

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

todd@sunvista.com | 505 450 1121

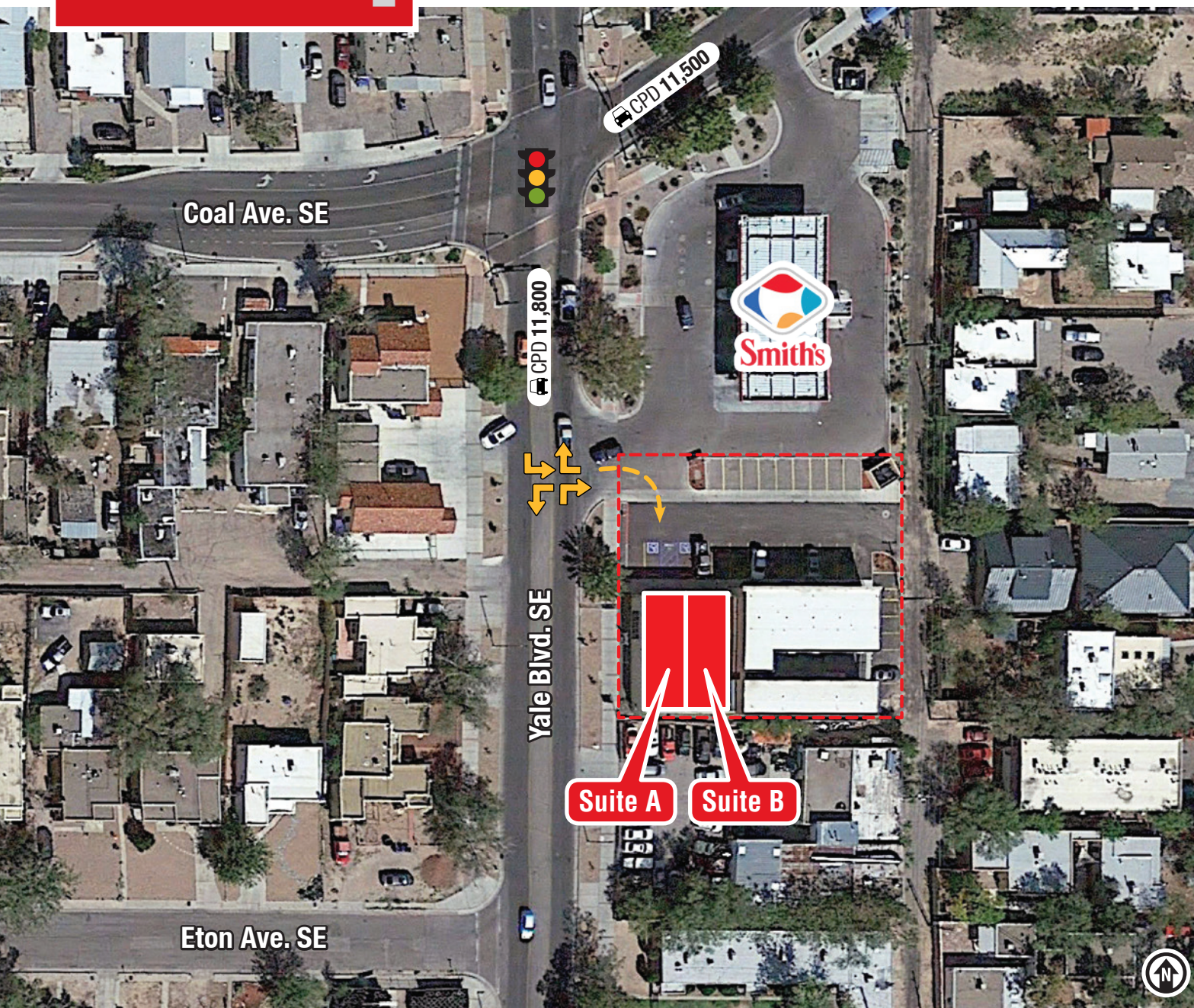
Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

416 Yale Blvd. SE | Albuquerque, NM 87106



PROPERTY

LEASE RATE

\$15.00/SF + \$4.00 NNN

AVAILABLE

- Suite A: ±1,375 SF
(\$2,177/Mo. Including NNN)
- Suite B: ±1,375 SF
(\$2,177/Mo. Including NNN)
- Suites A & B: ±2,750 SF
(\$4,354/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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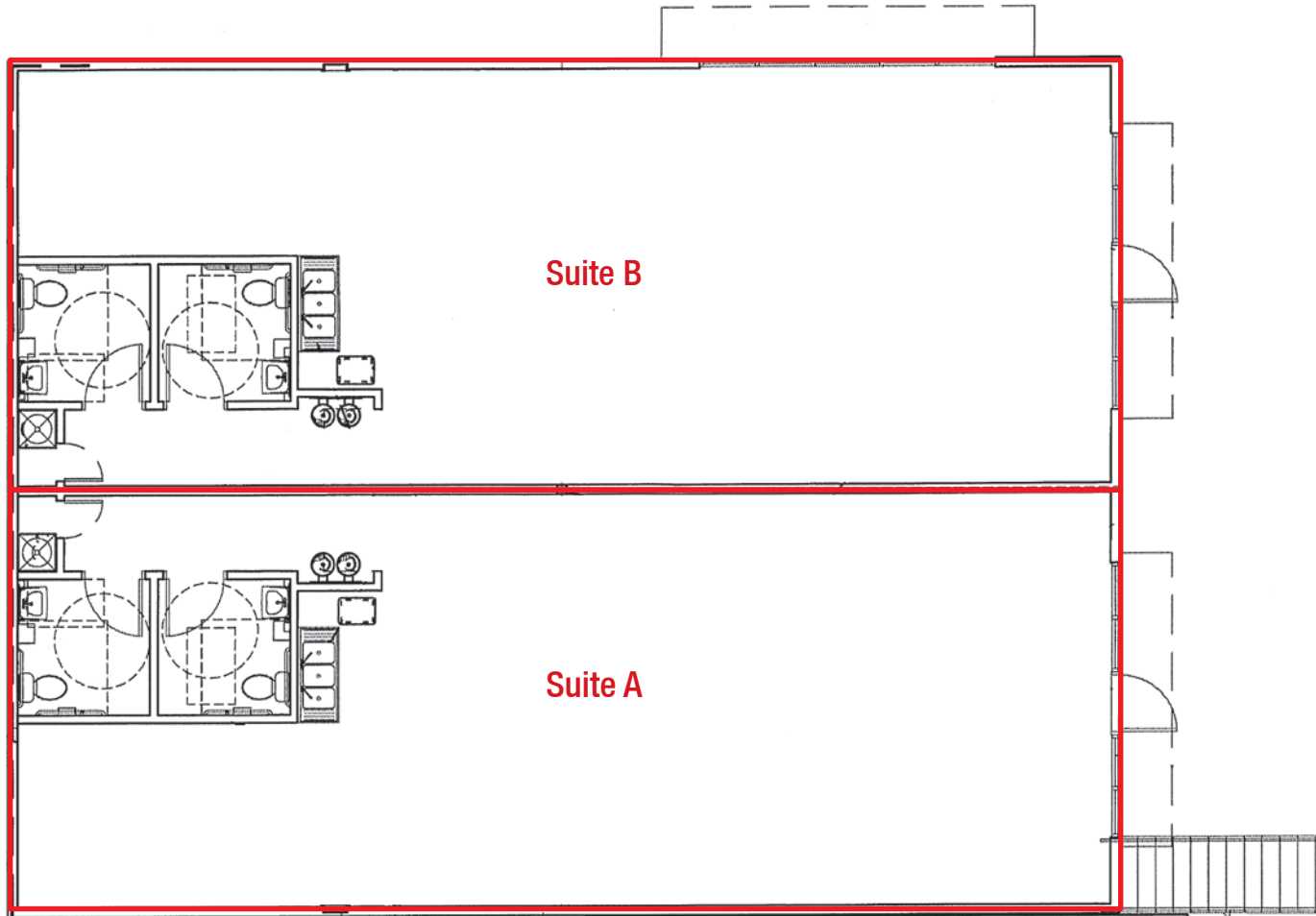
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FLOOR PLAN

Yale Blvd.



AVAILABLE

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