

Signalized Hard-Corner Retail Building

OUTSTANDING EXPOSURE AT I-40 & SAN MATEO BLVD.

For Lease



2145 San Mateo Blvd. NE | Albuquerque, NM 87110

SWC San Mateo Blvd. & Indian School Rd. NE



AVAILABLE
±4,395 SF



LEASE RATE
\$21.00/SF + NNN

- Excellent visibility on one of Albuquerque's most-traveled retail corridors
- Signalized hard-corner location with 41,800 cars per day at intersection
- Dedicated parking lot with 28 spaces

NA SunVista

got space™

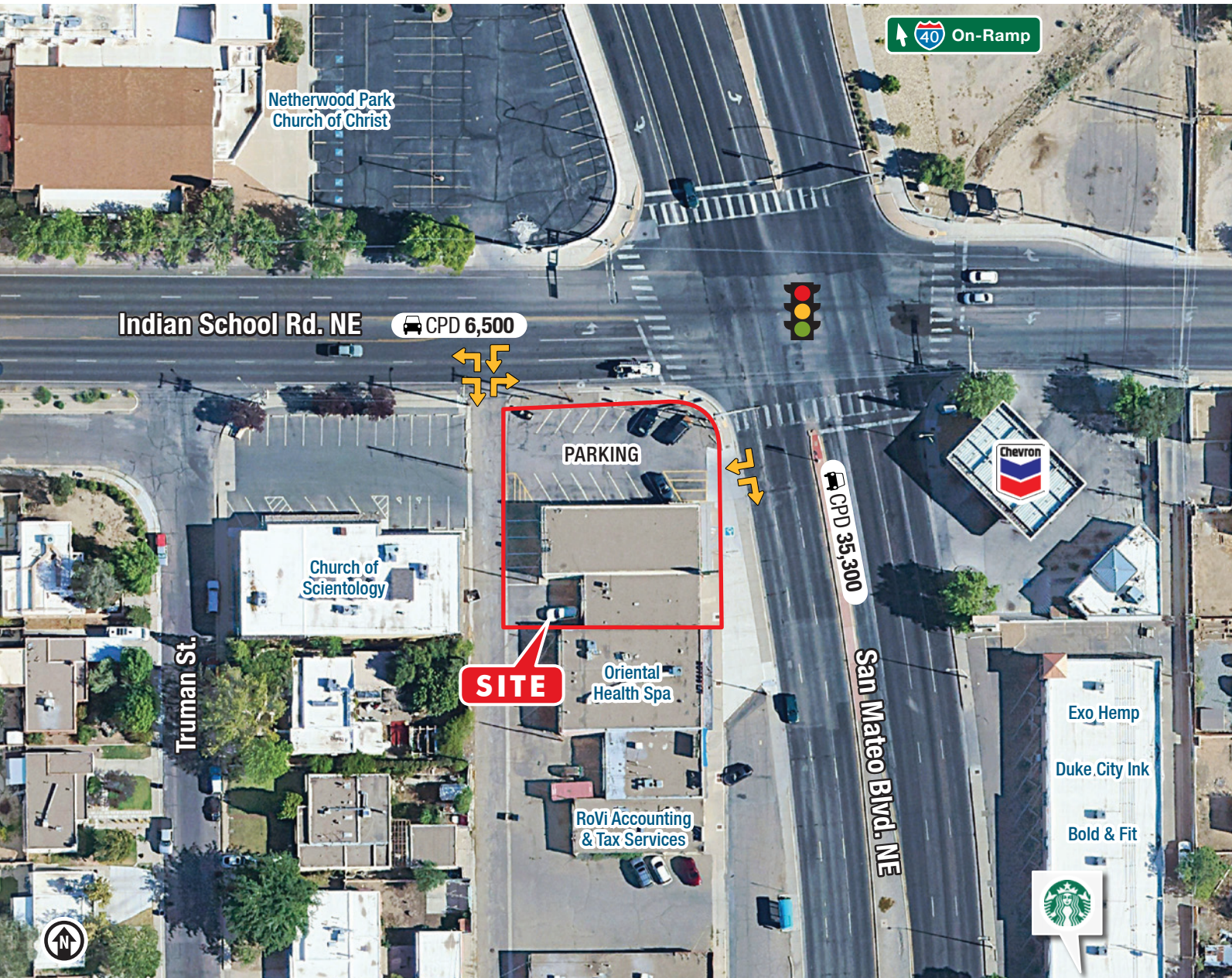
Ethan Melvin
ethan@sunvista.com
505 235 9347

John Algermissen CCIM
johna@sunvista.com
505 998 5734

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SITE

AVAILABLE

±4,395 SF

HIGHLIGHTS

- Excellent visibility on one of Albuquerque's most-traveled retail corridors
- Immediately adjacent to I-40
- Signalized hard-corner location
- 41,800 cars per day at intersection
- Easy ingress & egress from San Mateo Blvd. & Indian School Rd.
- 6:1,000 parking ratio with 28 dedicated parking spaces
- Recent interior remodel – high-end commercial carpet in great condition
- Surrounded by densely-populated & established neighborhoods
- Pylon and façade signage available
- Truck access from the alley in the rear
- Ability to demise suites

IDO ZONING

- [MX-L](#)

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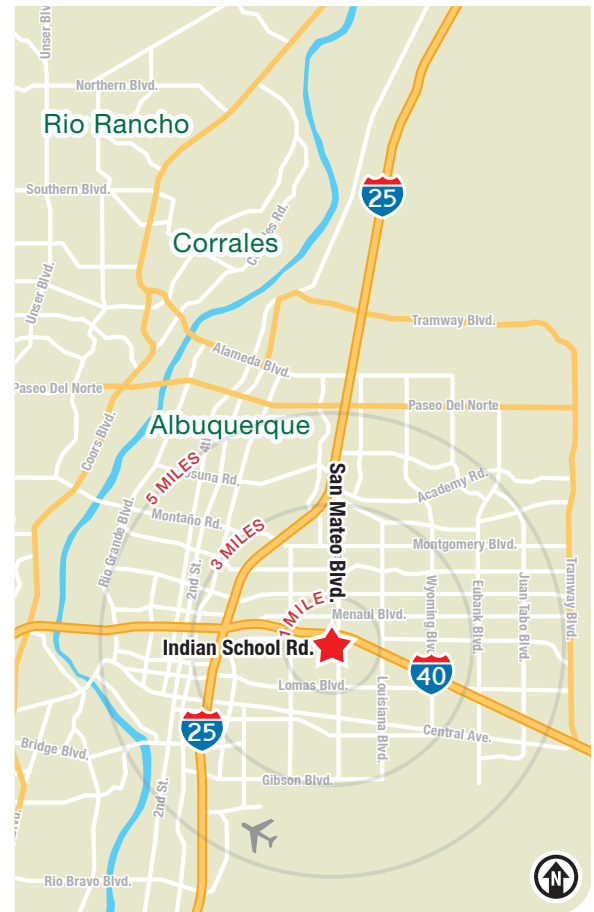
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,459	132,384	292,572
Average HH Income	\$90,557	\$75,483	\$81,207
Daytime Employment	16,119	99,576	255,516

2024 Forecasted by Esri



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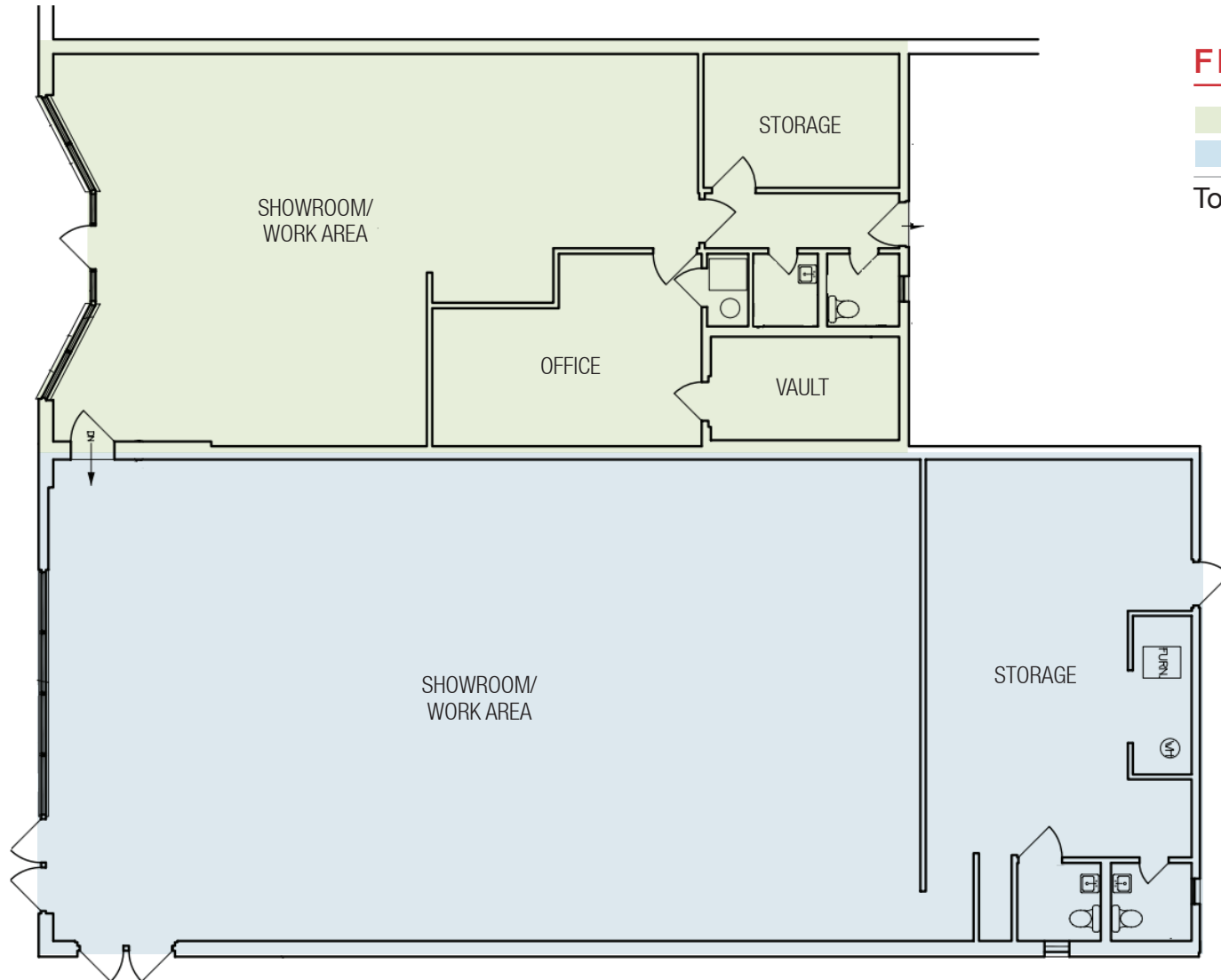
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San Mateo Blvd. NE



FLOOR PLAN

±1,622 SF

±2,773 SF

Total: ±4,395 SF

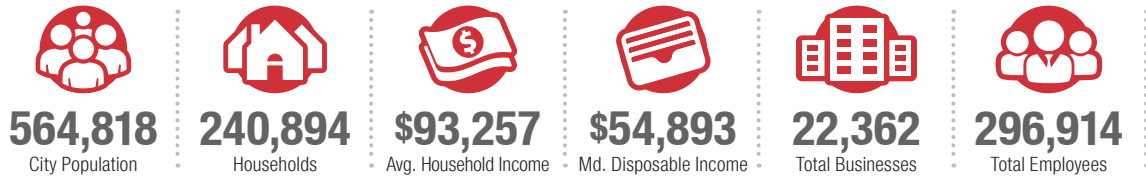
Albuquerque

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 2024 Demographics)



926,835
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.