

For Sale  
or Lease

# Freestanding Office/Retail Building

CENTRALLY LOCATED BETWEEN NOB HILL AND UPTOWN



719 San Mateo Blvd. NE | Albuquerque, NM 87108

*SWQ San Mateo Blvd. & Lomas Blvd. NE*



## AVAILABLE

Building: ±5,467 SF  
Land: ±0.61 Acres



## SALE PRICE

\$740,000



## LEASE RATE

\$4,600/Month  
+ NNN

- Retail frontage with ±28,200 cars per day
- Building signage along San Mateo Blvd.
- Potential for repurpose

**NA** SunVista

got space™

**Alex Pulliam**  
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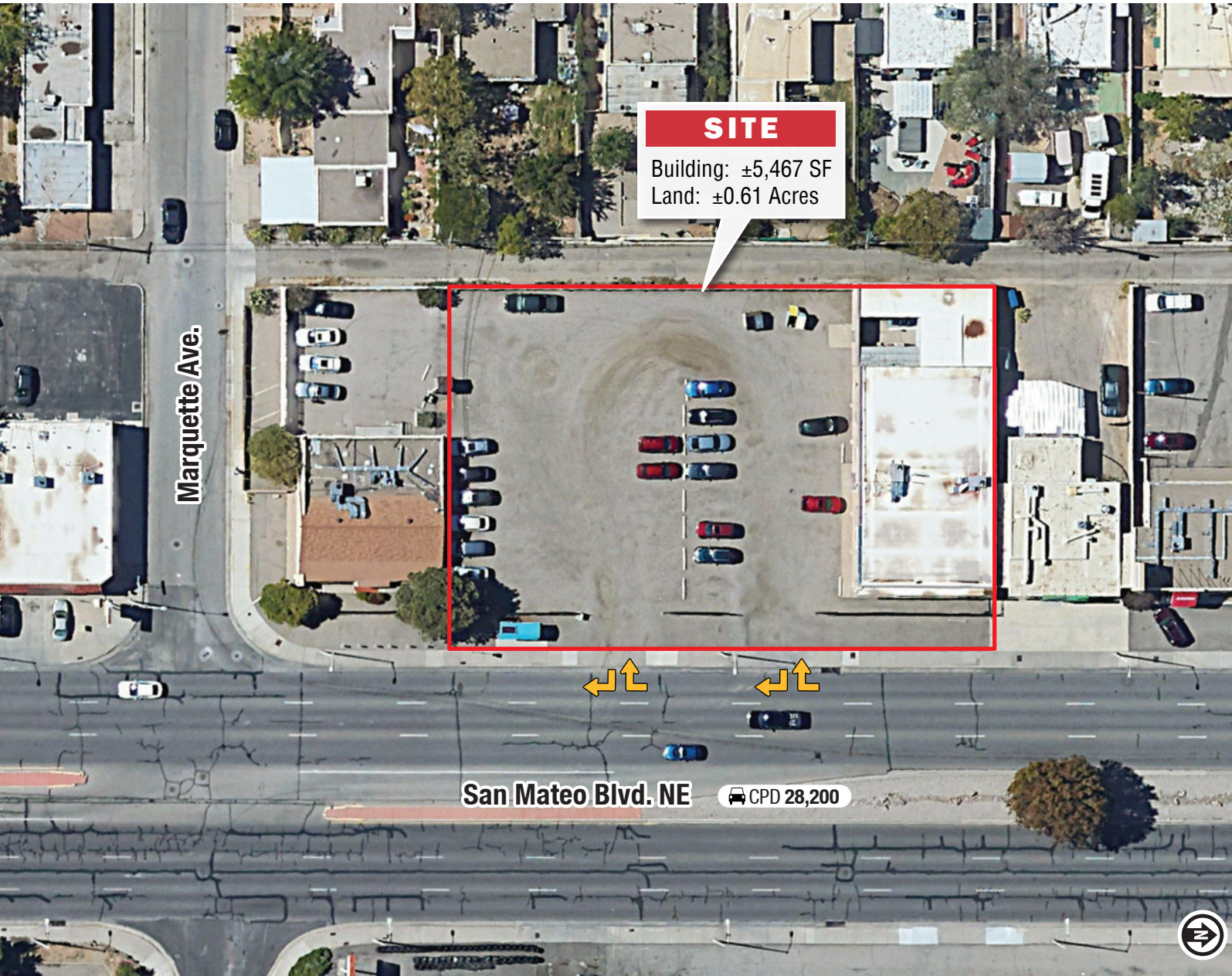
**Micah Gray**  
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505 338 9878



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### SITE

#### AVAILABLE

Building: ±5,467 SF  
Land: ±0.61 Acres

#### IDO ZONING

▪ [MX-L](#)

#### HIGHLIGHTS

- 11 offices
- 3 conference rooms
- 4 restrooms
- Retail frontage with ±28,200 cars per day
- Building signage along San Mateo Blvd.
- 4.5:1,000 parking ratio with potential for more
- Potential for repurpose

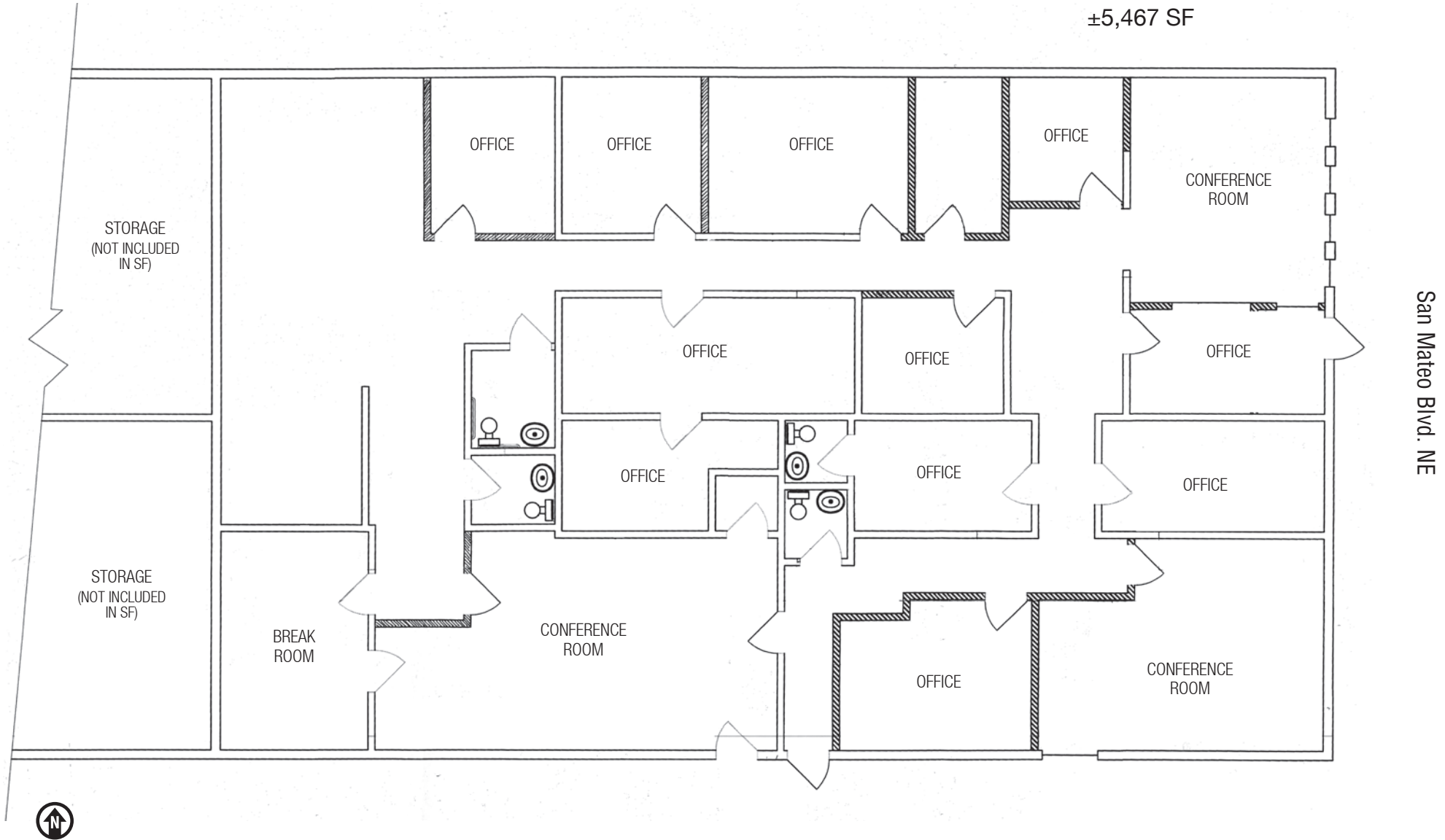
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## FLOOR PLAN

±5,467 SF

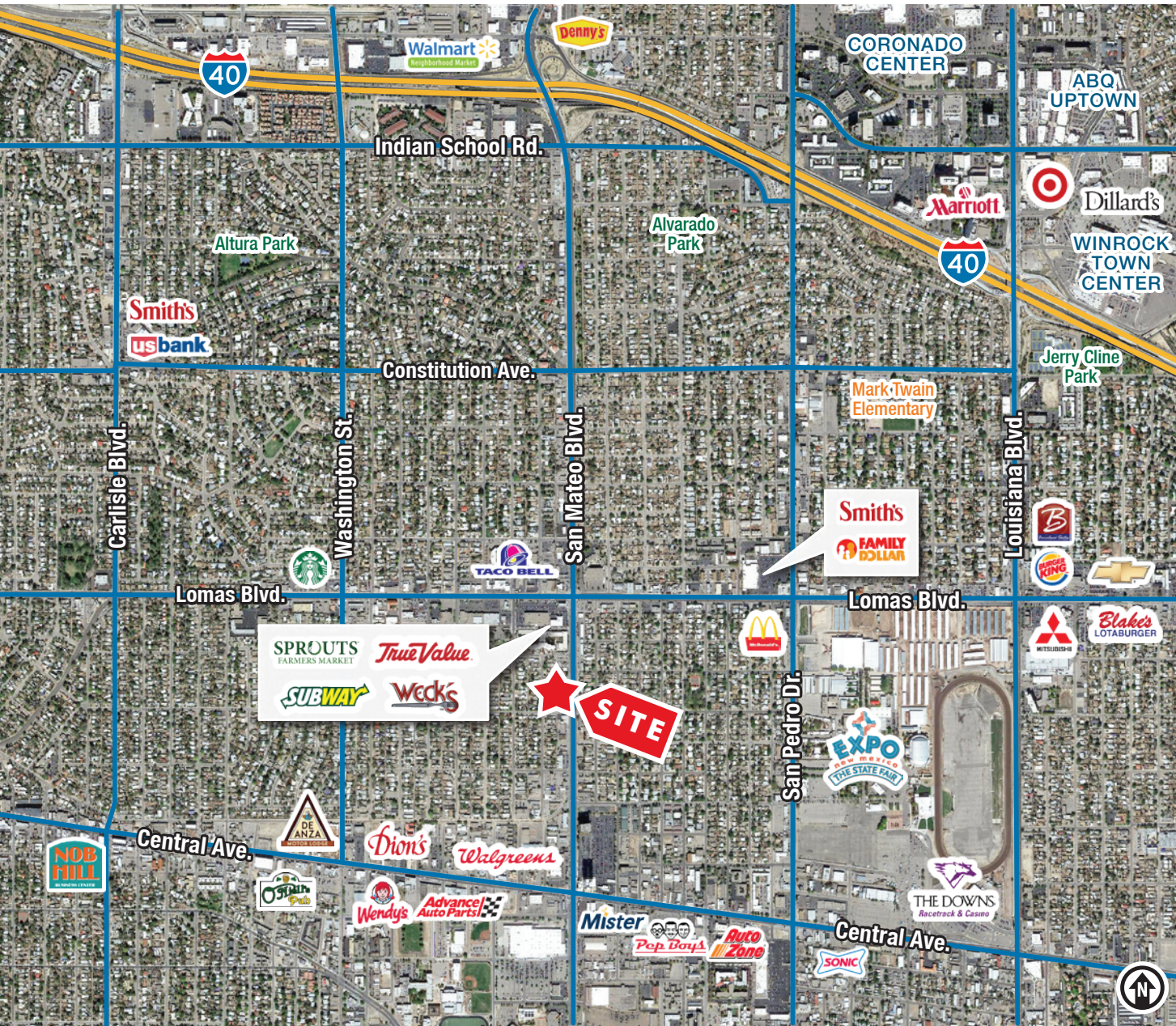




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### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,860	116,926	263,470
Average HH Income	\$89,804	\$73,800	\$77,957
Daytime Employment	8,682	97,434	227,794

2024 Forecasted by Esri



**NAI SunVista**

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San Mateo Blvd. NE

### SURVEY

±0.61 Acres

