

For Lease

Restaurant/Retail Space

SURROUNDED BY DENSE RESIDENTIAL POPULATION

901 San Pedro Dr. SE | Albuquerque, NM 87108

NWQ San Pedro Dr. & Kathryn Ave. SE

COMPETITIVE LEASE RATE!



AVAILABLE
±3,995 SF



LEASE RATE
See Advisors

- Underserved trade area in need of additional shops and services
- Restaurant build-out with hood in place
- Ample parking
- On-call security
- Area employers include: Kirtland AFB, VA Medical Center, and Sandia National Labs
- Steady daytime traffic to shopping center
- Tenant Improvement Allowance available
- IDO Zoning: MX-L

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got space™

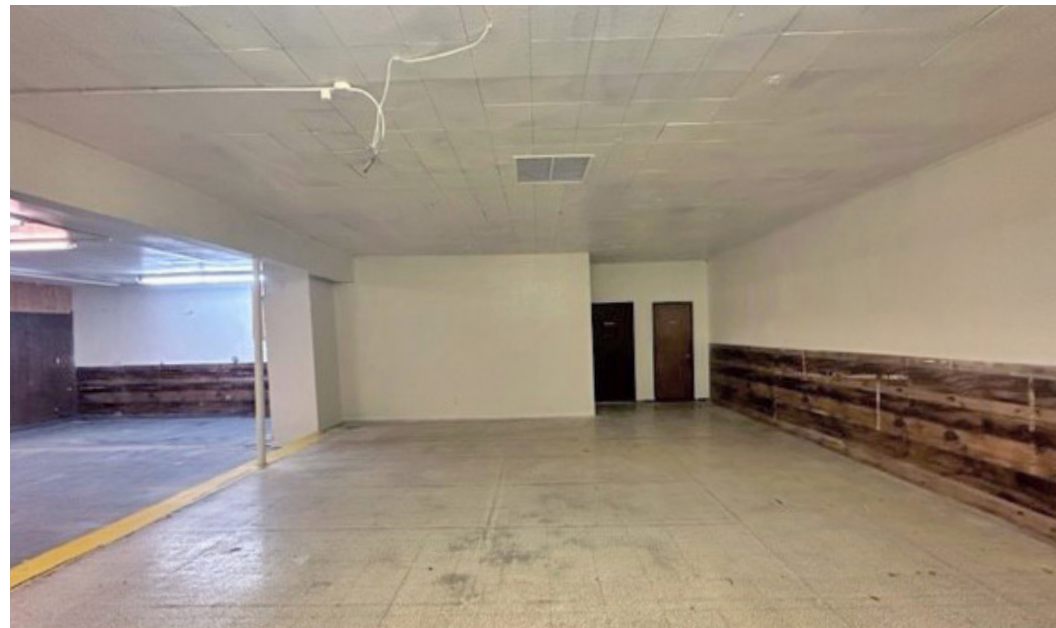
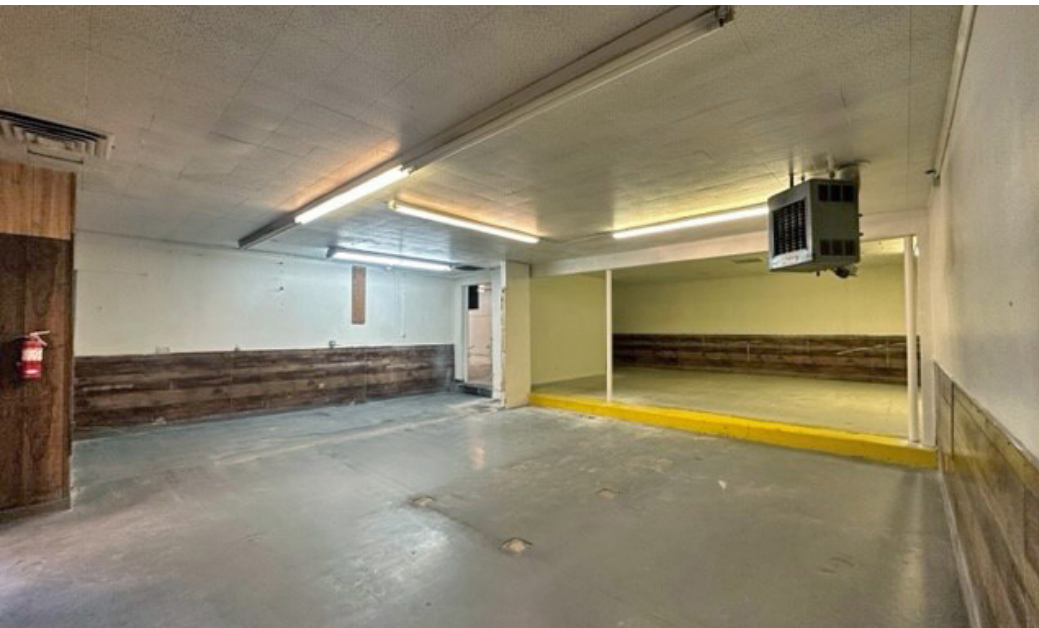
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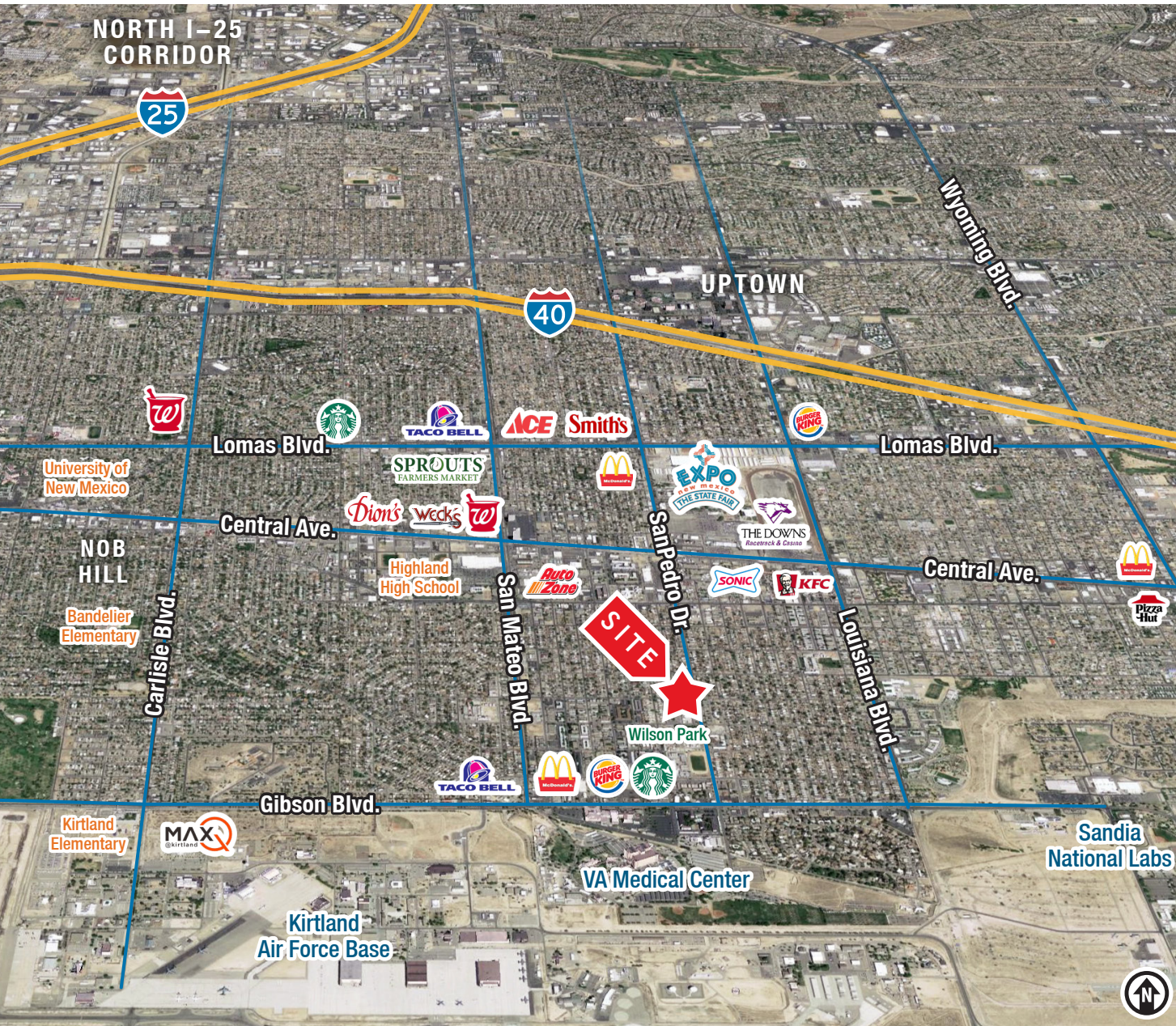
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,276	89,196	226,546
Average HH Income	\$50,281	\$71,881	\$75,807
Daytime Employment	8,804	68,385	185,889

2023 Forecasted by Esri

HUB Zone [MORE INFO](#)



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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