

For Lease

# Far Northeast Heights Shop Space

SAN ANTONIO COMMONS



5700 San Antonio Dr. NE | Albuquerque, NM 87109

*SEQ San Antonio Dr. & San Pedro Dr. NE*



**AVAILABLE**

Suite A3:  
±1,777 SF



**LEASE RATE**

See Advisor

- In an underserved corridor in the Far Northeast Heights
- \$105,340 average household income within a five-mile radius

- Near Journal Center, the #2 daytime population in the metro area
- Could also be leased as office space
- IDO Zoning: MX-M

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5700 San Antonio Dr. NE | Albuquerque, NM 87109



**NAI** SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) [f](#) [X](#) [in](#) [v](#)

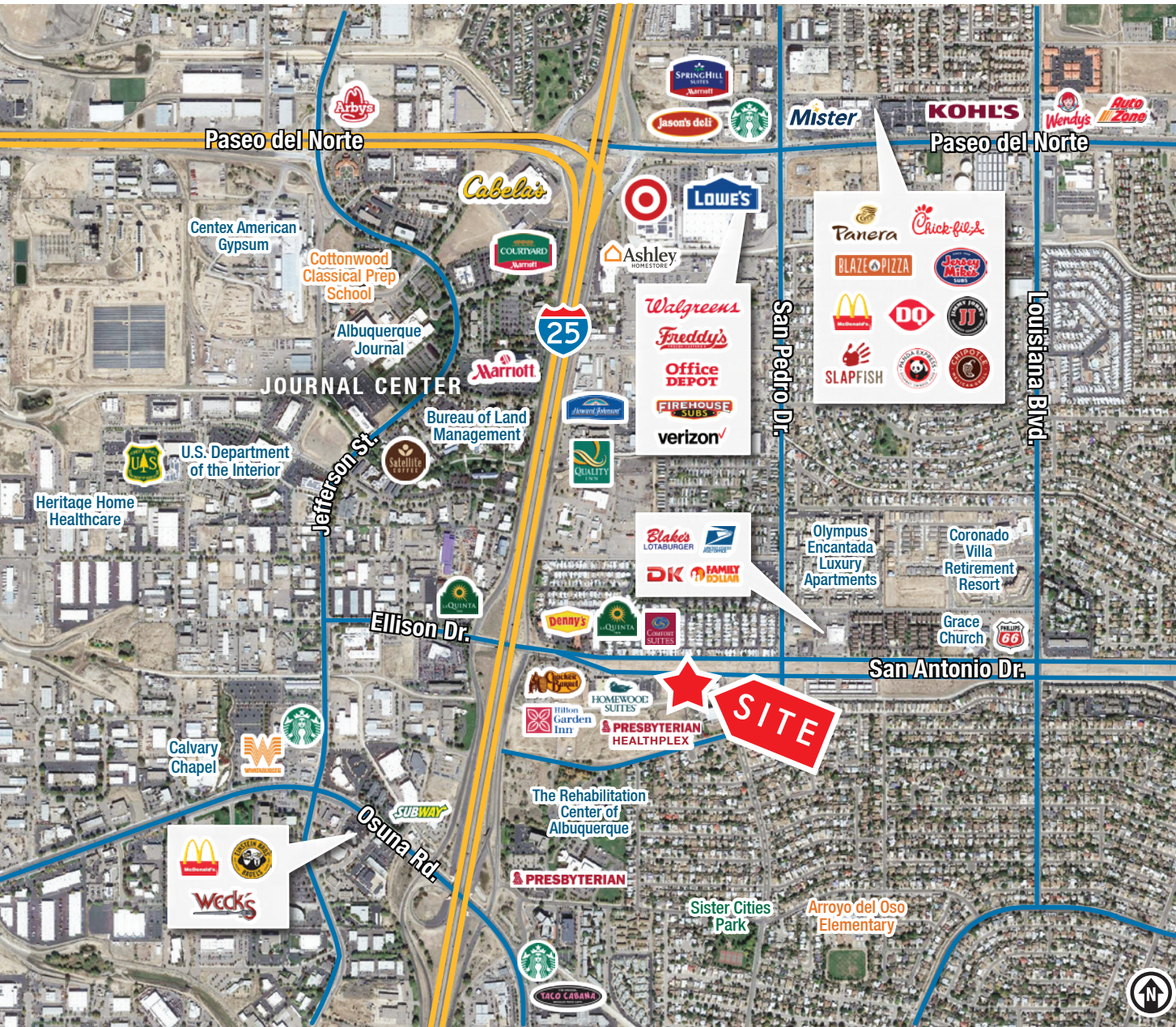
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Randall Parish**  
randall@sunvista.com  
505 338 4110

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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,258	95,982	212,062
Average HH Income	\$82,373	\$103,893	\$105,340
Daytime Employment	14,375	79,375	154,767

2023 Forecasted by Esri



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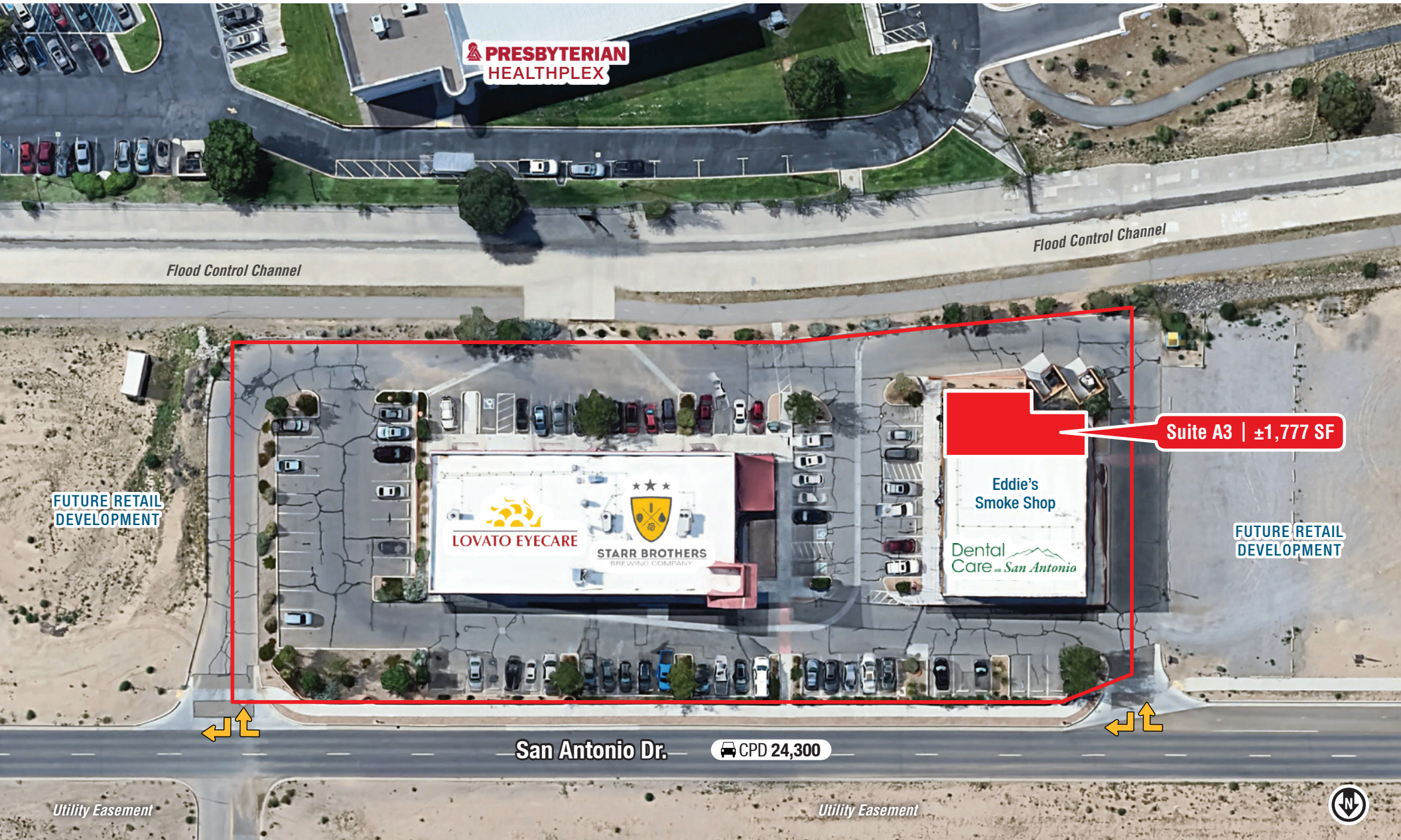
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5700 San Antonio Dr. NE | Albuquerque, NM 87109



FUTURE RETAIL DEVELOPMENT

Suite A3 | ±1,777 SF

FUTURE RETAIL DEVELOPMENT

San Antonio Dr.

CPD 24,300

Utility Easement

Utility Easement

For Lease

## FAR NORTHEAST HEIGHTS SHOP SPACE

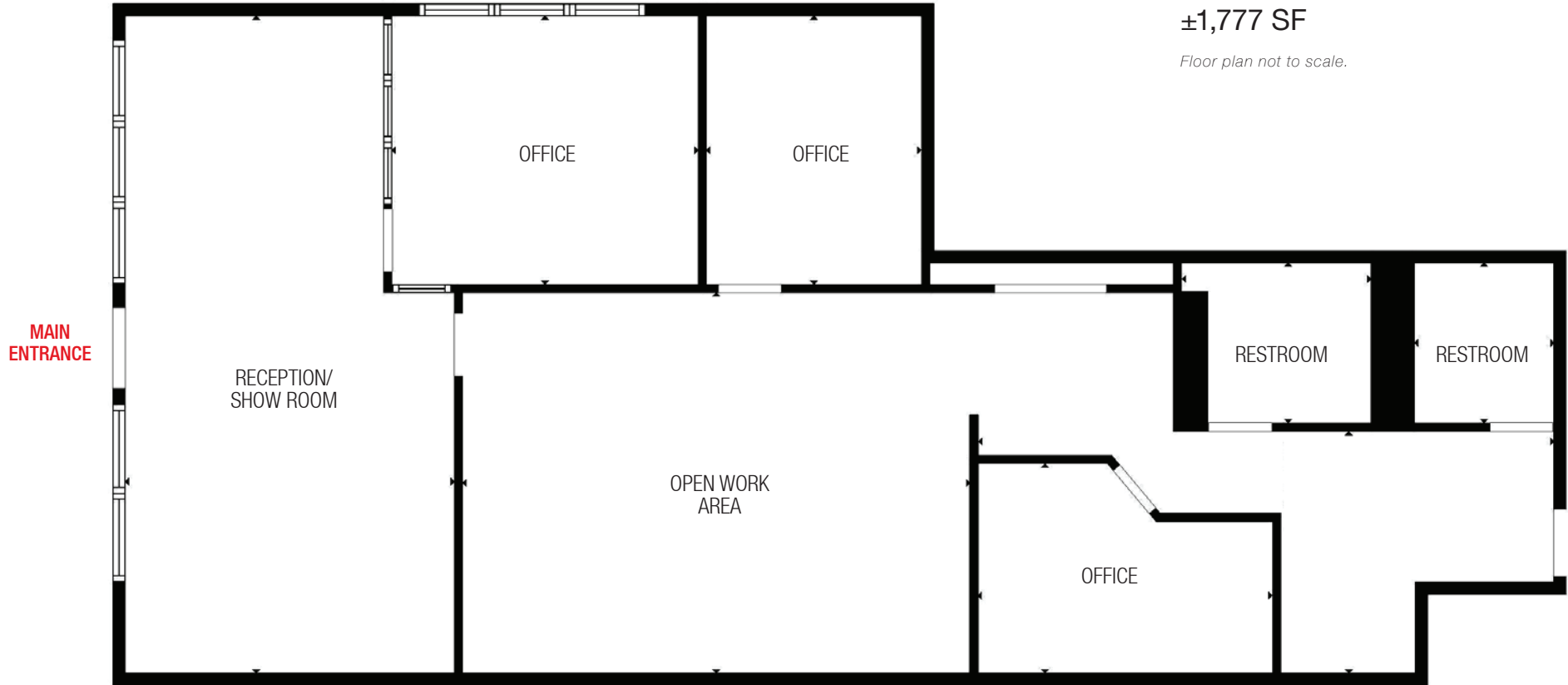
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### FLOOR PLAN

#### SUITE A3

±1,777 SF

*Floor plan not to scale.*



# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.



**923,076**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



### ALBUQUERQUE BY THE NUMBERS (ESRI 2023 Demographics)



**566,387**  
City Population



**241,133**  
Households



**\$92,972**  
Avg. Household Income



**\$52,179**  
Md. Disposable Income



**21,085**  
Total Businesses



**291,840**  
Total Employees

### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.