

Planet Fitness – Absolute NNN – Irving

NEQ OF IRVING & GOLF COURSE
4665 IRVING BOULEVARD NE
ALBUQUERQUE, NM 87114



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	14,643	77,119	179,011
2019 Average HH Income	\$87,263	\$89,631	\$84,753
2019 Daytime Population	7,374	43,912	103,460

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FOR SALE

\$3,430,000

AVAILABLE SPACE

16,464 SF

PROPERTY HIGHLIGHTS

- Strong Franchise with over 100 clubs nationwide
- Top Performing Club in New Mexico
- Absolute NNN
- 6% CAP Rate
- Annual Income of \$205,800
- Located on High Traffic Signalized Corner
- 70+ Parking Spaces

TRAFFIC COUNT

Irving: 15,387 VPD
(MRCOG (2016))

Golf Course: 28,840 VPD
(MRCOG (2016))

AREA TRAFFIC GENERATORS



Smith's



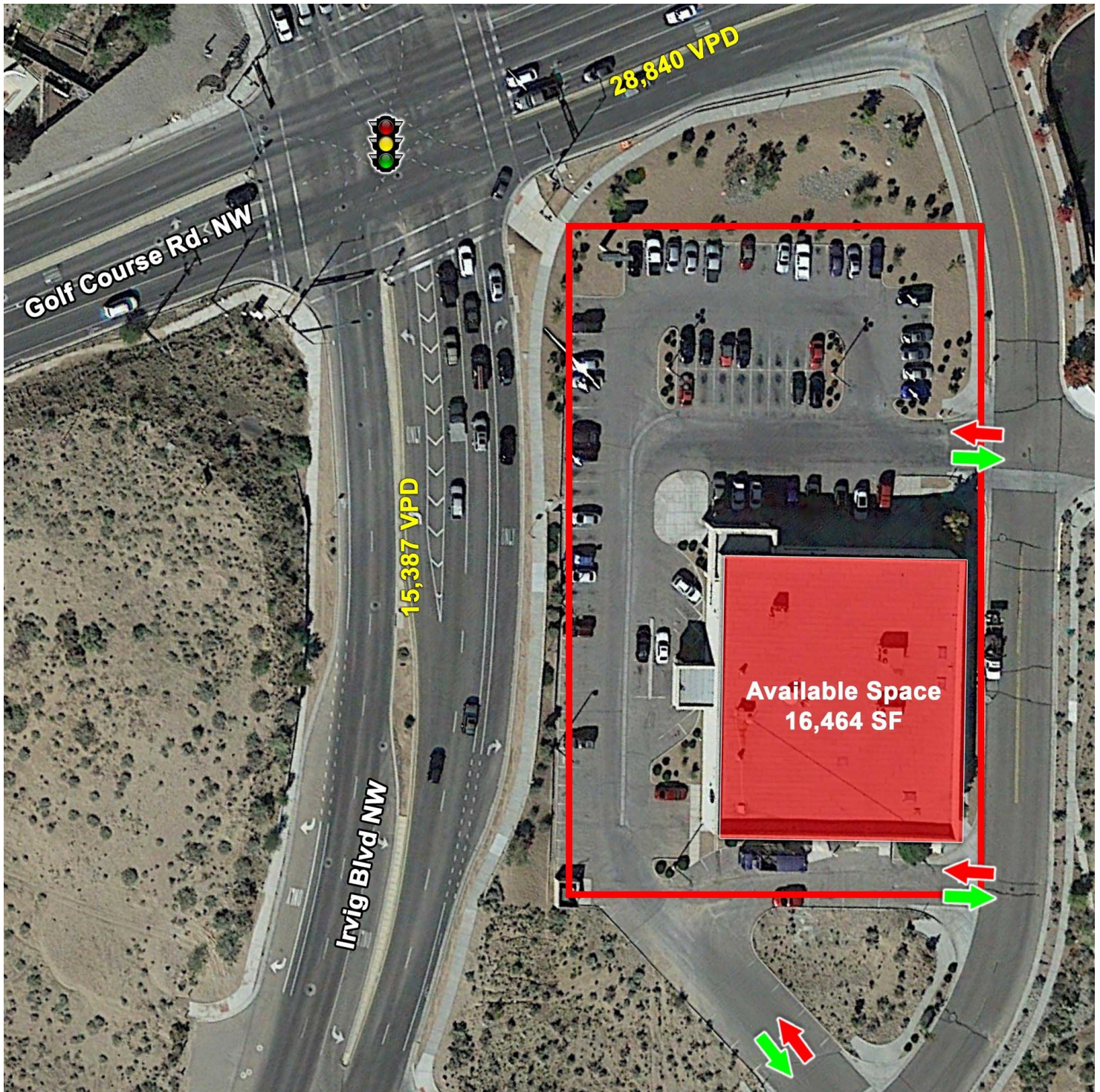
Lovelace
Health System



Rob Powell
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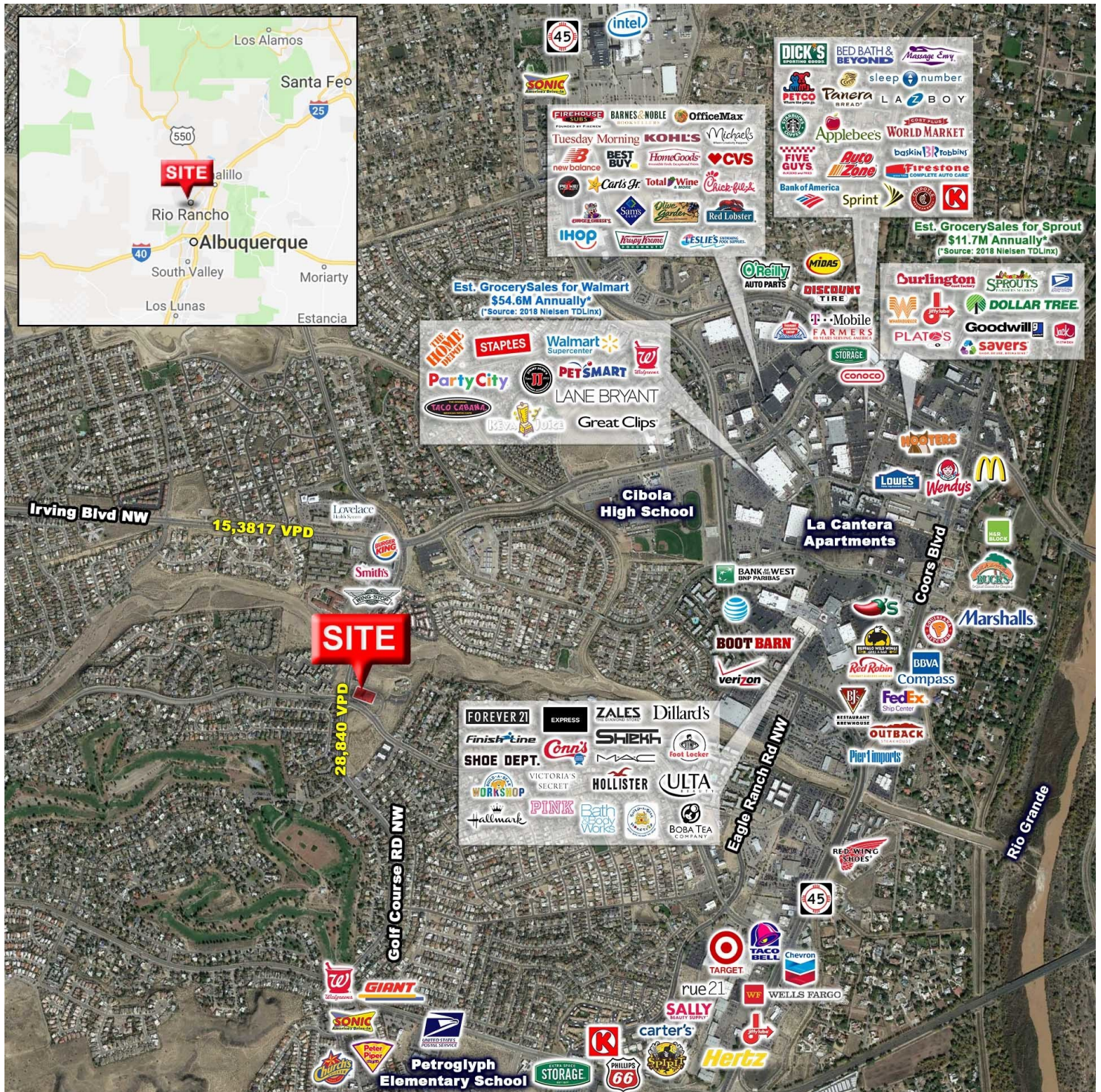
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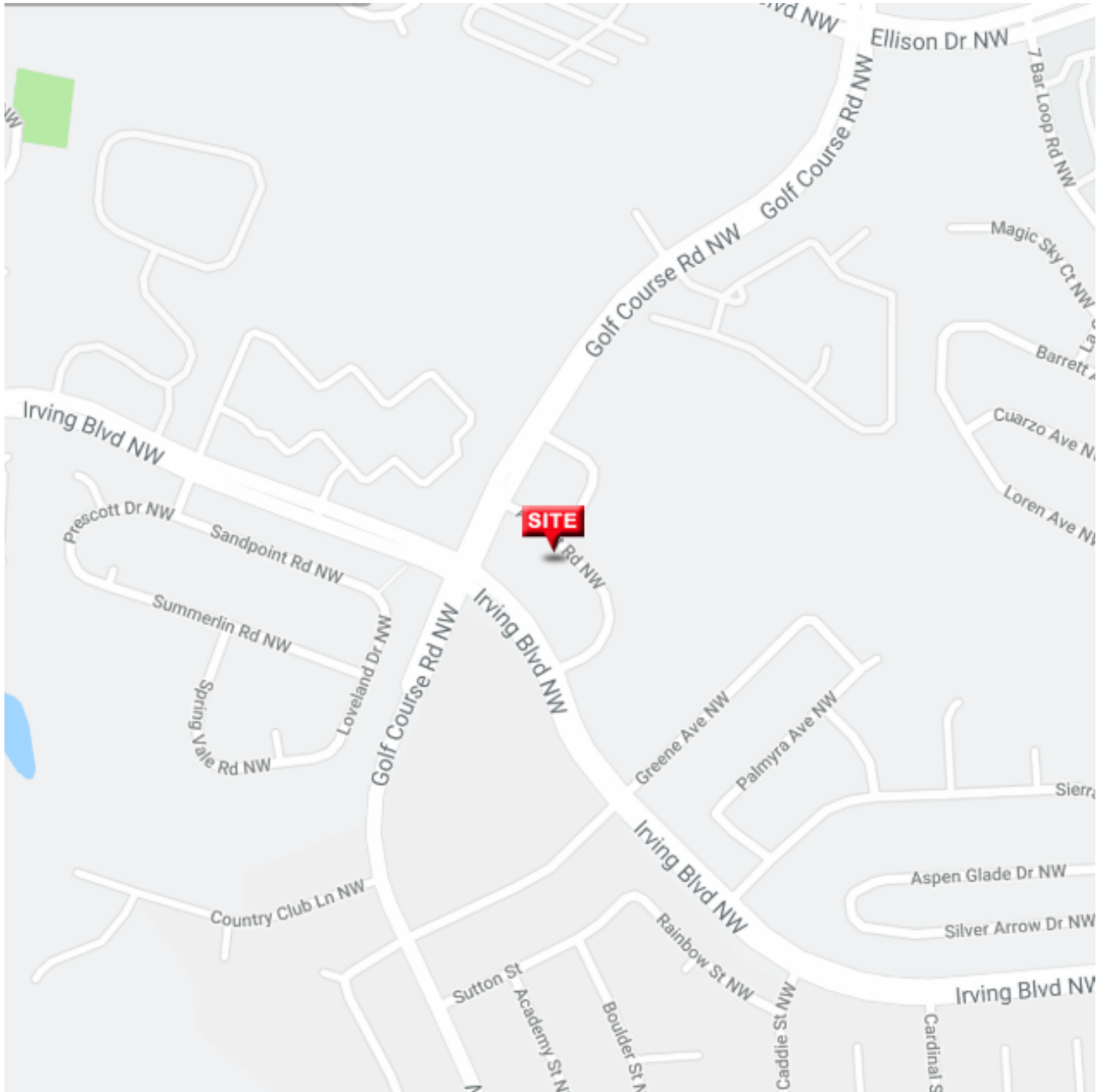
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