

HEIGHTS VILLAGE

Shopping Center @ Montgomery & Juan Tabo
11201 Montgomery Blvd NE Albuquerque, NM 87111



BASE 5
RETAIL PARTNERS



**LISTING
BROKER**

Ariana West

ariana@base5retail.com - 505.235.0637

6739 Academy Rd NE, Suite 380 • Albuquerque, NM 87109

505.807.0605 • WWW.BASE5RETAIL.COM



BASE 5
RETAIL PARTNERS

SITE DETAILS

HEIGHTS VILLAGE

11201 Montgomery NE, Albuquerque, NM 87111



AVAILABLE

2,572 SF - \$30.00/SF + \$5.25/SF NNN

Built-out restaurant with infrastructure in place and an outside patio seating area.

Anchored by Sprouts grocery store.

Established restaurant co-tenants include Il Vicino, Grassburger, Menchies, and adjacent to Starbucks.

Available January 2024.

SIGNAGE

Monument signage on Montgomery and Juan Tabo.

ACCESS

Signalized intersection with full access from Montgomery & Juan Tabo

OVERVIEW

Located at the intersection of Montgomery & Juan Tabo across from Walmart Neighborhood Market, Chase Bank, Walgreens, Wells Fargo, and Eldorado HS. The property is anchored by Sprouts, Dollar Tree, and Bank of America in the Far NE Heights trade area with over 242K population.

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SITE PLAN

HEIGHTS VILLAGE

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PHOTOS

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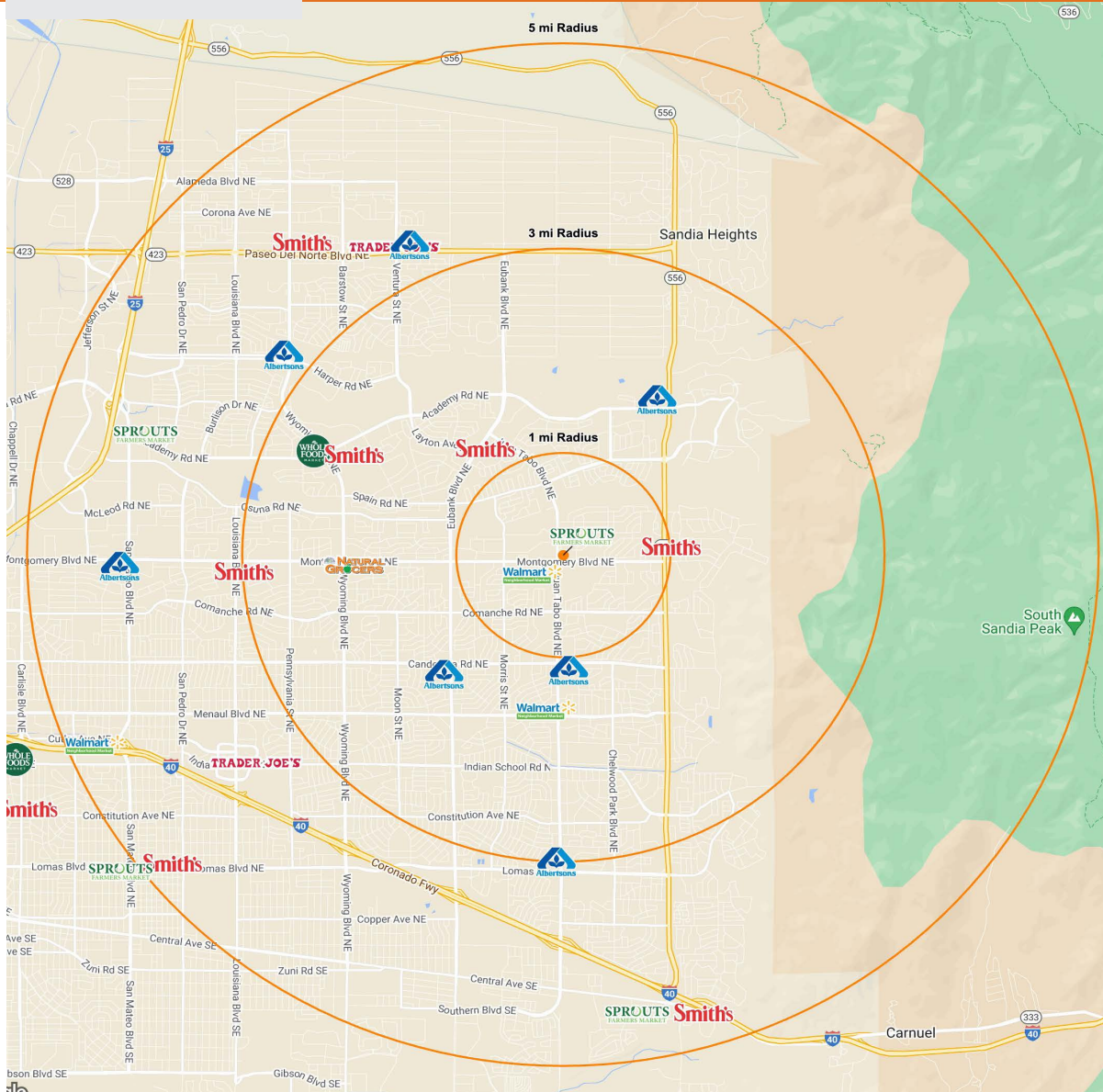


BASE 5
RETAIL PARTNERS

RADIUS MAP

HEIGHTS VILLAGE

11201 Montgomery NE, Albuquerque, NM 87111



POPULATION

1 MILE	3 MILES	5 MILES
17,606	109,338	242,227



INCOME

1 MILE	3 MILES	5 MILES
\$75,108	\$85,181	\$76,737



EMPLOYEES

1 MILE	3 MILES	5 MILES
6,098	32,275	115,315



TRAFFIC

MONTGOMERY	JUAN TABO
20,000 VPD	21,500 VPD

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OVERVIEW

HEIGHTS VILLAGE

11201 Montgomery NE, Albuquerque, NM 87111



- Former Zorbas Greek restaurant - 2,572 SF - \$30.00/SF plus \$5.25/NNN
- Large outdoor seating area (fenced)
- Synergy with adjacent restaurants - Il Vicino & Grassburger
- Space available Jan 2024

REALTY
RESOURCES
MEMBER



LET'S CHAT
ARIANA WEST

ariana@base5retail.com
505.235.0637

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