

For Lease

Highly-Visible Retail Spaces

TURN-KEY CANNABIS DISPENSARY OPPORTUNITY



HUGE CAR COUNTS – 60,150 PER DAY

2529 San Mateo Blvd. NE | Albuquerque, NM 87110

SWC Menaul Blvd. & San Mateo Blvd. NE



AVAILABLE

Suite 1: ±1,995 SF Turn-Key Cannabis Endcap
Suite 7: ±1,700 SF Corner Retail Space



LEASE RATE

See Advisors

- High-visibility pylon signage
- Modern shopping center in a dense retail trade area
- Seconds from I-40

NA SunVista

got space™

Randall Parish
randall@sunvista.com
505 338 4110

John Algermissen, CCIM
johna@sunvista.com
505 998 5734

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SITE

AVAILABLE

Suite 1: ±1,995 SF
Turn-Key Cannabis Endcap

Suite 7: ±1,700 SF
Corner Retail Space

HIGHLIGHTS

- High-visibility pylon signage
- In a modern shopping center in the middle of a dense retail trade area
- Seconds from I-40
- 60,150 cars per day at San Mateo & Menaul Blvds.
- Full access from San Mateo Blvd.
- Ample parking

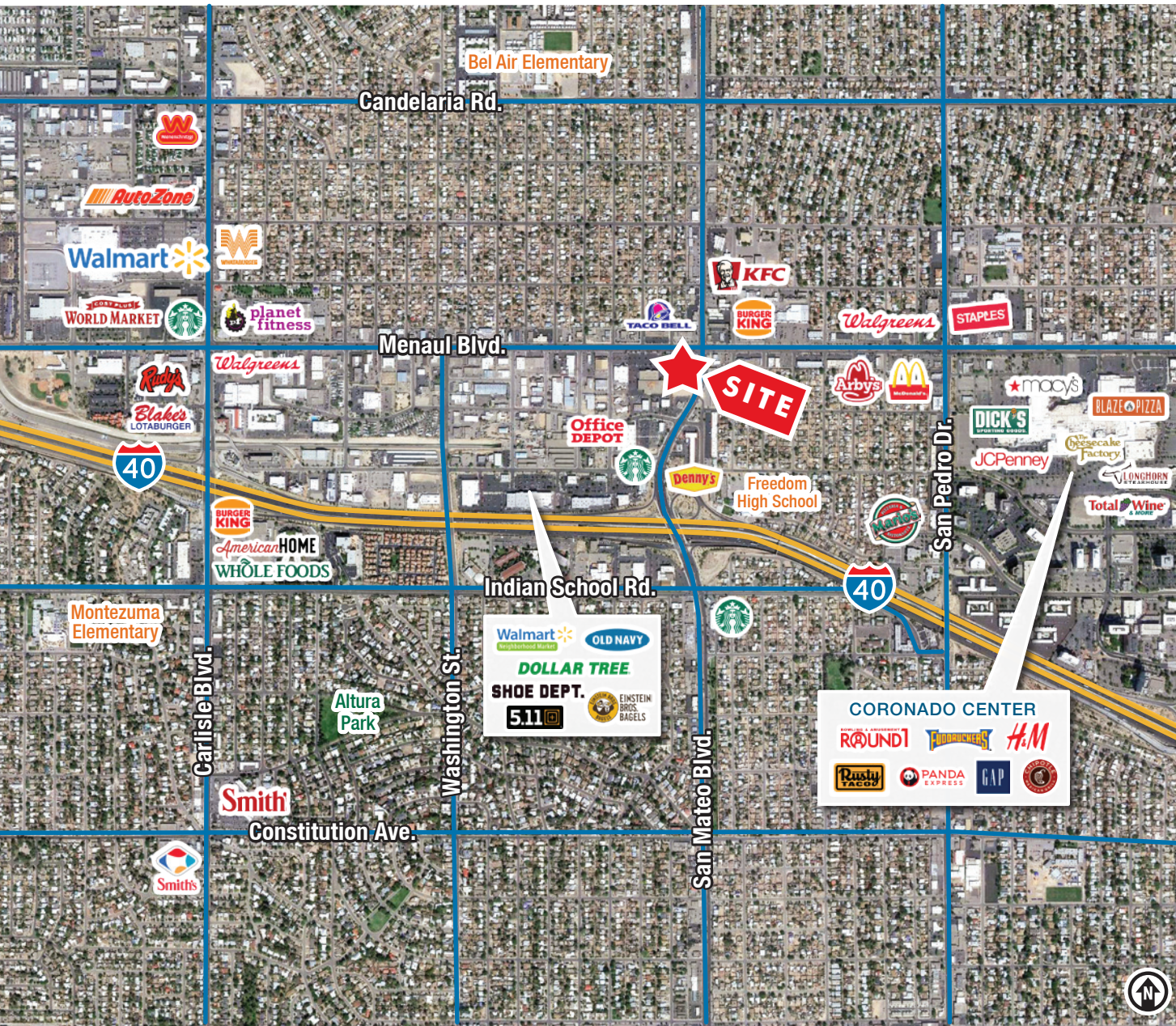
IDO ZONING

- [MX-M](#)

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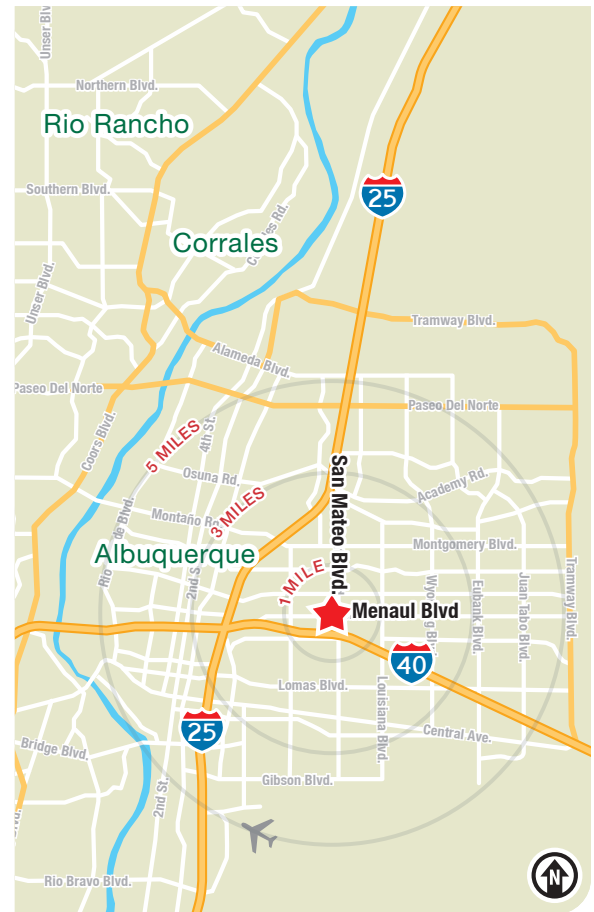
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LOCATION

| Demographics | 1 mile | 3 mile | 5 mile |
|--------------------|----------|----------|----------|
| Total Population | 14,649 | 119,107 | 299,352 |
| Average HH Income | \$76,817 | \$79,734 | \$84,013 |
| Daytime Employment | 13,397 | 105,528 | 264,977 |

2024 Forecasted by Esri



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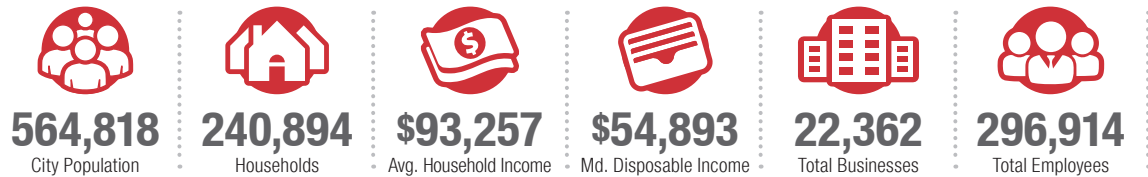
Albuquerque

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)



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*



926,835
Albuquerque
Metro
Population



**The
Largest**
City in the State



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.