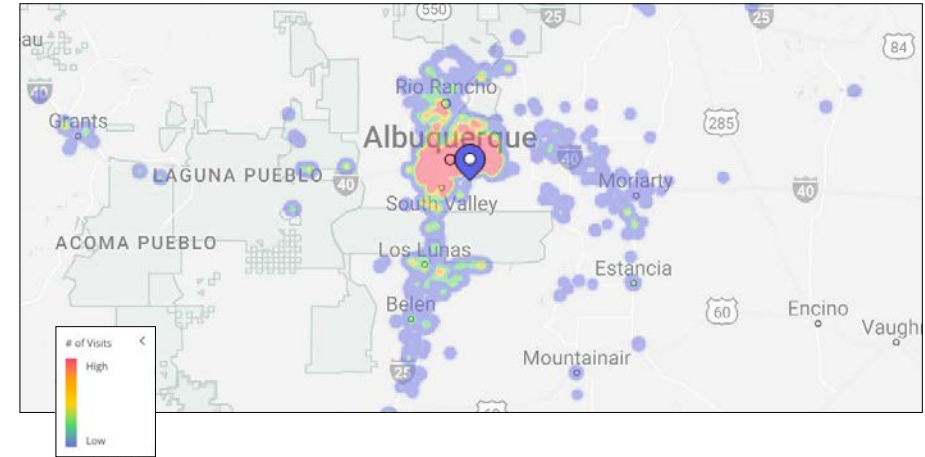


2nd Gen Restaurant - 1,181 SF

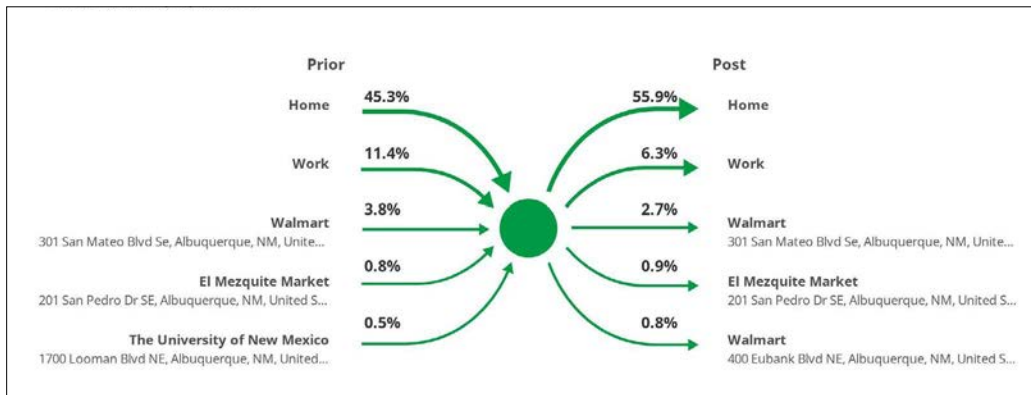
METRICS

Metrics			
Zuni 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
Jul 1st, 2022 - Jun 30th, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			

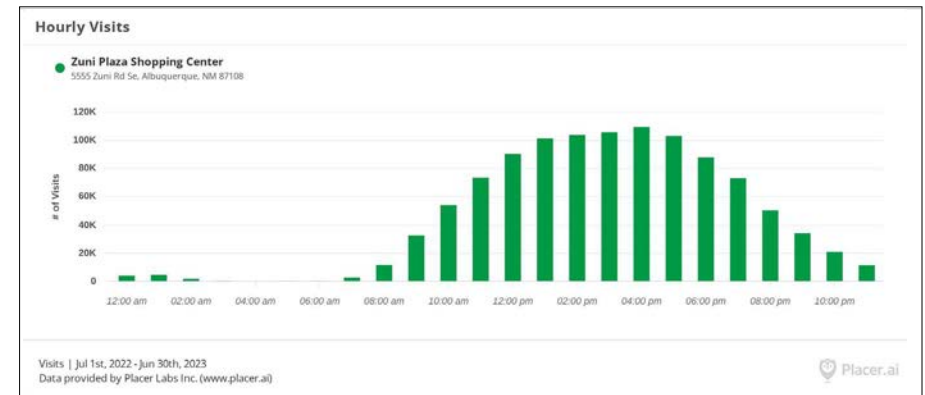
TRADE AREA HEAT MAP

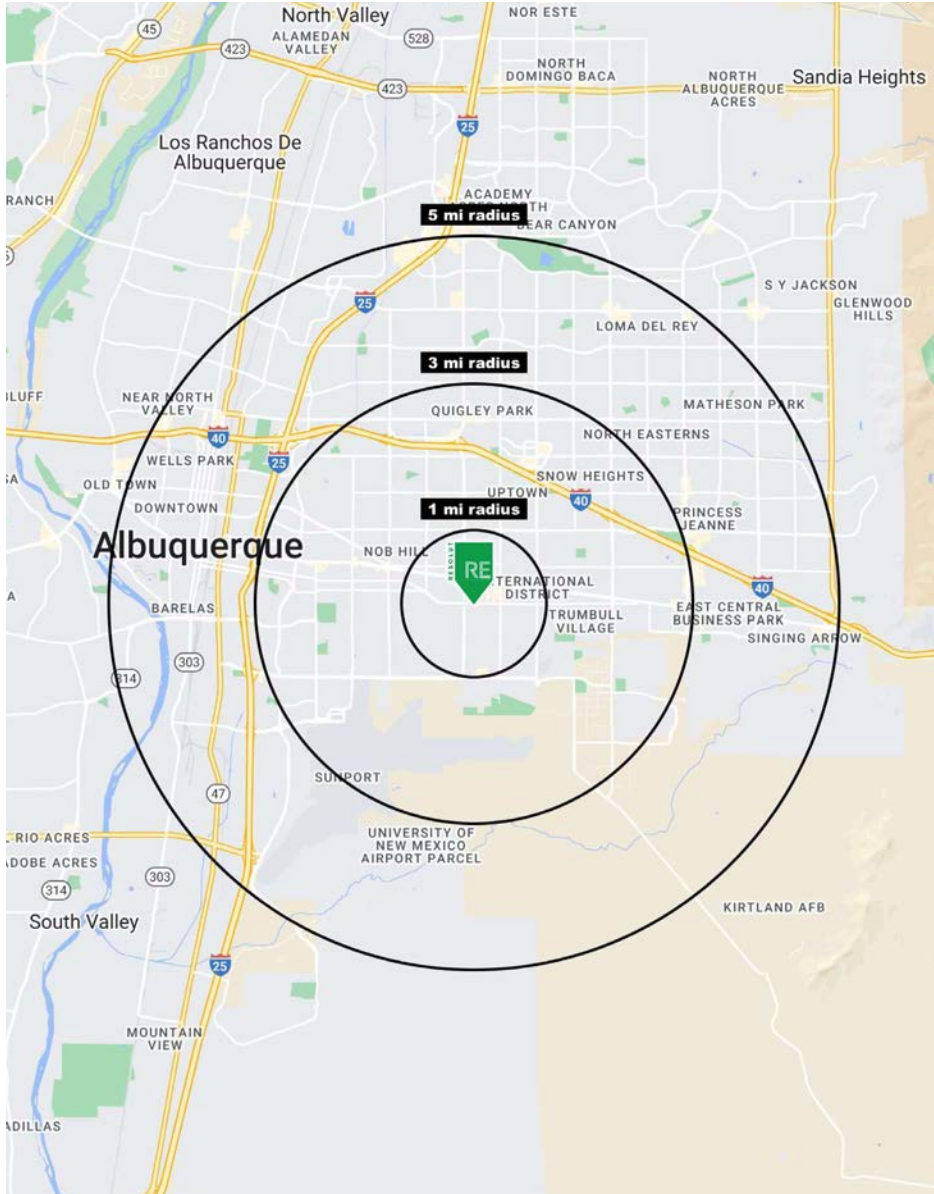


CUSTOMER JOURNEY ROUTES



HOURLY VISITS





5555 Zuni Rd SE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,799	101,806	239,145
2028 Projected Population	17,760	100,717	238,841
2020 Census Population	17,889	102,193	240,673
2010 Census Population	17,921	103,415	239,639
Projected Annual Growth 2023 to 2028	-	-0.2%	-
Historical Annual Growth 2010 to 2023	-	-0.1%	-
2023 Median Age	40.3	37.2	38.1
Households			
2023 Estimated Households	9,141	46,704	109,519
2028 Projected Households	9,215	46,699	110,713
2020 Census Households	9,067	46,397	108,939
2010 Census Households	8,902	45,691	105,194
Projected Annual Growth 2023 to 2028	0.2%	-	0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	52.6%	52.8%	53.9%
2023 Estimated Black or African American	5.9%	5.0%	4.9%
2023 Estimated Asian or Pacific Islander	2.8%	5.6%	4.5%
2023 Estimated American Indian or Native Alaskan	6.9%	5.4%	5.5%
2023 Estimated Other Races	31.8%	31.2%	31.2%
2023 Estimated Hispanic	45.3%	44.1%	45.8%
Income			
2023 Estimated Average Household Income	\$64,347	\$74,329	\$77,132
2023 Estimated Median Household Income	\$46,911	\$55,959	\$58,414
2023 Estimated Per Capita Income	\$33,399	\$34,590	\$35,633
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.6%	4.5%	3.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.9%	6.1%
2023 Estimated High School Graduate	22.2%	21.6%	22.4%
2023 Estimated Some College	25.3%	20.7%	22.9%
2023 Estimated Associates Degree Only	6.5%	8.0%	9.0%
2023 Estimated Bachelors Degree Only	18.5%	19.6%	19.0%
2023 Estimated Graduate Degree	18.0%	19.6%	16.8%
Business			
2023 Estimated Total Businesses	1,536	7,851	19,235
2023 Estimated Total Employees	8,531	70,650	165,309
2023 Estimated Employee Population per Business	5.6	9.0	8.6
2023 Estimated Residential Population per Business	11.6	13.0	12.4

©2023, Sites USA, Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

