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**Leasing Incentive**

**Landlord is offering 6 MONTHS OF FREE RENT for a 5 year initial lease term!**

PROPERTY SNAPSHOT



**94,006**  
2022 POPULATION  
3 MILE RADIUS



**62,237**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$74,030**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**27,100 VPD**  
TRAMWAY BLVD

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FOR LEASE

100% Leased

AVAILABLE SPACE

100% Leased

PROPERTY HIGHLIGHTS

- Great demographics in the immediate area - 17,000+ population & \$73,000 average Income
- Co-Tenants Include CVS, Walgreens, Snap Fitness, & The View Event Center
- Nicely landscaped courtyard with patio space and west-facing windows toward the city
- 36,000 Cars Per Day on Tramway with large monument signage

TRAFFIC COUNT

Tramway Blvd: 27,100 VPD  
Indian School Rd: 9,500 VPD  
(CoStar 2022)

AREA TRAFFIC GENERATORS



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## PROPERTY OVERVIEW

Available SF:	100% Leased
Building Size:	22,623 SF
Lot Size:	2.32 Acres
Year Built:	1987
Zoning:	MX-M
Submarket:	NE Heights

## PROPERTY OVERVIEW

Skyview Center is a CVS anchored neighborhood retail center located at the intersection of Tramway and Indian School. Skyview has been an integral part of the Monte Largo Hills neighborhood since 1987 and continues to bring fitness, pharmacy, dog grooming, event space, financial advisement and more to the same community today. Customers love this center because it is well-maintained, quiet and is most of the time on their way home from work. A visit to Skyview Center showcases the amazing green courtyard and the available outdoor patio space that faces toward the city view and leaves a lasting impression on anyone who stops by.

## LOCATION OVERVIEW

1530-1550 Tramway is located at the far east end of the NE Heights submarket, visible from Tramway Blvd and easily accessible by many of the surrounding neighborhoods. The NE Heights is known for its large concentration of residential homes in this area and it is expected that nearly 40% of all Albuquerque's residents live within 5 miles of this center. Tramway is also known for attracting some of Albuquerque's most wealthy individuals looking to live in the foothills of the Sandia Mountains. This neighborhood center benefits from this statistic with an average income of \$73,000 within 1 mile of the center.

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# Skyview Center

NEC TRAMWAY & INDIAN SCHOOL  
1530-1550 TRAMWAY BLVD NE  
ALBUQUERQUE, NM 87112



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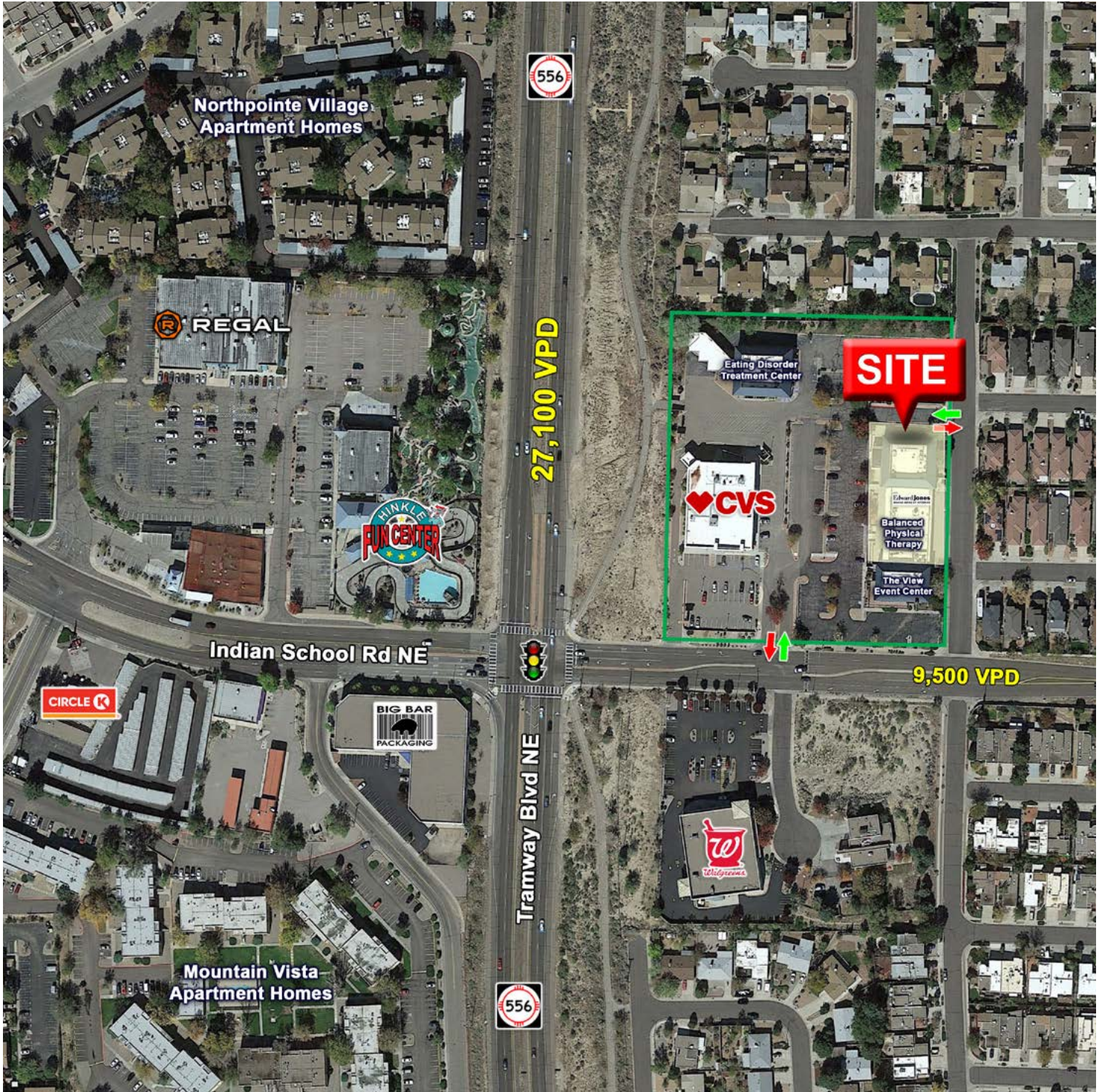
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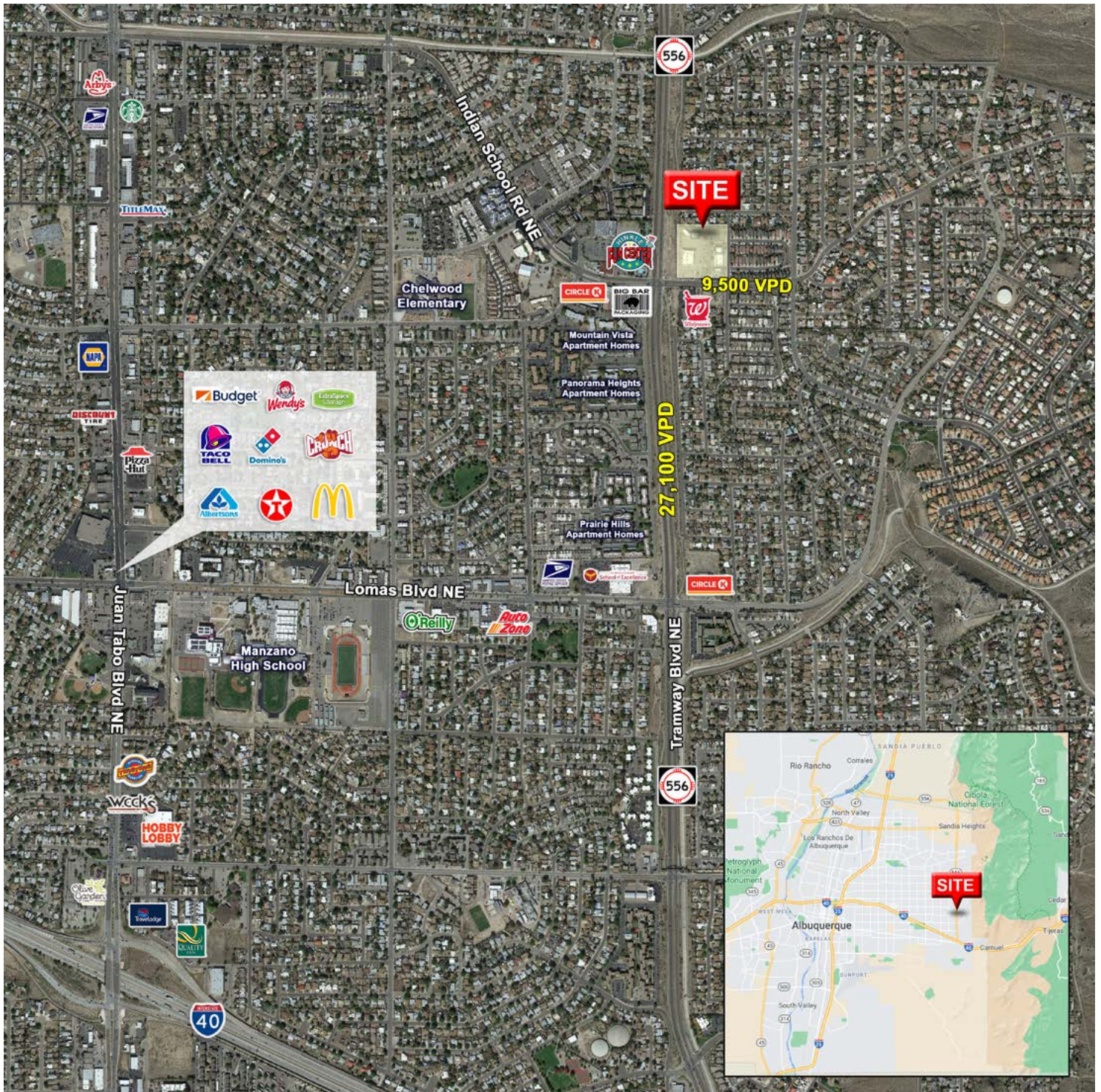
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