

For Lease

Well-Maintained Auto Shop with Yard

GREAT EXPOSURE TO SAN PEDRO BLVD.



306 San Pedro Dr. SE | Albuquerque, NM 87108

SEQ Central Ave. & San Pedro Dr. SE



AVAILABLE
±3,000 SF



LEASE RATE
\$2,500/Month + NNN

- 14' clear height
- Two 10' x 10' roll-up doors
- Two 12' x 10' roll-up doors
- 480V, 3-phase power available
- Pylon signage
- Secure yard
- IDO Zoning: NR-C

NA SunVista

got space™

Ethan Melvin
ethan@sunvista.com
505 235 9347

Alexis Lovato
alexis@sunvista.com
505 639 6433

Riley McKee, CCIM
riley@sunvista.com
505 379 1549

For Lease

WELL-MAINTAINED AUTO SHOP WITH YARD

306 San Pedro Dr. SE | Albuquerque, NM 87108



505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Ethan Melvin
ethan@sunvista.com
505 235 9347

Alexis Lovato
alexis@sunvista.com
505 639 6433

Riley McKee, CCIM
riley@sunvista.com
505 379 1549

For Lease

WELL-MAINTAINED AUTO SHOP WITH YARD

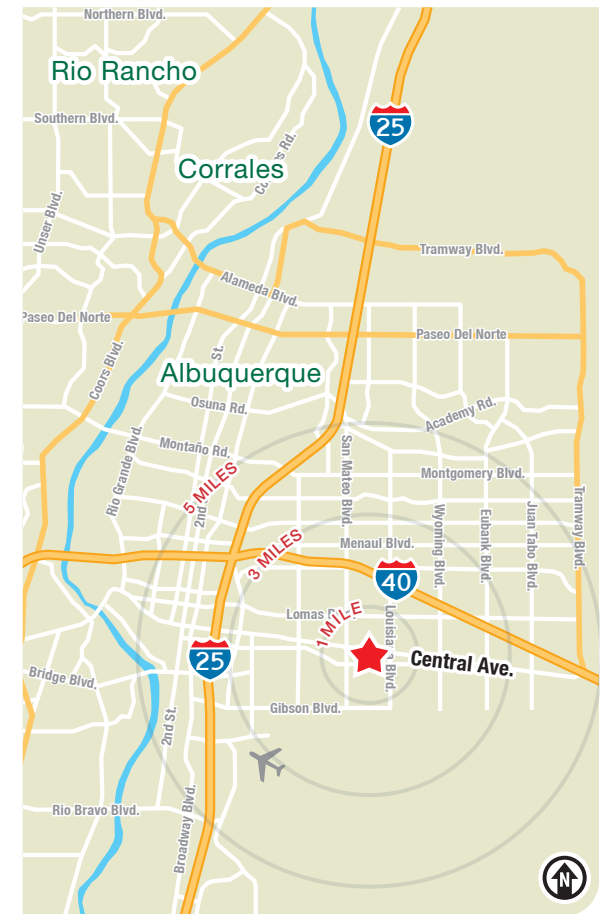
306 San Pedro Dr. SE | Albuquerque, NM 87108



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	20,002	105,168	248,619
Average HH Income	\$50,150	\$72,474	\$77,302
Daytime Employment	8,027	85,555	203,691

2023 Forecasted by Esri



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Ethan Melvin
ethan@sunvista.com
505 235 9347

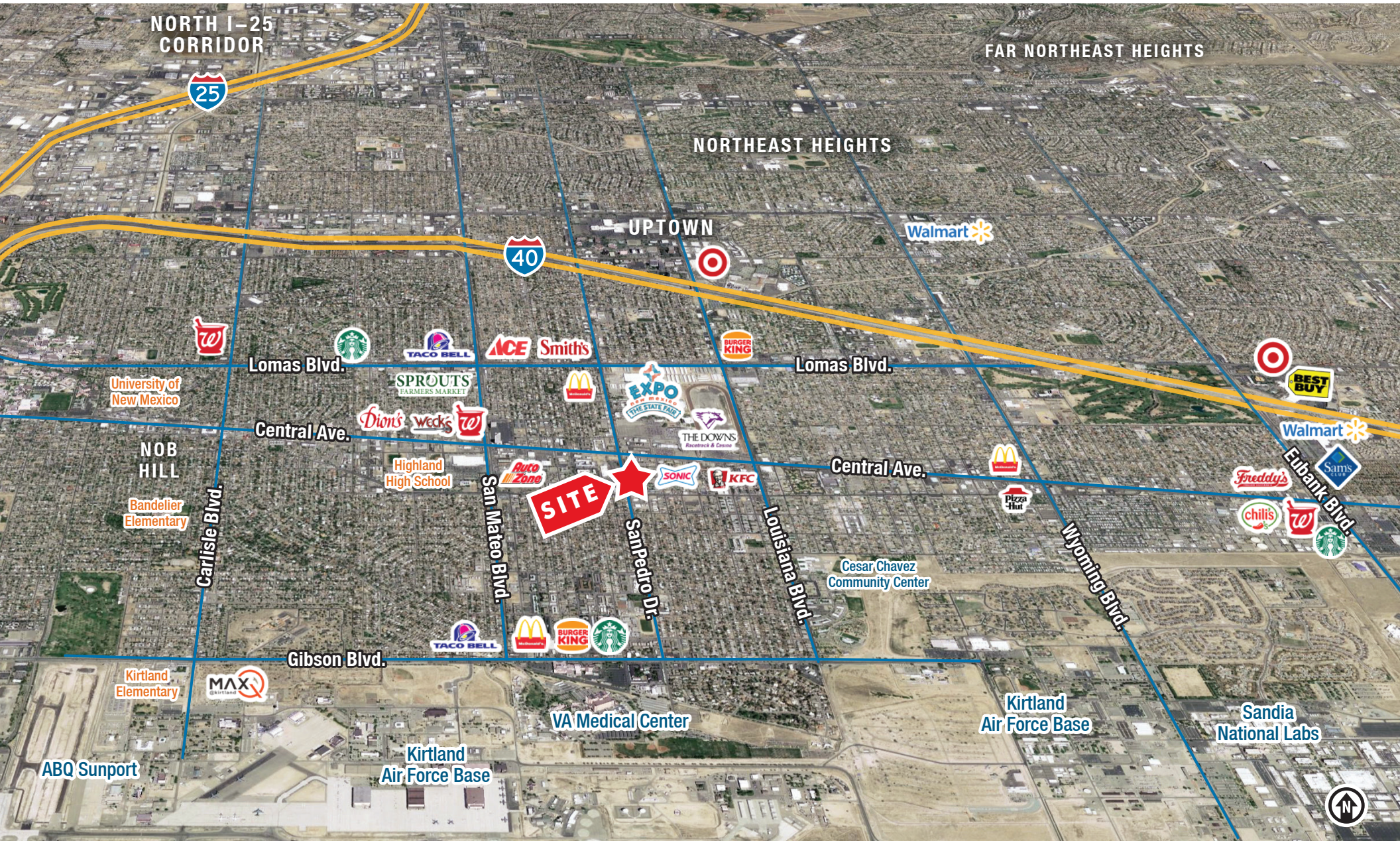
Alexis Lovato
alexis@sunvista.com
505 639 6433

Riley McKee, CCIM
riley@sunvista.com
505 379 1549

For Lease

WELL-MAINTAINED AUTO SHOP WITH YARD

306 San Pedro Dr. SE | Albuquerque, NM 87108



NAISunVista

505 878 0001 | sunvista.com   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Ethan Melvin
ethan@sunvista.com
505 235 9347

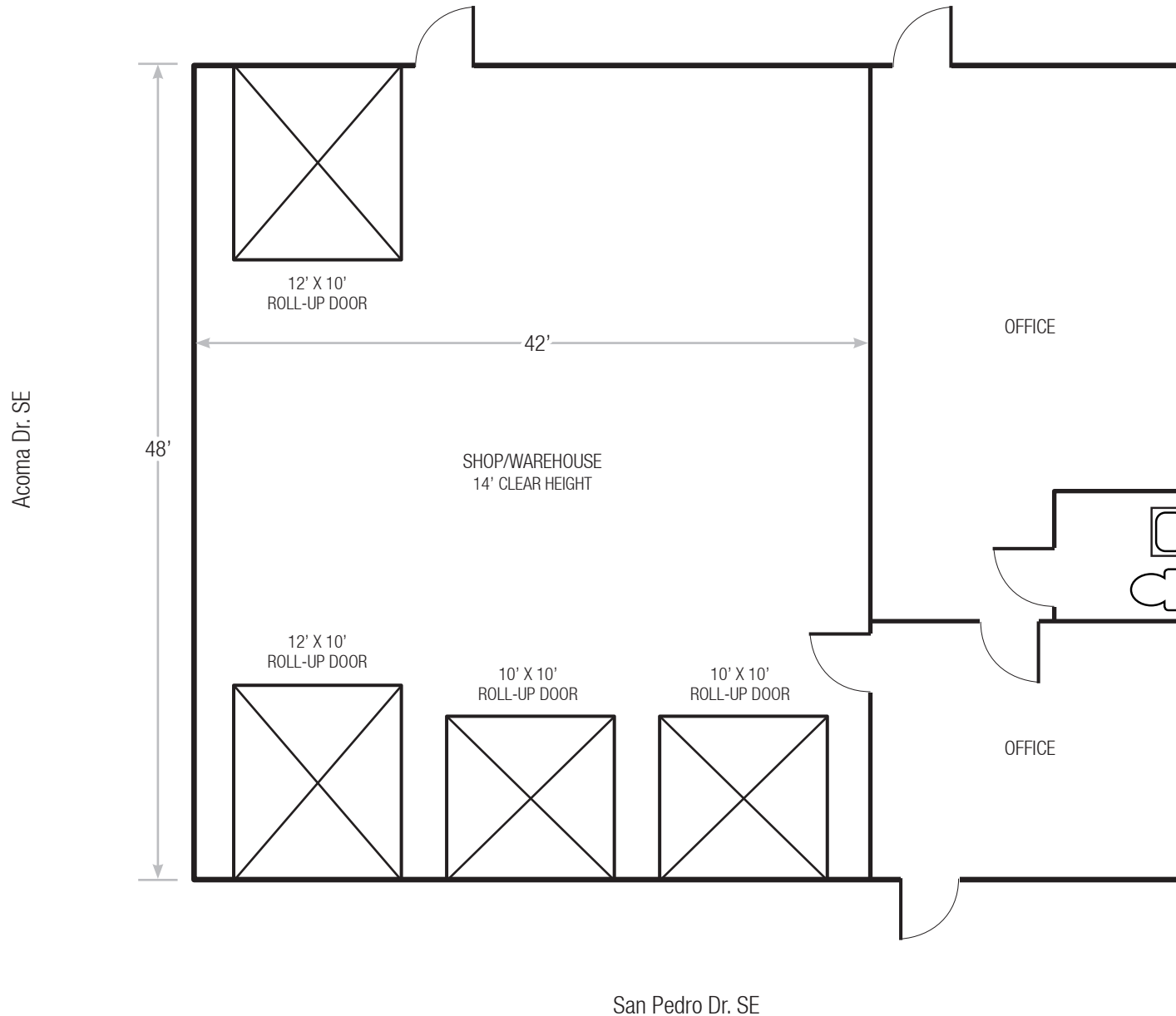
Alexis Lovato
alexis@sunvista.com
505 639 6433

Riley McKee, CCIM
riley@sunvista.com
505 379 1549

For Lease

WELL-MAINTAINED AUTO SHOP WITH YARD

306 San Pedro Dr. SE | Albuquerque, NM 87108



FLOOR PLAN

±3,000 SF

Floor plan not to scale.