

For Lease



Beautiful University Retail Space

FOR RESTAURANT OR SMALL SHOP USER



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

±1,375 - 2,750 SF Available

416 Yale Blvd. SE | Albuquerque, NM 87106

Todd Strickland

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Rob Bridges CCIM

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NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

LEASE RATE

\$16.00/SF + \$4.00 NNN

AVAILABLE

- Suite A: ±1,375 SF (\$2,291/Mo. Including NNN)
- Suite B: ±1,375 SF (\$2,291/Mo. Including NNN)
- Suites A & B: ±2,750 SF (\$4,582/Mo. Including NNN)

HIGHLIGHTS

- Directly across from Smith's Grocery
- Centrally located between UNM and CNM
- 14 parking spaces (5:1000 ratio)
- Open floor plan
- 200-amp, single-phase power service for each suite

ZONING [MX-L](#)

LOCATION

SEQ Yale Blvd. & Coal Ave. SE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,747	91,029	229,296
Average HH Income	\$69,979	\$77,560	\$76,669
Daytime Employment	18,327	105,819	184,651

2025 Forecasted by Esri

HUB Zone



NAI SunVista

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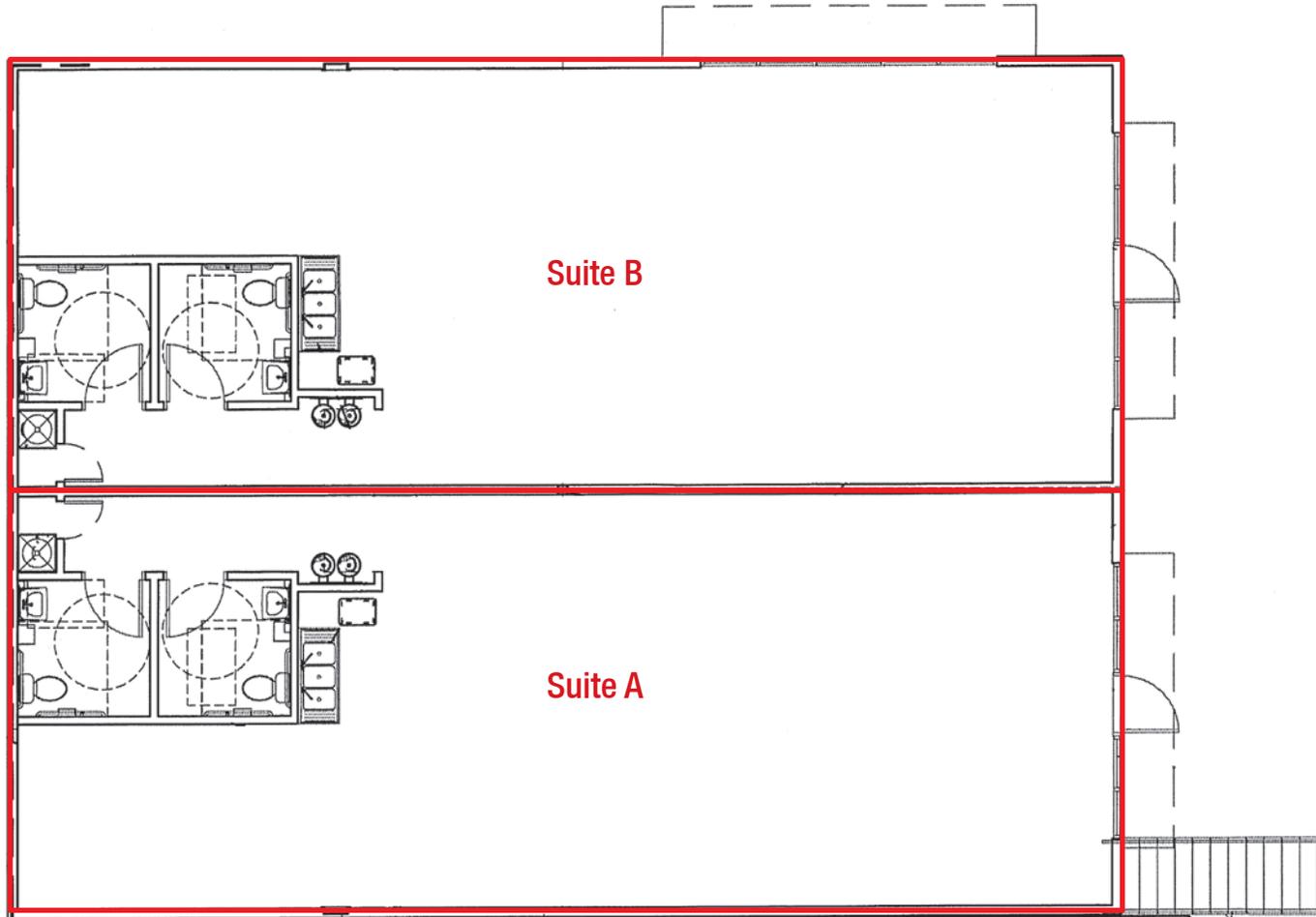
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FLOOR PLAN

Yale Blvd.



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