

Available 5,000± SF  
Former Restaurant



Hobby ProZ

**LEASE**

## Hoffmantown Square

**2225 WYOMING BLVD. NE**

Albuquerque, NM 87110

**PRESENTED BY:**

**STEVE LYON, CCIM**

Senior Advisor

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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$14.00 - 16.00 SF/yr (NNN)
BUILDING SIZE:	18,000 SF
AVAILABLE SF:	1,300 - 5,000 SF
LOT SIZE:	2.01 Acres
ZONING:	MX-L
MARKET:	Albuquerque

## PROPERTY OVERVIEW

Hoffmantown Square is located in a very established trade area across the street from Super Walmart, Black Angus Steakhouse, Joann's Fabrics, Supercuts, Baskin Robbins, and many more. Join tenants like Twisters, Subway, and Metro PCS to name a few tenants sharing this center.

## PROPERTY HIGHLIGHTS

- Established Trade Area
- Approx. 27,660 VPD
- Strong Co-Tenancy
- Local Ownership And Management

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SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.

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# HIGH UP AERIAL MAP



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## CLOSE IN AERIAL MAP



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AVAILABLE SUITES



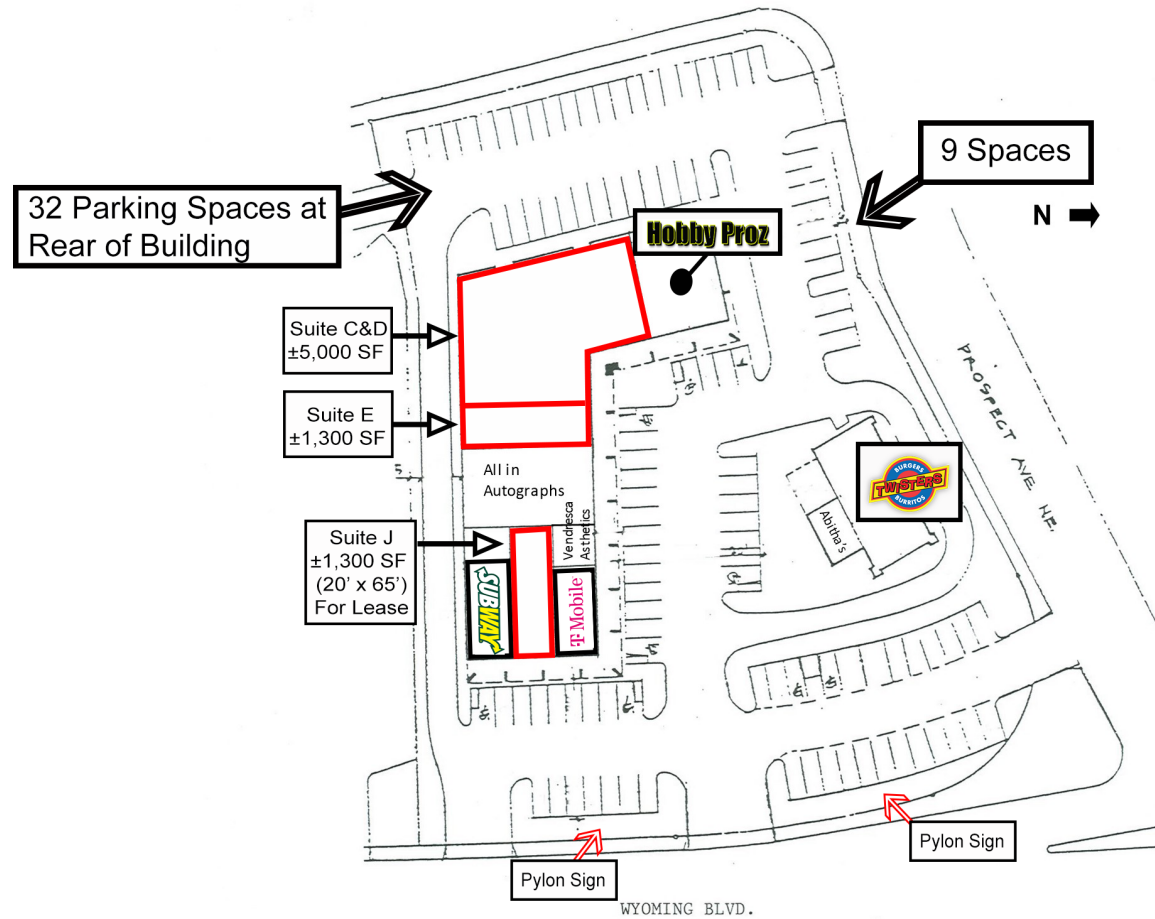
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# SITE PLAN



Building Size: ± 18,000 SF  
 Parcel Size: ± 2.01 Acres  
 Parking Ratio: 5 per 1,000 SF

Note: 32 parking spaces at rear of property to support the 5,000 SF vacancy.  
 73 parking spaces along Wyoming Blvd.



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## EXTERIOR PHOTOS



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## Demographic and Income Comparison Profile

2235 Wyoming Blvd NE  
2235 Wyoming Blvd NE, Albuquerque, New Mexico, 87112  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 35.10812  
Longitude: -106.55110

	1 mile	2 miles	3 miles
<b>Census 2010 Summary</b>			
Population	15,690	63,150	150,506
Households	7,261	27,623	67,213
Families	3,860	15,701	36,586
Average Household Size	2.12	2.26	2.22
Owner Occupied Housing Units	4,164	16,797	36,105
Renter Occupied Housing Units	3,097	10,826	31,108
Median Age	43.7	40.3	38.4
<b>2021 Summary</b>			
Population	15,292	61,971	148,793
Households	7,131	27,308	66,803
Families	3,616	14,818	34,633
Average Household Size	2.10	2.24	2.20
Owner Occupied Housing Units	4,348	17,549	38,102
Renter Occupied Housing Units	2,783	9,759	28,702
Median Age	45.1	41.7	39.7
Median Household Income	\$54,116	\$51,284	\$48,586
Average Household Income	\$70,549	\$68,169	\$66,040
<b>2026 Summary</b>			
Population	15,132	61,584	148,108
Households	7,093	27,370	66,926
Families	3,554	14,562	34,044
Average Household Size	2.09	2.22	2.19
Owner Occupied Housing Units	4,381	17,728	38,576
Renter Occupied Housing Units	2,712	9,641	28,350
Median Age	45.5	42.4	40.5
Median Household Income	\$57,362	\$54,759	\$52,497
Average Household Income	\$77,002	\$74,777	\$72,600
<b>Trends: 2021-2026 Annual Rate</b>			
Population	-0.21%	-0.13%	-0.09%
Households	-0.11%	0.05%	0.04%
Families	-0.35%	-0.35%	-0.34%
Owner Households	0.15%	0.20%	0.25%
Median Household Income	1.17%	1.32%	1.56%

