

For Lease

# High-Visibility Medical/Office/Retail Space

THE PAVILIONS AT SAN MATEO



5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110

*NWQ I-40 & San Mateo Blvd. NE*



**AVAILABLE**  
±3,394 SF



**LEASE RATE**  
\$19.00/SF + NNN  
(\$6,175.47/Mo.)

- Great building/signage visibility to ±197,200 cars per day on I-40
- In a busy shopping center in the middle of a dense retail trade area
- Less than 5 minutes from I-25 & I-40 interchange

**NA**SunVista

got space™

Todd Strickland  
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### SITE

#### AVAILABLE

±3,394 SF

#### IDO ZONING

▪ [MX-M](#) 

#### HIGHLIGHTS

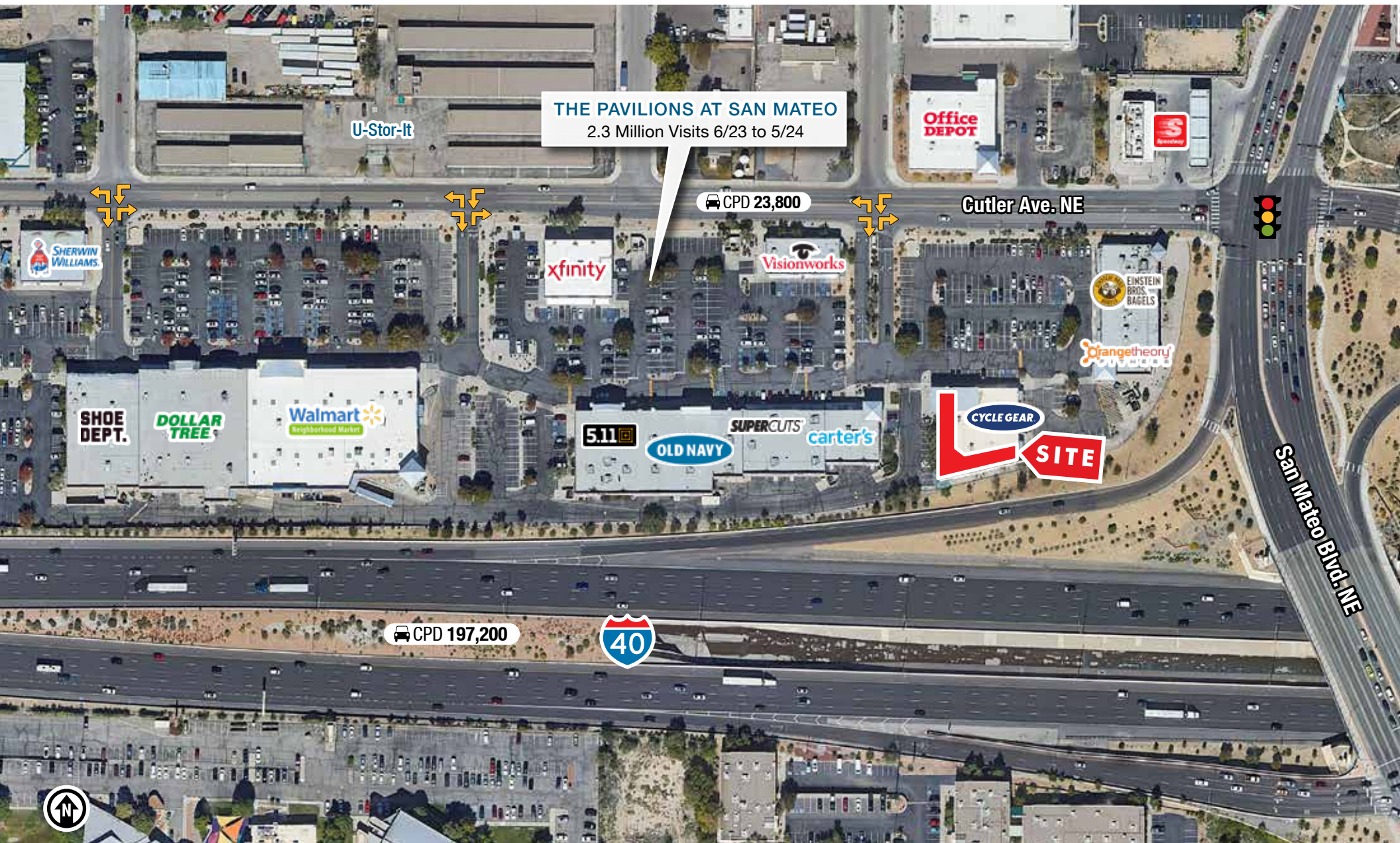
- Great building/signage visibility to ±197,200 cars per day on I-40
- Located in a busy shopping center
- In the center of a dense retail trade area
- Close to lots of amenities
- Less than 5 minutes from I-25 & I-40 interchange
- Beautiful reception/waiting room
- 9 exam rooms, 3 offices, and in-suite restroom with shower



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THE PAVILIONS AT SAN MATEO  
2.3 Million Visits 6/23 to 5/24

CPD 23,800

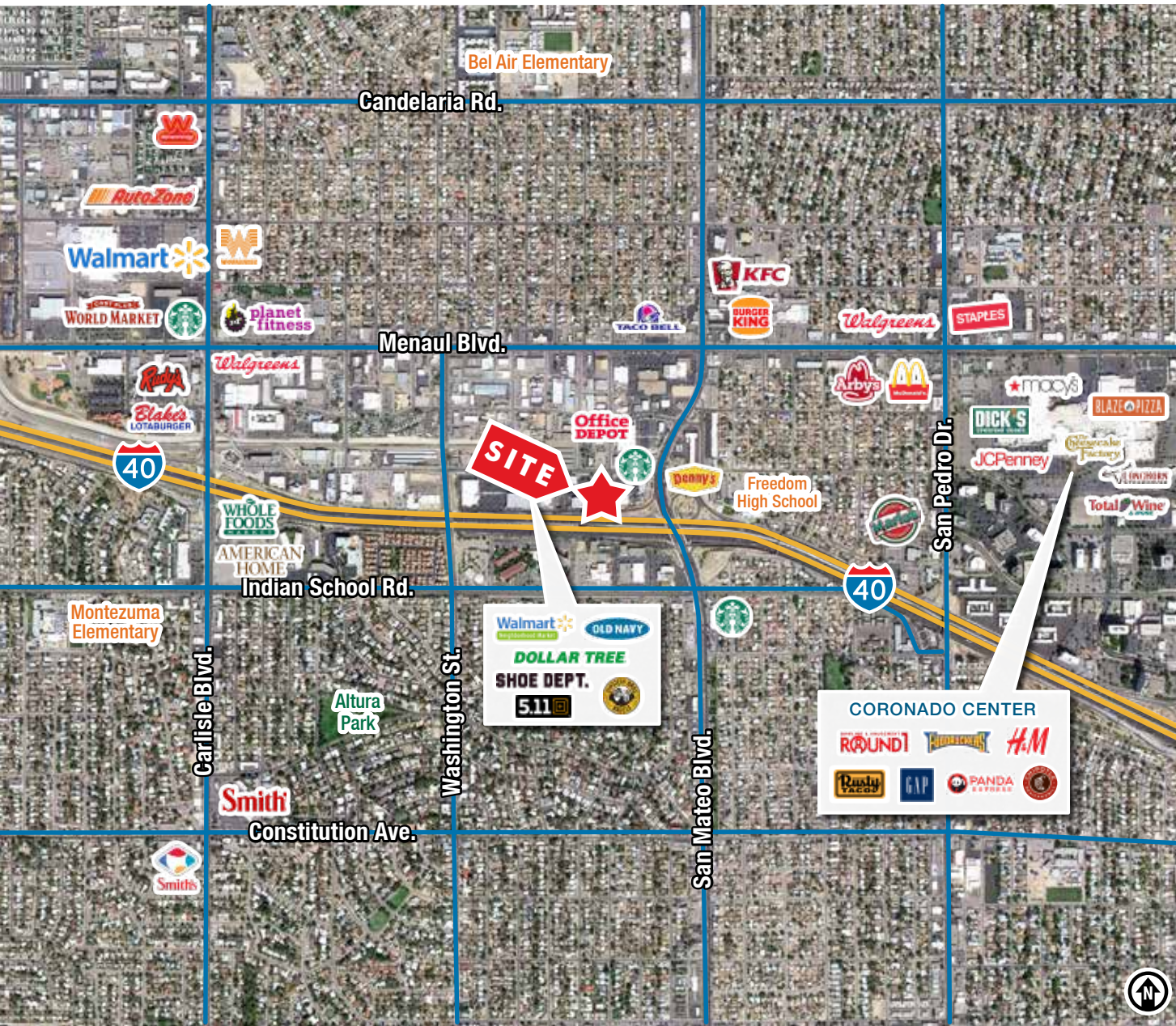
CPD 197,200



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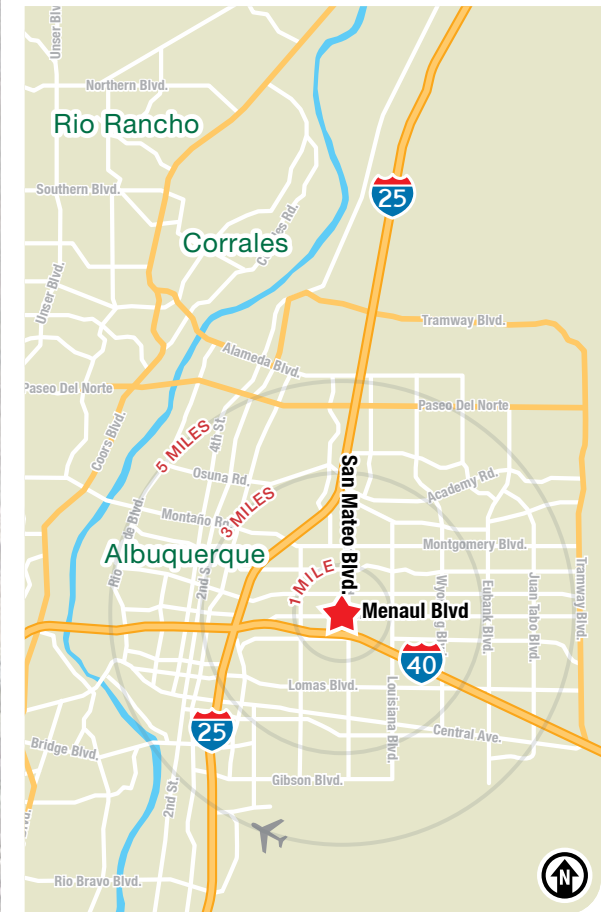
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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,467	123,428	290,997
Average HH Income	\$81,565	\$75,076	\$80,863
Daytime Employment	12,898	103,017	253,549

2023 Forecasted by Esri



**NAI SunVista**

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## FLOOR PLAN

Suite A: ±3,394 SF

# 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.

### 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



**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State



### 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.