



# BRIDGES

## ON TRAMWAY

[www.BridgesOnTramway.com](http://www.BridgesOnTramway.com) | Promo Video



12501 CANDELARIA RD NE | ALBUQUERQUE, NM 87111

For More Information:  
[www.resolutre.com](http://www.resolutre.com)

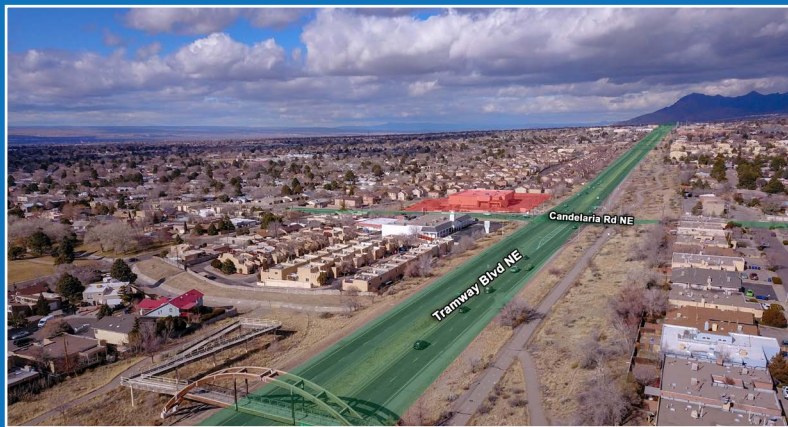
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## WHEREABOUTS

Tramway has long had a cultural and logistical importance to the Albuquerque Metro area. Not only is Tramway an important commuter byway to the NE Heights, it is also the gateway to the Sandia Mountains and all the recreation it has to offer. Nestled between the iconic Bridges on Tramway lies a property located on the NW corner of Candelaria and Tramway that has long been under utilized. The property is walking distance from recreation trails, bike paths, open space, and iconic neighbourhoods. Residents, tourists and enthusiasts agree that this area is long overdue for a locale where the community can gather.

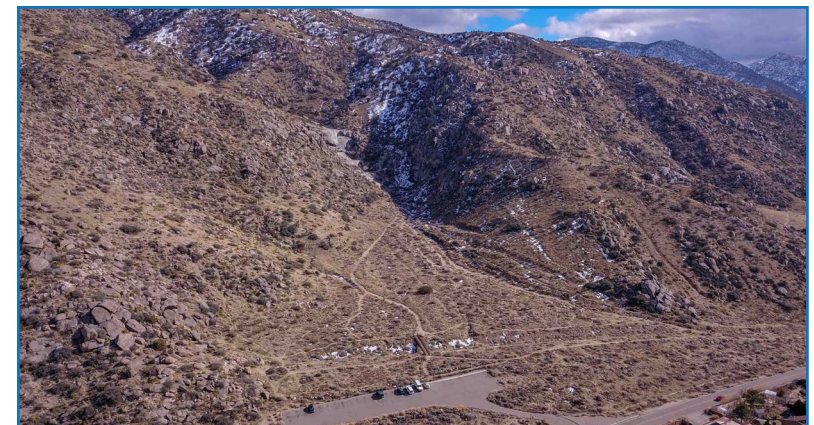


## THE BRIDGES

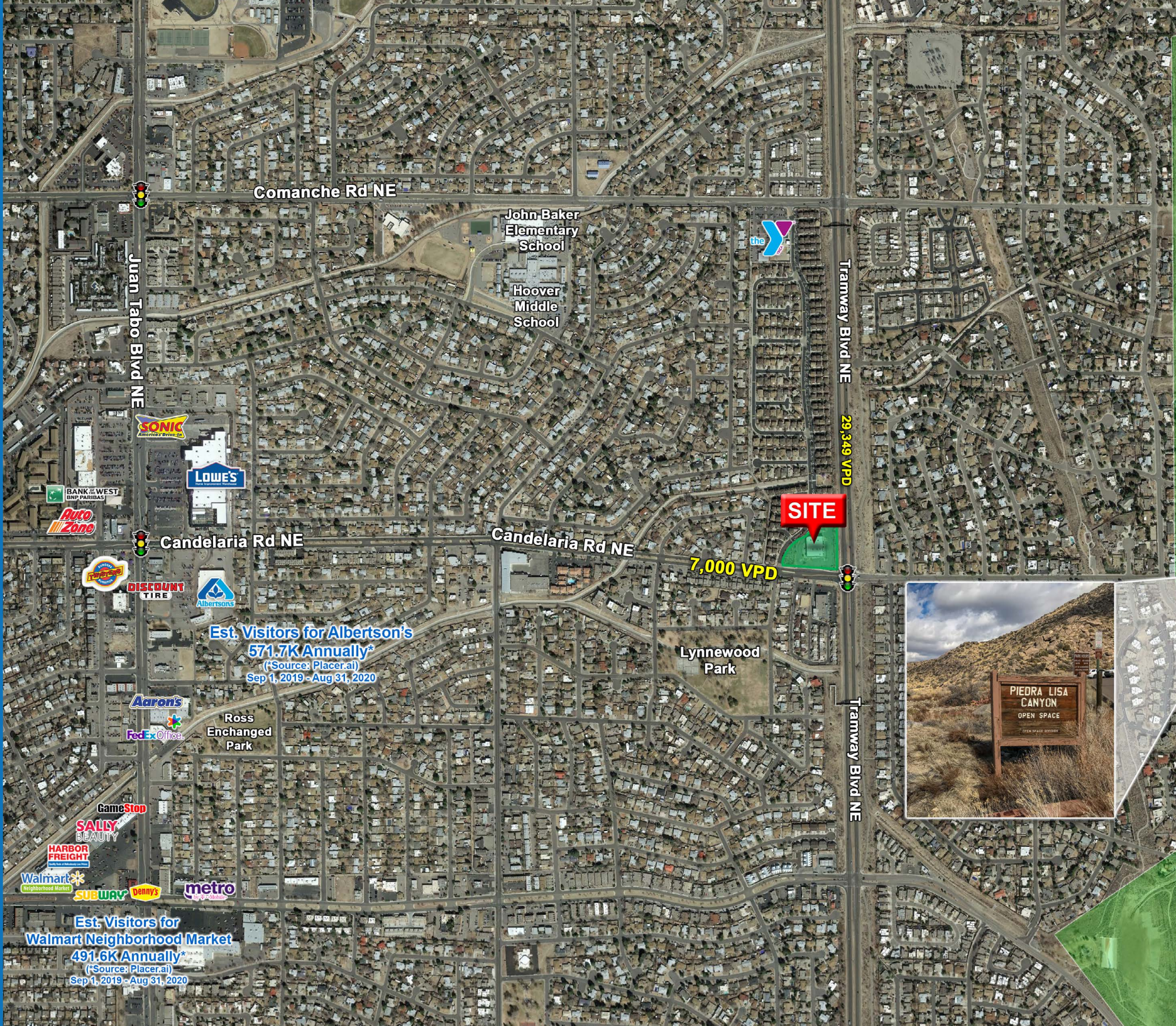
Four cantilever footbridges cross Tramway from Copper to Montgomery. More than aesthetic, these bridges provide connectivity between NE Heights Neighbourhoods and the recreational amenities found in the Sandia Mountains, an 8.5 Mile protected path along Tramway. The bridges are a draw to runners, bicyclists, tourists, and the surrounding community. Bridges on Tramway draws inspiration from these historic bridges and aims to provide connectivity and community to the NE Heights and Albuquerque.

## THE PEAK

A five minute walk from the Bridges on Tramway lies the Piedra Lisa trailhead, better known in Albuquerque as “White Wash”. This trailhead is one of thirty trails accessible from the 8.5 mile bike path along Tramway. The 10,679 foot high mountain is home to the second longest aerial tramway. The Tram takes 10,500 trips every year to the Sandia Ski Area and popular recreation trails. More than recreation, the Sandia Mountains provide an unbelievable scenic backdrop to the City of Albuquerque and the view is even more incredible from the Bridges on Tramway.



AREA AMENITIES



Comanche Rd NE

John Baker Elementary School  
Hoover Middle School



Tramway Blvd NE 29,349 VPD

Juan Tabo Blvd NE



Candelaria Rd NE

SITE

7,000 VPD

Candelaria Rd NE



Est. Visitors for Albertson's  
571.7K Annually\*  
(\*Source: Placer.ai)  
Sep 1, 2019 - Aug 31, 2020

Lynnewood Park



Tramway Blvd NE



Piedra Lisa



Est. Visitors for Walmart Neighborhood Market  
491.6K Annually\*  
(\*Source: Placer.ai)  
Sep 1, 2019 - Aug 31, 2020



POPULATION				
	2020 Estimated Population	13,762	100,320	216,166
	2025 Projected Population	13,685	99,654	215,234
	2010 Census Population	14,111	101,601	216,603
	2000 Census Population	13,959	100,474	207,182
	Projected Annual Growth 2020 to 2025	-0.1%	-0.1%	-
	Historical Annual Growth 2000 to 2020	-	-	0.2%
	2020 Median Age	46.6	44.1	42.7
HOUSEHOLDS				
	2020 Estimated Households	6,383	47,393	99,514
	2025 Projected Households	6,517	48,296	101,674
	2010 Census Households	6,202	45,485	94,617
	2000 Census Households	5,752	42,676	87,327
	Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2020	0.5%	0.6%	0.7%
RACE AND ETHNICITY				
	2020 Estimated White	81.3%	77.1%	73.3%
	2020 Estimated Black or African American	3.4%	3.8%	3.9%
	2020 Estimated Asian or Pacific Islander	3.6%	4.2%	4.3%
	2020 Estimated American Indian or Native Alaskan	2.2%	2.9%	3.5%
	2020 Estimated Other Races	9.5%	12.0%	15.0%
	2020 Estimated Hispanic	27.3%	31.7%	35.9%
INCOME				
	2020 Estimated Average Household Income	\$87,784	\$81,372	\$79,209
	2020 Estimated Median Household Income	\$74,843	\$66,439	\$63,151
	2020 Estimated Per Capita Income	\$40,743	\$38,507	\$36,524
EDUCATION (AGE 25+)				
	2020 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.8%	2.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	3.1%	4.6%	5.3%
	2020 Estimated High School Graduate	17.1%	19.5%	20.1%
	2020 Estimated Some College	23.9%	23.8%	23.4%
	2020 Estimated Associates Degree Only	8.7%	9.1%	8.2%
	2020 Estimated Bachelors Degree Only	27.5%	21.3%	21.5%
	2020 Estimated Graduate Degree	18.7%	19.9%	18.8%

# THE FACTS

Median Household Income is 30% higher in the surrounding area of Bridges on Tramway than the Median Household Income of Albuquerque overall.

Nearly 40% of Albuquerque residents live within 5 Miles of Bridges on Tramway.

The Sandia Mountains are the most visited mountain range in the State of New Mexico with millions of visitors per year according to the USDA.

93% of adult New Mexicans participate in at least one outdoor recreation activity.

Outdoor recreation in New Mexico creates over 68,000 jobs and is responsible for almost \$500 Million in state and local tax revenue. \$6.1 Billion per year is spent towards outdoor recreation in New Mexico.

Over \$500 Million is spent on food and beverage per year in the surrounding area.

Over \$350 Million is spent on apparel, personal care, and entertainment per year in the surrounding area.

There is a lack of establishments in this area (supply) and a large population of residents and visitors (demand).

PROPERTY PHOTOS







Hastings Entertainment vacated this 20,000 SF Tramway property in 2017 due to their Chapter 7 bankruptcy and resulting closure. The property that sits on 2.1 acres of land will be redeveloped into a multi-tenant retail center and aims to bring the entertainment just as Hastings once did. Construction on this project will begin promptly on 02/15/2019. Delivery of the exterior renovations and finishes will be completed 60-90 days after commencement. Landlord aims to deliver all suites in a similar condition and will provide a Statement of Landlord Work to interested tenants that will detail delivery conditions. Suites shall share a common area hallway and share common restrooms. Utilities will be sub-metered but tenants will all pay a flat rate for gas, electric and water.

Suite #	SF	Price	NNN
A	3,497 SF	Leased	Leased
B	1,424 SF	Leased	Leased
C	1,558 SF	Leased	Leased
D	1,525 SF	Leased	Leased
E	1,272 SF	Leased	Leased
F	1,511 SF	Leased	Leased
G-1	1,108 SF	Leased	Leased
G-2	1,288 SF	Leased	Leased
H	1,624 SF	Leased	Leased
I	921 SF	Leased	Leased
J	673 SF	Leased	Leased
K	880 SF	Leased	Leased



Landlord will provide a tenant improvement allowance in addition to the Statement of Landlord Work for all leases that are five years or longer.

**Rentable SF: 17,344**

**Available SF: 1,288 SF**

**Lot Size: 2.51 Acres**

**Zoning: MX-L**

**Parking: 5.8:1,000 (Currently)**

**Utilities: \$3.00 PSF (Through 2021)**

**NNN: \$2.75 PSF (Through 2021)**

**TIA: \$10 PSF (5+ year term)**

**Traffic Counts:**

**Tramway: 29,349 VPD  
Candelaria: 7,000 VPD  
(STDB) 2020**



# Delivery Condition

Space to be delivered in “Vanilla Shell” condition. This will include interior demising walls, drop ceiling, lighting, HVAC, utilities stubbed in, sprinkled, bare concrete flooring and newly renovated storefront. Common bathrooms with shared hallway. Statement of Landlord Work to be provided to tenant upon request.