



SANDIA HEIGHTS VILLAGE

SEC OF SAN RAFAEL AVE & TRAMWAY BLVD
12700 SAN RAFAEL AVE NE, ALBUQUERQUE, NM 87122



FOR LEASE

AVAILABLE SPACE
1,000 SF

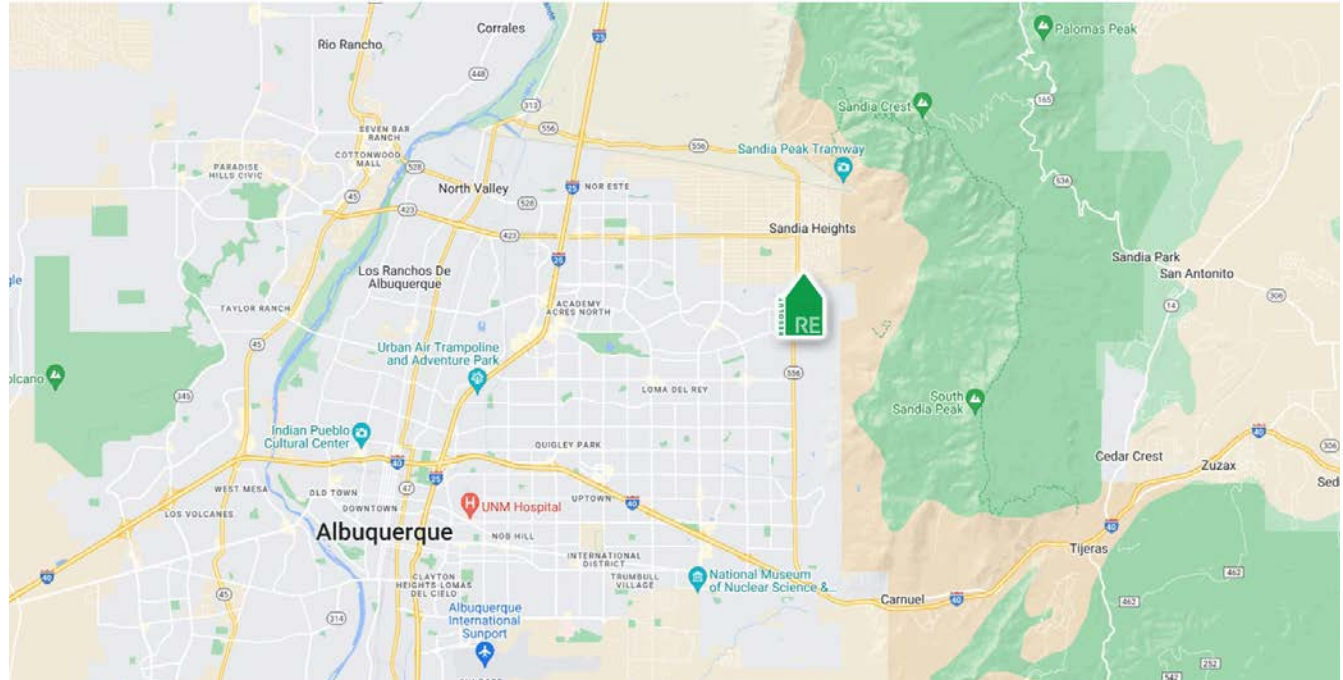
RATE
Call for Pricing

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PROPERTY HIGHLIGHTS

- Prominent end-cap suite with exceptional Tramway visibility
- Second generation sandwich shop - restaurant but no range hood
- High traffic counts from Tramway Blvd and heavy biker/pedestrian traffic via bike trail
- Great opportunities for monument and facade signage
- Strong neighborhood retail location surrounded by rooftops and a city - wide high \$140,000 Average Household Income



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



54,499
POPULATION
3-MILE RADIUS



\$164,132.00
AVG HH INCOME
3-MILE RADIUS



31,707
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Tramway Blvd: 21,357 VPD
(Costar 2022)

PROPERTY OVERVIEW

Located at the base of the Sandia Mountains, Sandia Heights Village presents an opportunity for those seeking retail space in the Far NE Heights. Strategically located along the esteemed Tramway Blvd, this neighborhood center is exposed to over +/- 25,000 vehicles, offering prime visibility to affluent patrons.

The area boasts a flourishing community characterized by an impressive average household income of approximately \$140,000. With an average house price hovering around \$700,000, the neighborhood exudes an aura of exclusivity and prosperity.

Facing the scenic Tramway bike path and conveniently situated in the foothills of the Sandia Mountains, Sandia Heights Village enjoys a symbiotic relationship with outdoor enthusiasts, drawing in high levels of foot traffic and enhancing the shopping experience.

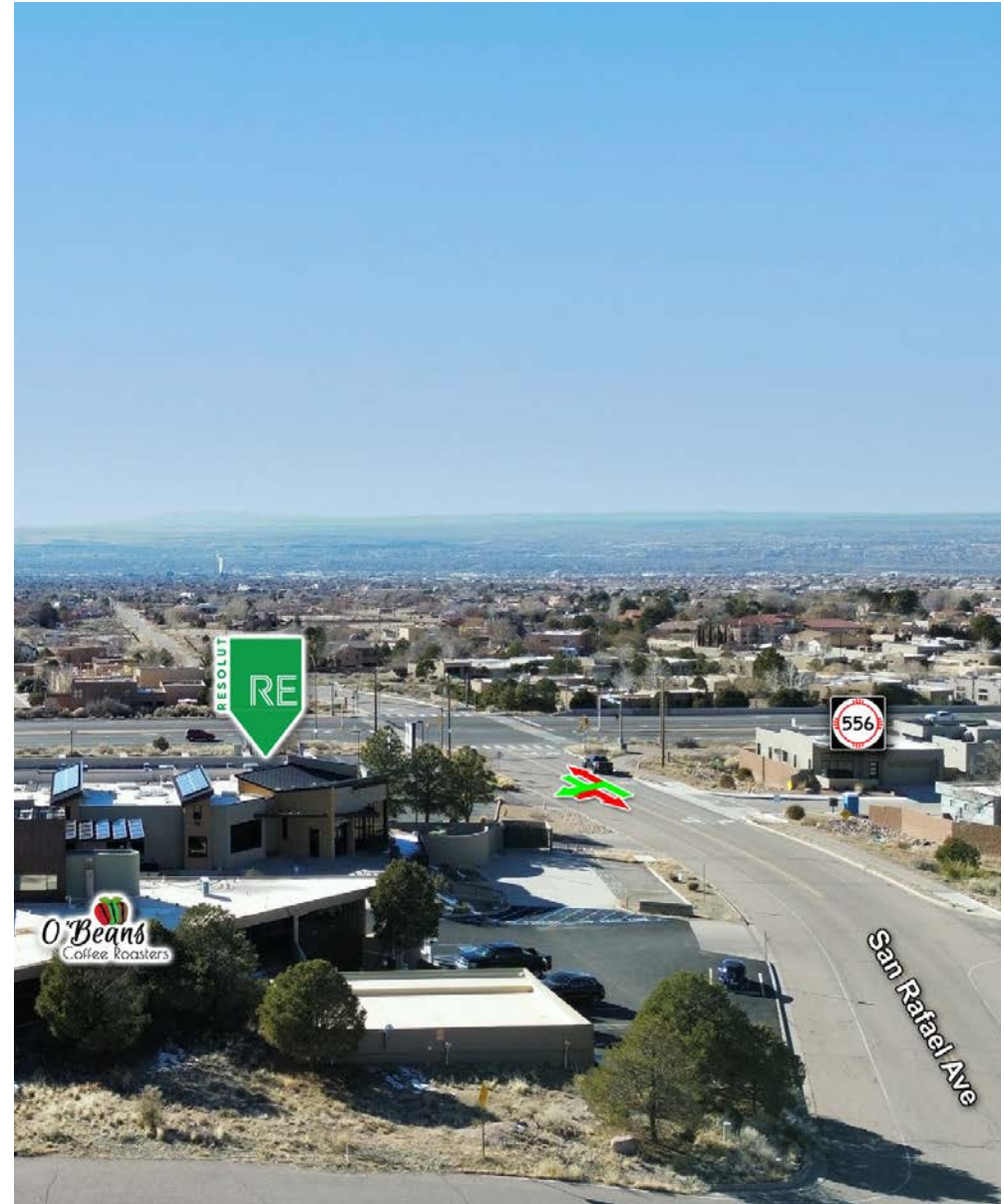
Parking convenience is paramount, with an on-site ratio of 4 spaces per 1,000 square feet, ensuring seamless accessibility for patrons. The neighborhood center experiences its peak foot traffic between 11:00 am and 2:00 pm, with an average customer length of stay extending to a leisurely 1.5 hours, fostering an environment conducive to both commerce and community engagement. Sandia Heights Village stands as a beacon of sophistication and convenience, offering an exceptional blend of luxury and practicality for investors and residents alike.

LOCATION OVERVIEW

Sandia Heights, nestled gracefully along the Tramway bike path, stands as a beacon of refined living in Albuquerque, New Mexico. Boasting an average household income of approximately \$140,000 and an average house price of around \$700,000, this affluent suburb offers an exclusive lifestyle amidst picturesque surroundings.

Renowned for its proximity to the iconic Albuquerque Tram, which attracts both tourists and locals alike, Sandia Heights basks in a vibrant ambiance enriched by high outdoor activity such as hiking and mountain biking. With a population of +/- 3,205 residents, this charming locale in Bernalillo County is revered as one of the finest residential areas in New Mexico.

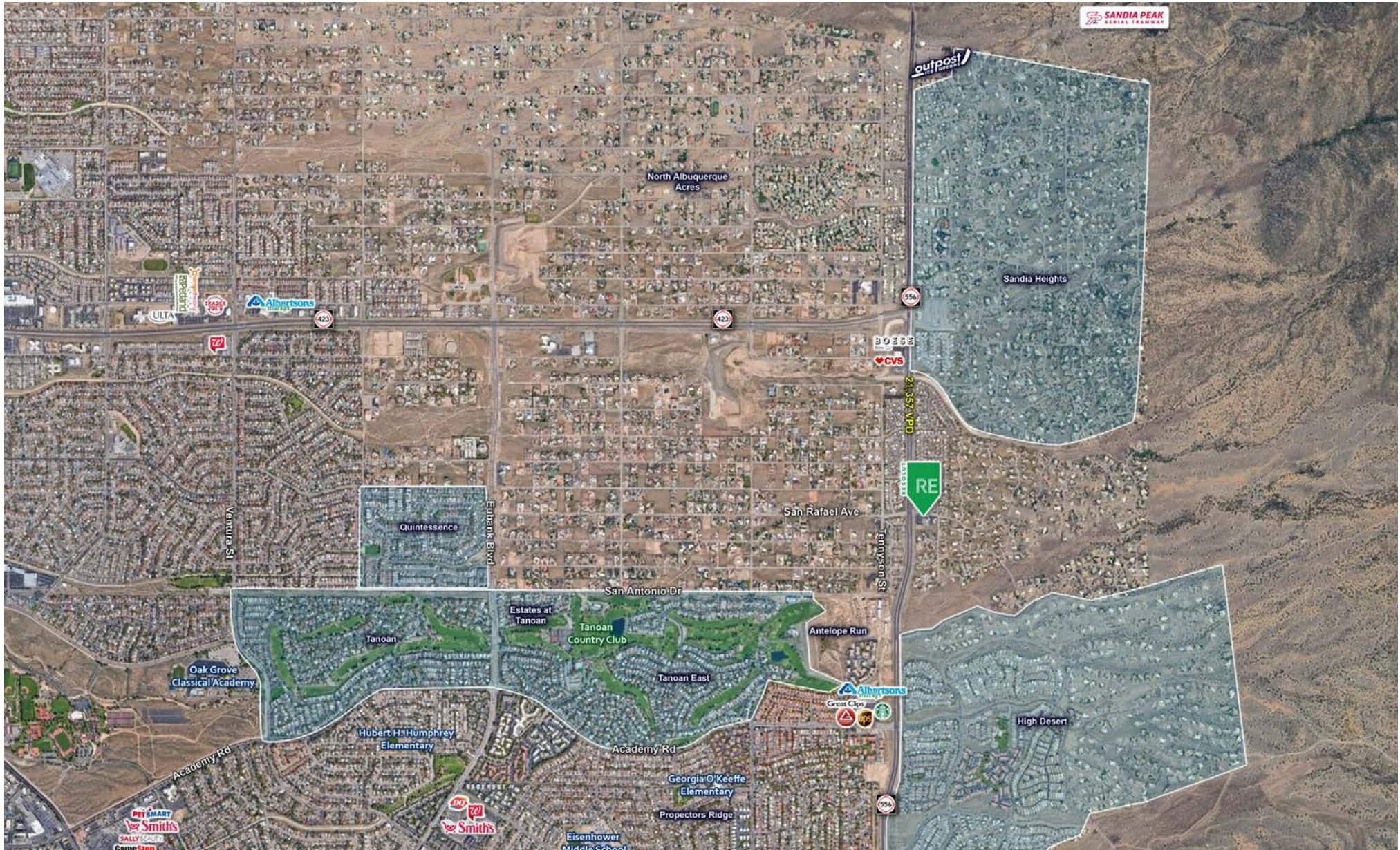
Sandia Heights exudes tranquility and charm, with an abundance of parks and hiking trails dotting its landscape. Residents relish in the ownership of their homes, cultivating a strong sense of community and pride.



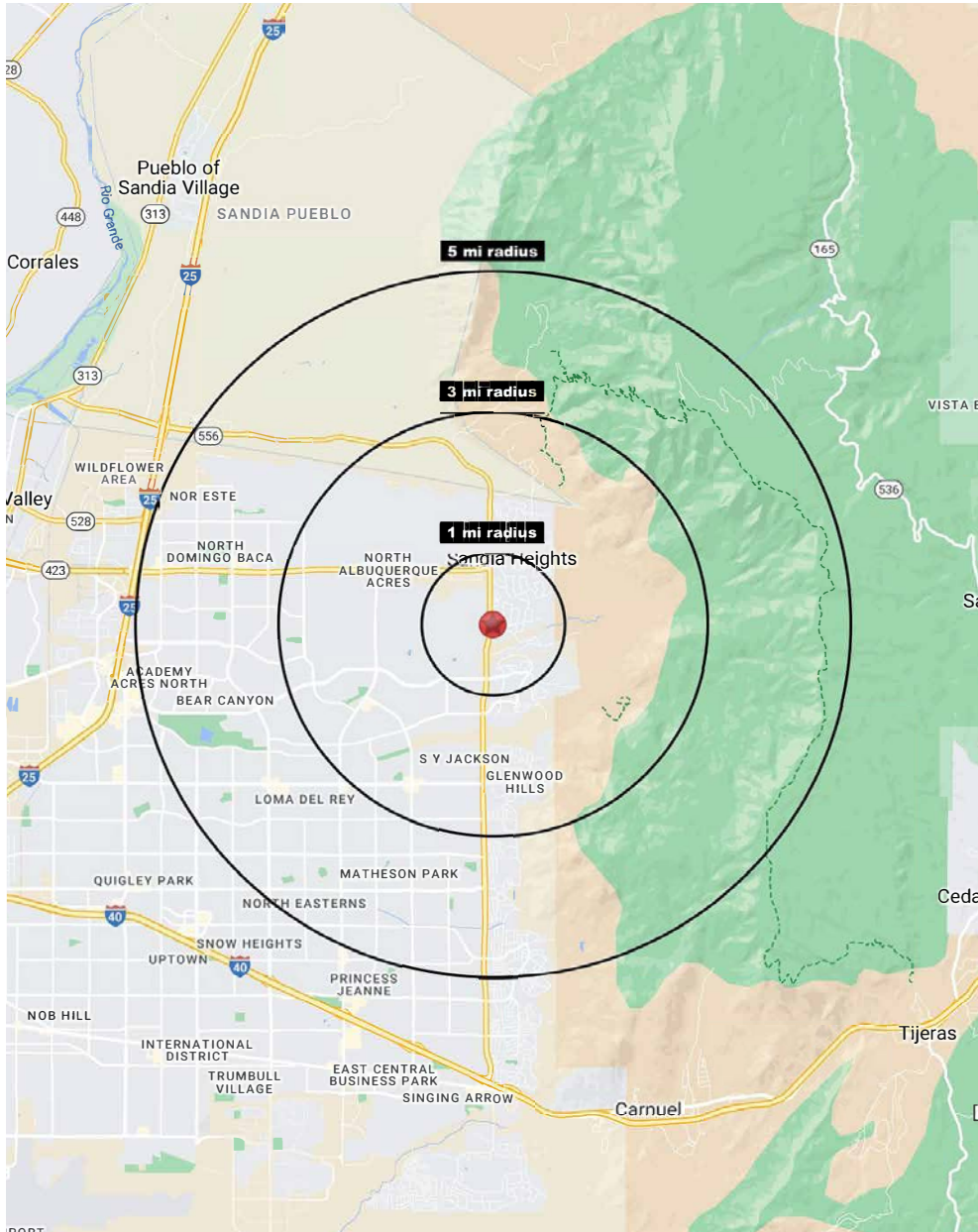
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12700 San Rafael Ave NE Albuquerque, NM 87122	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,834	54,499	142,485
2028 Projected Population	7,238	54,463	140,298
2020 Census Population	6,880	55,645	144,764
2010 Census Population	6,630	56,128	145,033
Projected Annual Growth 2023 to 2028	1.2%	-	-0.3%
Historical Annual Growth 2010 to 2023	0.2%	-0.2%	-0.1%
2023 Median Age	53.9	48.8	45.7
Households			
2023 Estimated Households	3,420	25,481	65,245
2028 Projected Households	3,637	25,470	64,124
2020 Census Households	3,194	25,246	65,460
2010 Census Households	3,002	24,946	64,029
Projected Annual Growth 2023 to 2028	1.3%	-	-0.3%
Historical Annual Growth 2010 to 2023	1.1%	0.2%	0.1%
Race and Ethnicity			
2023 Estimated White	76.6%	69.6%	64.4%
2023 Estimated Black or African American	2.0%	2.5%	3.1%
2023 Estimated Asian or Pacific Islander	4.9%	5.1%	5.0%
2023 Estimated American Indian or Native Alaskan	1.9%	2.9%	3.7%
2023 Estimated Other Races	14.7%	19.9%	23.9%
2023 Estimated Hispanic	22.9%	28.3%	33.4%
Income			
2023 Estimated Average Household Income	\$224,250	\$164,132	\$132,507
2023 Estimated Median Household Income	\$167,377	\$116,692	\$93,805
2023 Estimated Per Capita Income	\$112,235	\$76,822	\$60,757
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.3%	0.7%	1.4%
2023 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.1%	3.0%
2023 Estimated High School Graduate	6.5%	11.5%	15.5%
2023 Estimated Some College	12.5%	16.0%	19.6%
2023 Estimated Associates Degree Only	6.1%	7.5%	8.5%
2023 Estimated Bachelors Degree Only	27.7%	28.2%	24.9%
2023 Estimated Graduate Degree	45.2%	34.0%	27.0%
Business			
2023 Estimated Total Businesses	333	2,658	7,974
2023 Estimated Total Employees	1,231	12,536	46,263
2023 Estimated Employee Population per Business	3.7	4.7	5.8
2023 Estimated Residential Population per Business	20.5	20.5	17.9