

**For Sale
or Lease**

Freestanding Office/Retail Building

CENTRALLY LOCATED BETWEEN NOB HILL AND UPTOWN



**±5,467 SF on ±0.61 Ac.
Available**

719 San Mateo Blvd. NE | Albuquerque, NM 87108

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alex Pulliam

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SITE

Building: ±5,467 SF
Land: ±0.61 Acres

Marquette Ave.

San Mateo Blvd. NE

CPD 28,200

PROPERTY

AVAILABLE

Building: ±5,467 SF
Land: ±0.61 Acres

SALE PRICE

\$546,700 (\$100.00/SF)

LEASE RATE

\$4,600/Month + NNN

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

ZONING

- **MX-L** 

LOCATION

SWQ San Mateo Blvd. &
Lomas Blvd. NE

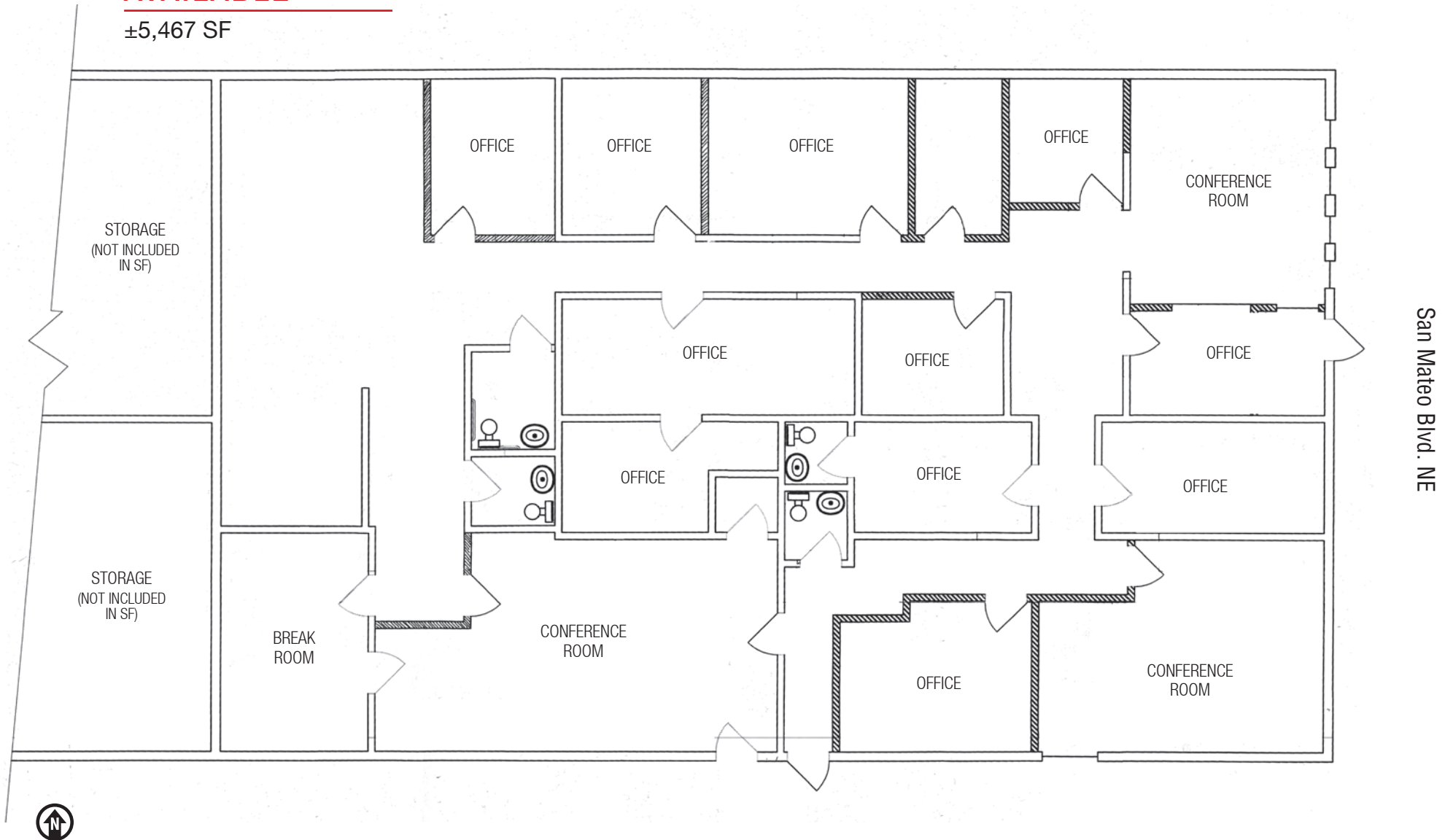
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FLOOR PLAN

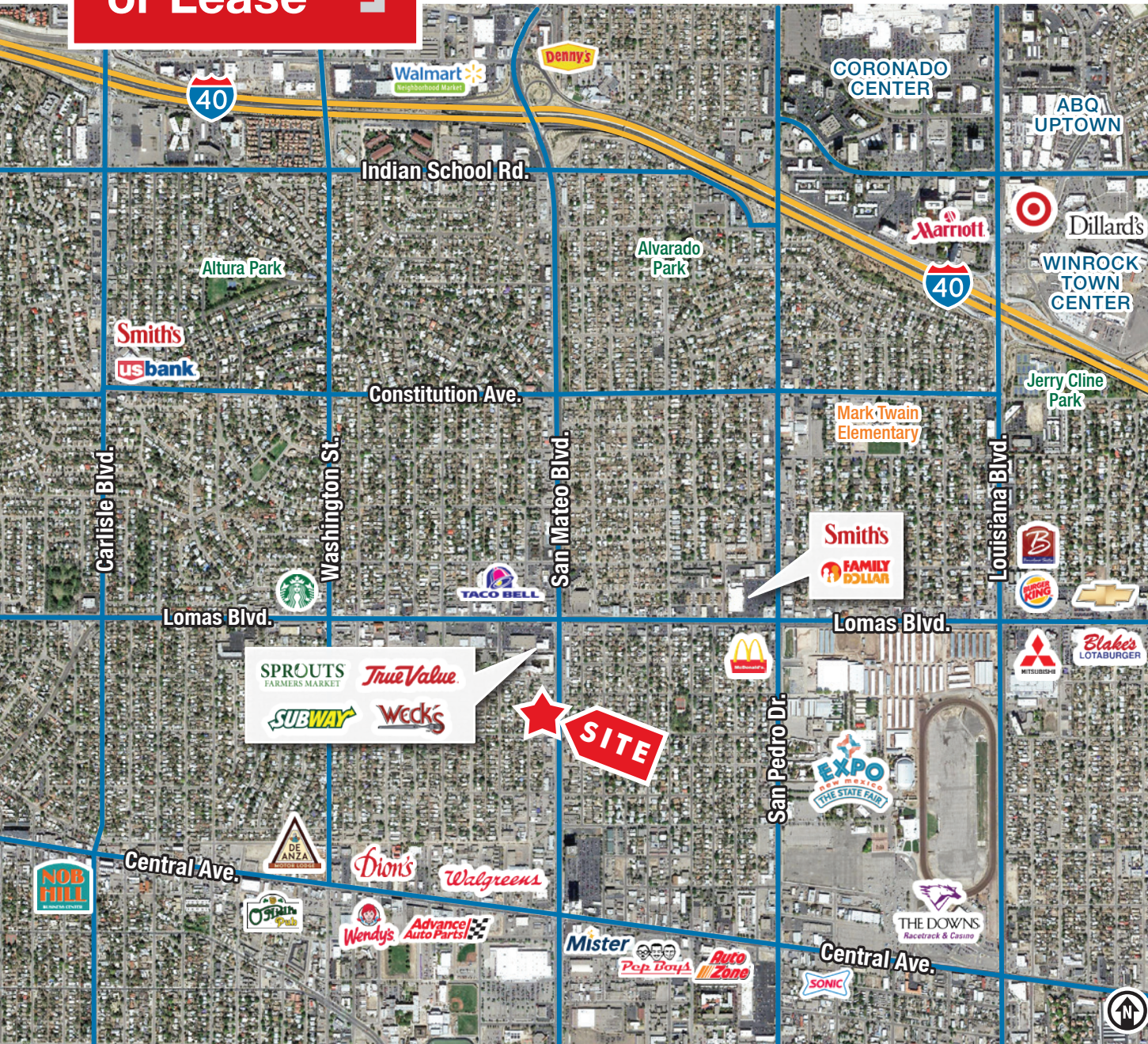
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,814	117,231	263,243
Average HH Income	\$88,016	\$75,062	\$79,180
Daytime Employment	7,993	90,284	211,760

2025 Forecasted by Esri



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