



CARACOL PLAZA ALBUQUERQUE'S MOST ANTICIPATED REDEVELOPMENT PROJECT

SWC OF MONTGOMERY AND TRAMWAY
12500 Montgomery Boulevard Northeast Albuquerque, NM 87111



FOR LEASE

AVAILABLE SPACE
1,000 - 10,500 SF

RATE
See Broker

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PROPERTY OVERVIEW

Welcome to Caracol Plaza, Albuquerque's Most Anticipated Redevelopment Project. The time has come for a new vision for this Far NE Heights property that has so much potential for new retail offerings and a supportive community to make its transformation a success. New ownership has taken over and has big plans to rebrand the center, remodel the façade with new stucco and color palate, new parking lot, improve signage and is ready to white box the spaces for qualified tenants to allow for new retailers to pick the finishes and layouts with a blank slate. There are several suites with restaurant infrastructure to benefit from and several spaces can be combined for businesses needing a larger format than is currently offered. Qualified tenants can expect a white box delivery with a new HVAC unit, bare concrete floors, walls ready for tape/texture, exposed ceilings and utilities stubbed out to the back, ready for Tenant's distribution. Come and be part of the new vision here at this high traffic corner of Tramway and Montgomery in the Far NE Heights.

PROPERTY DETAILS

Lease Rate:	See Broker
Lease Structure:	NNN
Available SF:	1,000 - 10,500 SF
Parking Ratio:	4.3 Spaces Per 1,000 SF
Zoning:	MX-M
Submarket:	Far NE Heights
Traffic:	Tramway Blvd: 28,354 VPD Montgomery Blvd: 11,512 VPD

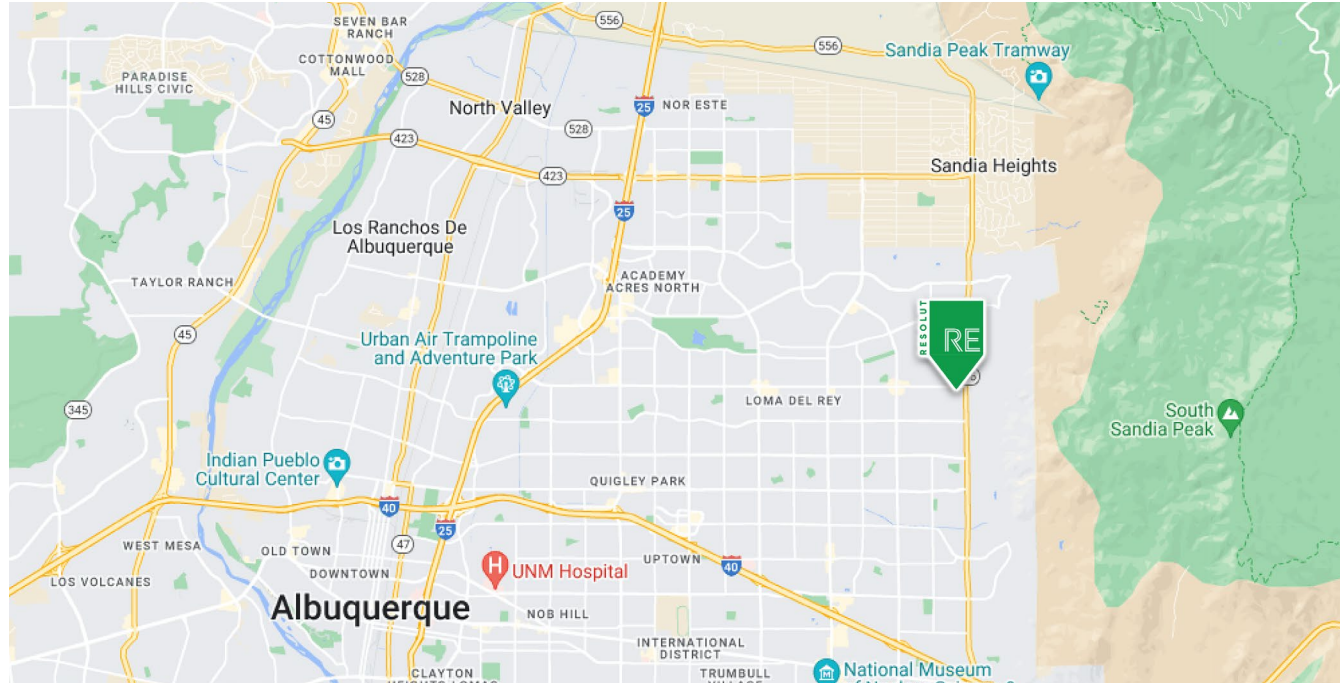


LOCATION OVERVIEW

The property features a large surface parking lot for customer convenience, prominent building and monument signage for maximum visibility, and multiple ingress/egress points for easy access. Positioned on the border of Albuquerque's Northeast Heights and Far Northeast Heights, the property sits within one of the city's most desirable trade areas, supported by dense residential neighborhoods and above-average household incomes. With competitive lease rates and unmatched visibility along Montgomery Blvd, 12500 Montgomery Blvd NE provides retailers and service providers a strategic location to grow and succeed.

PROPERTY HIGHLIGHTS

- **High-Traffic Location:** Hard corner visibility with exposure to over 40,000 vehicles per day.
- **Flexible Space Options:** Suites available from 1,000 SF up to 6,300 SF, suitable for a wide variety of retail and service uses.
- **Prominent Signage Opportunities:** Excellent visibility along Montgomery Blvd NE, one of Albuquerque's busiest corridors.
- **Ample Parking:** Convenient on-site parking for customers and employees with a parking ratio of approximately 4.3 spaces per 1,000 SF.
- **Strong Surrounding Demographics:** Dense residential neighborhoods nearby with strong average household incomes.
- **Easy Access:** Multiple ingress/egress points make it convenient for shoppers coming from surrounding areas.
- **Established Tenant Mix:** Current tenants include a bar, salon, fitness, nail salon, wellness spa, and voting center, drawing consistent traffic to the center.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



90,253
POPULATION
3-MILE RADIUS



\$117,530.00
AVG HH INCOME
3-MILE RADIUS



50,509
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Tramway Blvd: 28,354 VPD
Montgomery Blvd: 11,512 VPD
(Sites USA 2025)

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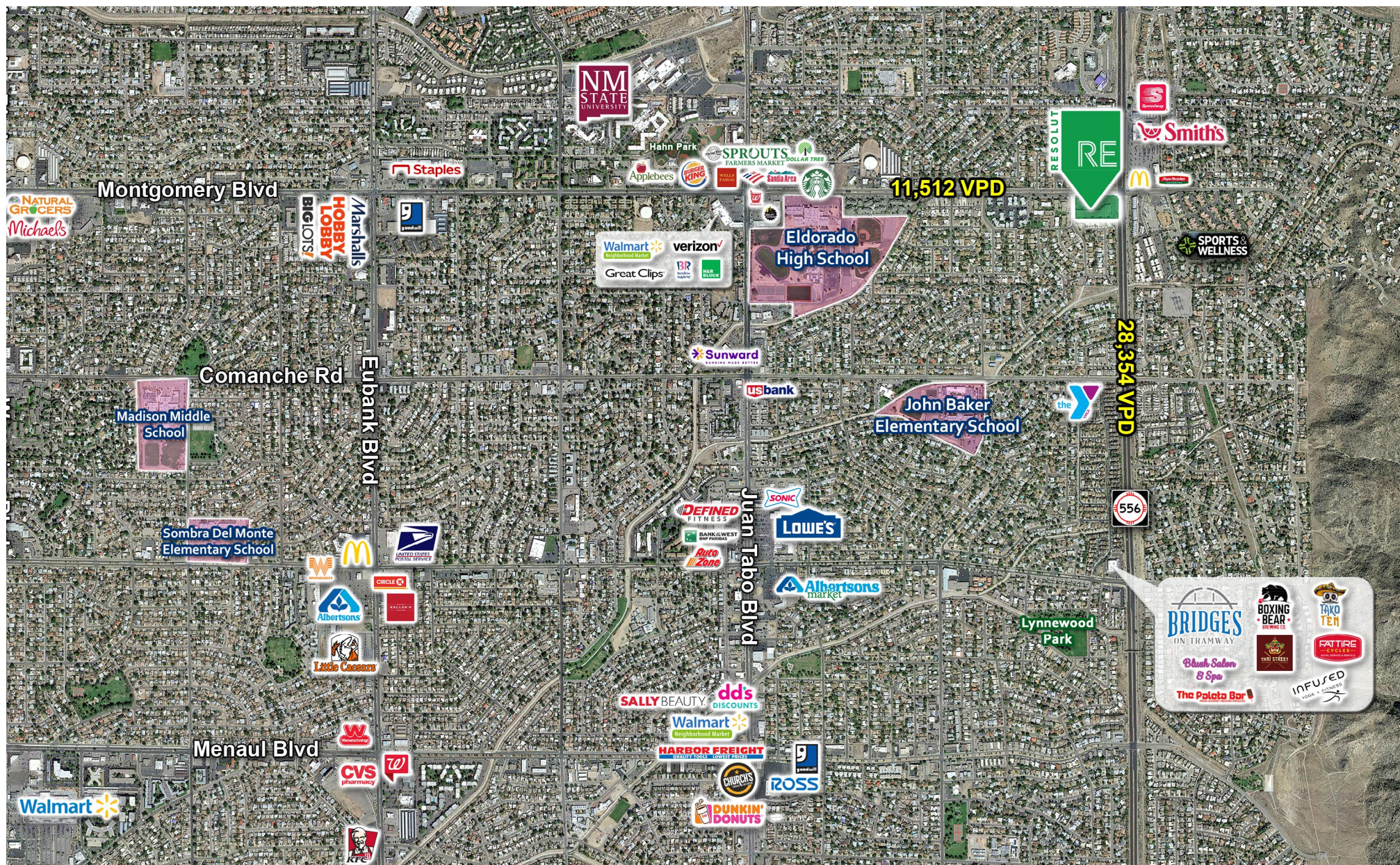


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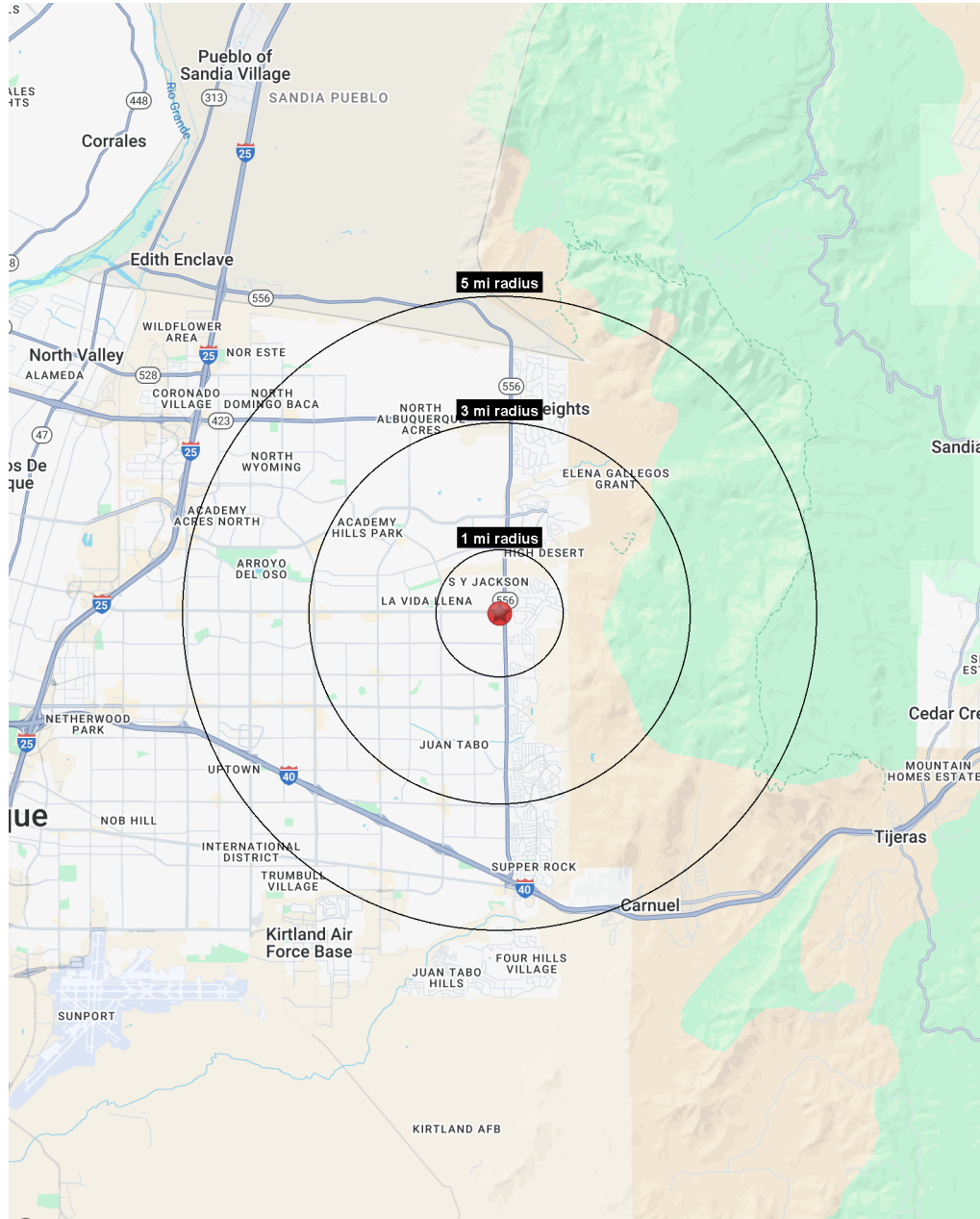


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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.1301/-106.4993

12500 Montgomery Blvd NE Albuquerque, NM 87111	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	12,236	90,253	207,407
2030 Projected Population	11,571	85,282	197,061
2020 Census Population	12,162	90,747	209,874
2010 Census Population	12,614	93,036	212,149
Projected Annual Growth 2025 to 2030	-1.1%	-1.1%	-1.0%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.1%
2025 Median Age	46.1	44.7	43.1
Households			
2025 Estimated Households	5,316	42,263	95,953
2030 Projected Households	5,101	40,510	92,569
2020 Census Households	5,423	42,244	95,118
2010 Census Households	5,504	42,107	93,597
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.2%	-	0.2%
Race and Ethnicity			
2025 Estimated White	68.5%	66.0%	62.0%
2025 Estimated Black or African American	2.8%	3.5%	3.9%
2025 Estimated Asian or Pacific Islander	4.5%	4.5%	4.6%
2025 Estimated American Indian or Native Alaskan	3.1%	3.5%	4.1%
2025 Estimated Other Races	21.1%	22.6%	25.5%
2025 Estimated Hispanic	31.5%	34.4%	38.1%
Income			
2025 Estimated Average Household Income	\$118,219	\$117,530	\$106,289
2025 Estimated Median Household Income	\$101,319	\$94,421	\$83,690
2025 Estimated Per Capita Income	\$51,497	\$55,132	\$49,282
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.4%	3.9%
2025 Estimated High School Graduate	12.5%	15.8%	18.3%
2025 Estimated Some College	20.4%	19.6%	20.5%
2025 Estimated Associates Degree Only	8.7%	9.7%	9.6%
2025 Estimated Bachelors Degree Only	28.0%	26.3%	23.4%
2025 Estimated Graduate Degree	26.9%	24.8%	21.4%
Business			
2025 Estimated Total Businesses	594	4,446	12,175
2025 Estimated Total Employees	3,094	22,148	80,330
2025 Estimated Employee Population per Business	5.2	5.0	6.6
2025 Estimated Residential Population per Business	20.6	20.3	17.0

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