

# The 24's @ Uptown

2424 LOUISIANA BLVD. NE ALBUQUERQUE, NM 87110

Accelerating success.



## Highlights

- › Sale Price per SF: \$200.00/SF
  - › Lease Rate: \$15.00/SF
  - › Lease Type: NNN
  - › Available Space: Suite 101: 8,641 RSF  
Entire 1st Floor: 13,331 RSF
  - › Zoning: SU-3
  - › Parking: 4:1,000
  - › Est. CAM: \$3.36/SF
- \*Tenant/Buyer pays in-premises janitorial and pro-rata share of utilities for floors 1-3

## Building Amenities

- › Rare Drive-Thru Available (Financial & Pharmacy Uses Only)
- › Prominent Building and Lobby Signage Available
- › Prime Location Across from ABQ Uptown and Coronado Mall
- › High Ceilings and Abundant Natural Light
- › Walking Distance to Shopping, Dining, Entertainment and Lodging
- › Covered Parking Available
- › Ability to Expand onto Contiguous Floor
- › High Speed Internet Including Fiber Optics
- › Uptown's First Truly Integrated Office, Residential and Retail Development Creating an Excellent Opportunity to Own or Lease a Ground Level Office/Retail Suite

## Contact Us

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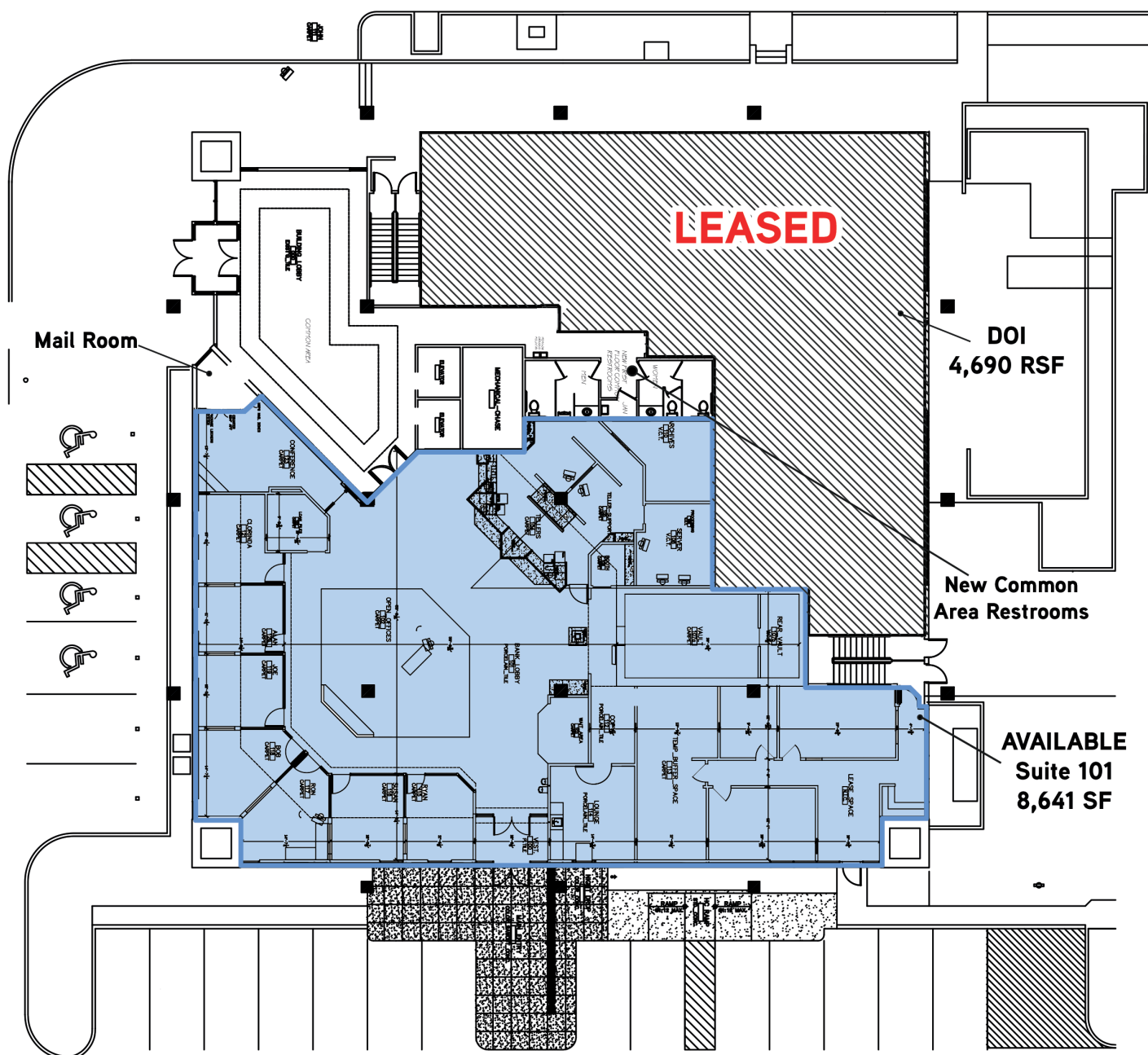
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# 1st Floor - Current Layout

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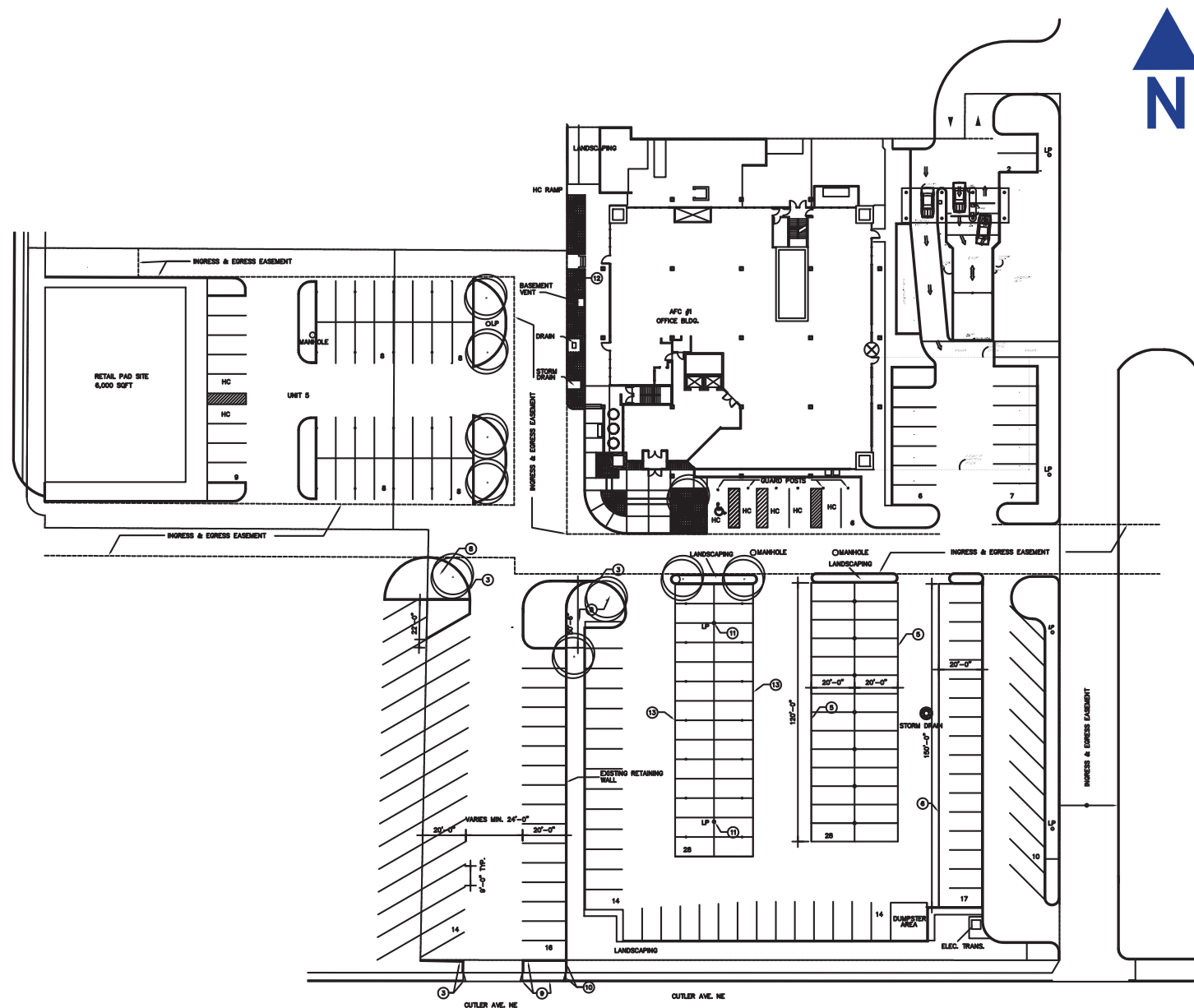
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# Site Plan With Future Retail

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# Aerial

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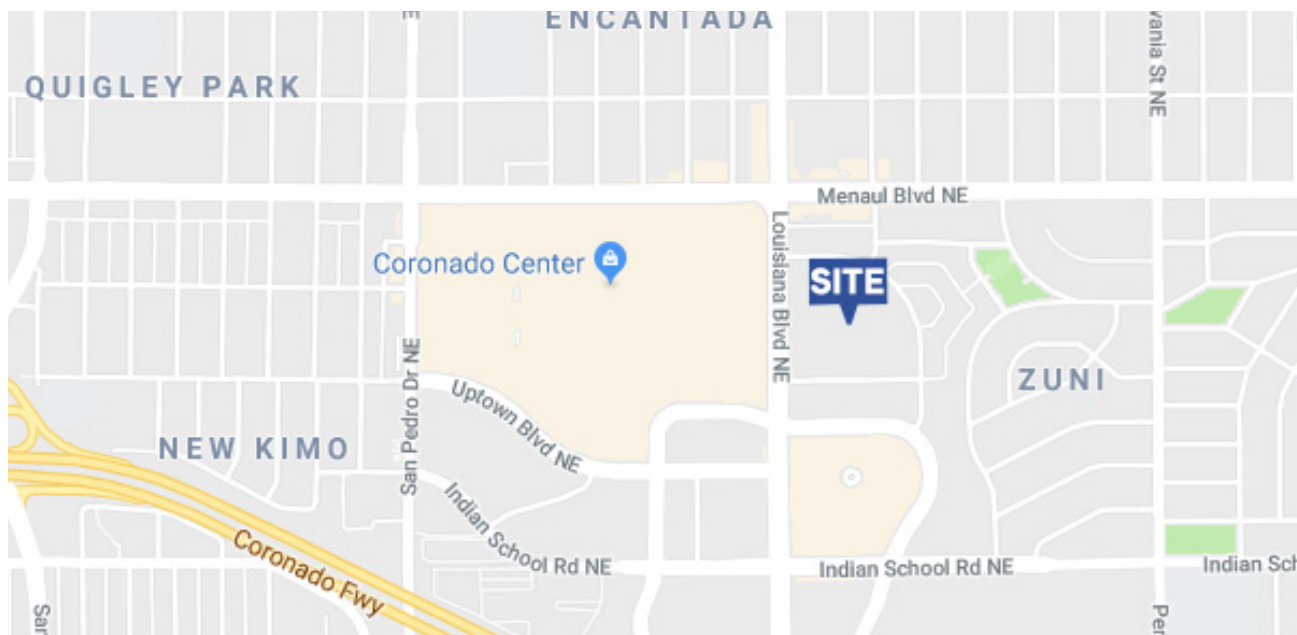
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# Maps

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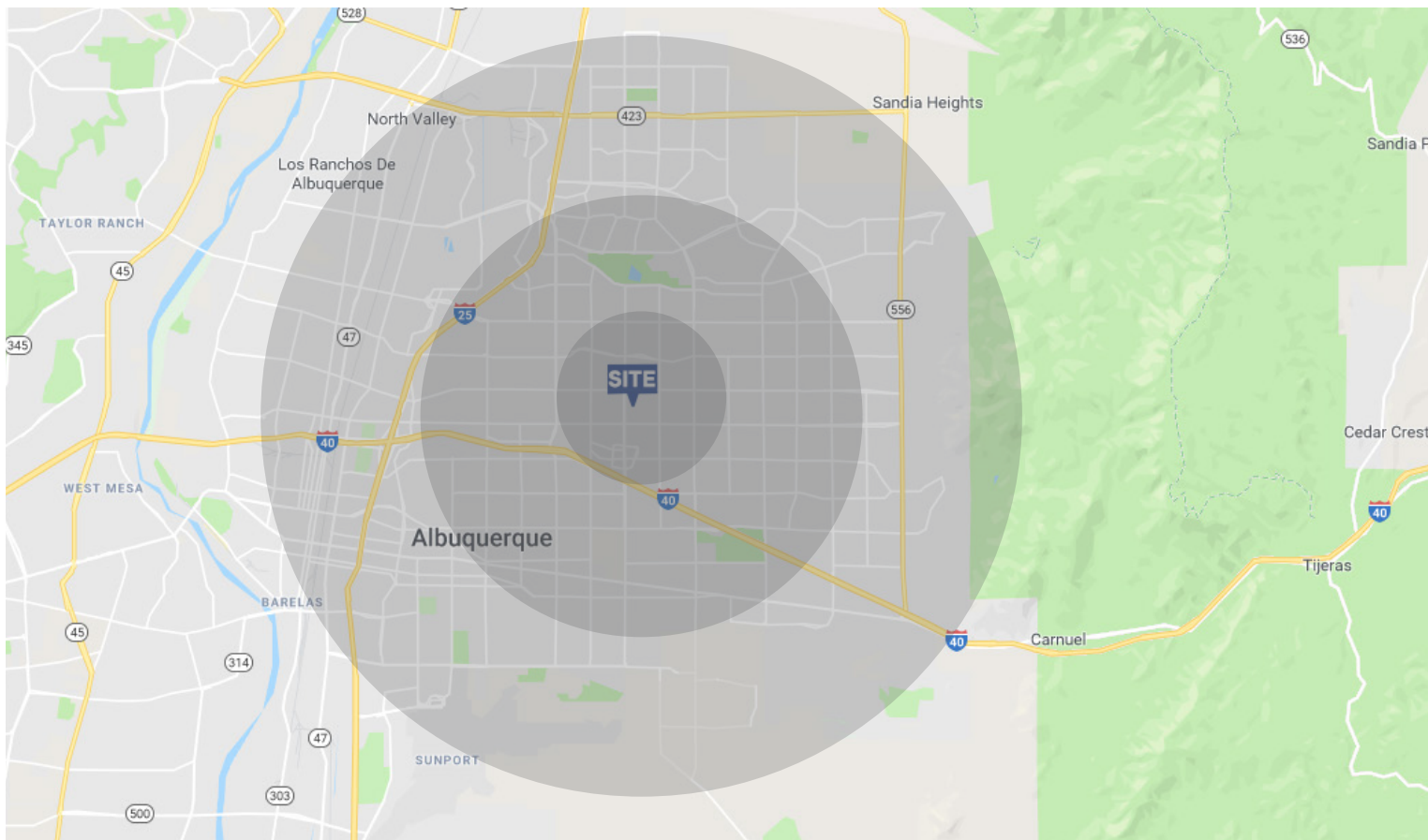
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# Demographics

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## Population Demographics

	1-Mile	3-Mile	5-Mile
Total Population	14,297	148,609	319,706
Median Age	43.5	37.6	38.4
Median Age - Female	45.3	39.2	40.1
Median Age - Male	41.9	36.1	36.7

## Household & Income Demographics

	1-Mile	3-Mile	5-Mile
Total Households	6,862	65,746	140,606
# of Persons per HH	2.07	2.24	2.22
Average Home Value	\$166,408	\$175,931	\$189,819
Average HH Income	\$56,590	\$56,276	\$62,135
Median HH Income	\$45,093	\$40,136	\$43,246

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\* Demographic data derived from 2016 US Census

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