

**For  
Lease**



## Highly-Visible Retail Space

LOCATED ON A BUSY SIGNALIZED CORNER



**60,150 CARS PER DAY!**

**±1,419 - ±1,995 SF  
Available**

2529 San Mateo Blvd. NE | Albuquerque, NM 87110

**NASunVista**  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Randall Parish**

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## PROPERTY

### AVAILABLE

Suite 1: ±1,995 SF  
Suite 11: ±1,419 SF

### LEASE RATE

See Advisors

### 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

### ZONING

- [MX-M](#)

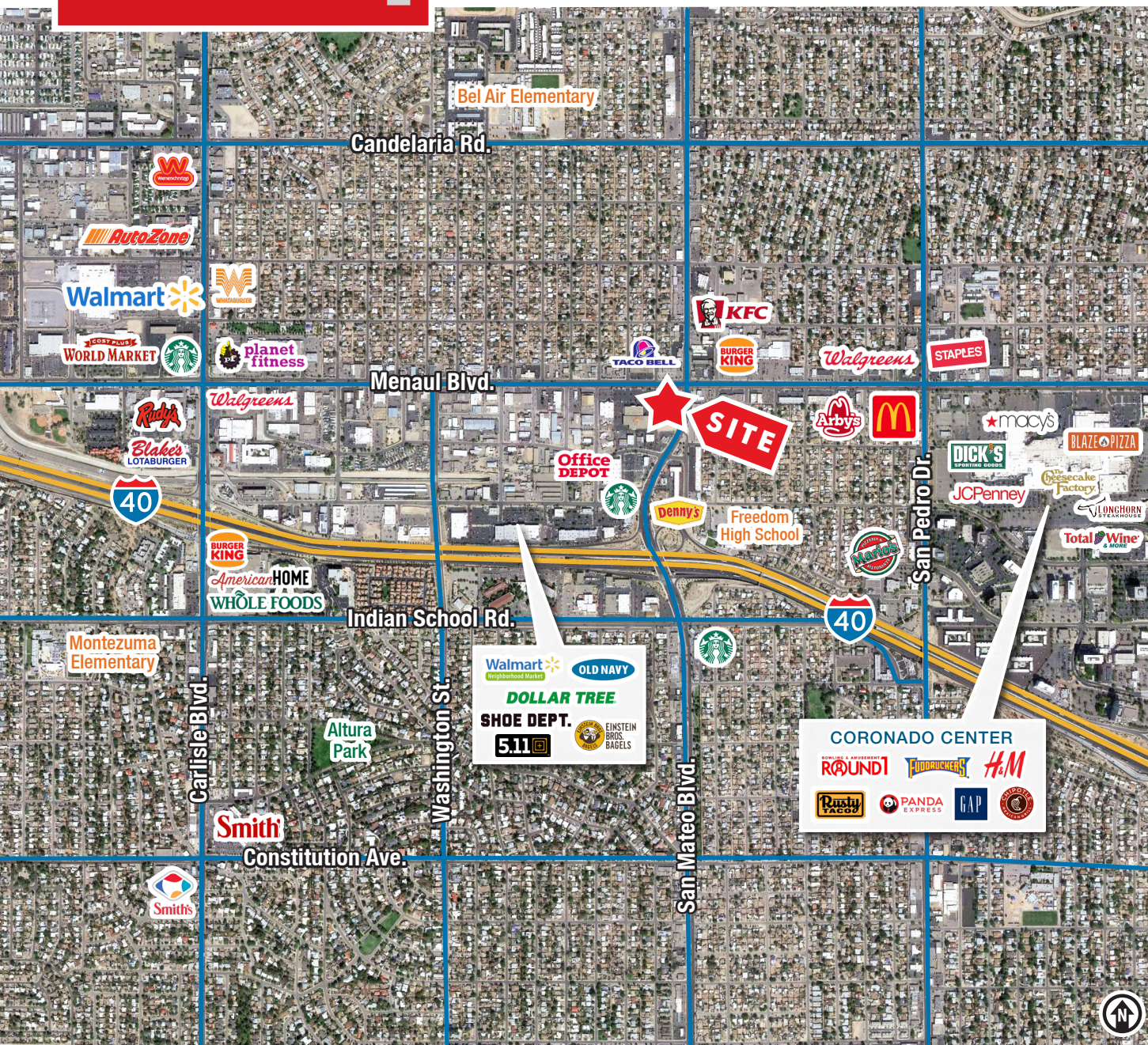
### LOCATION

SWC Menaul Blvd. & San Mateo Blvd. NE



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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,803	119,298	299,257
Average HH Income	\$78,617	\$80,815	\$86,117
Daytime Employment	12,666	96,556	247,080

2025 Forecasted by Esri



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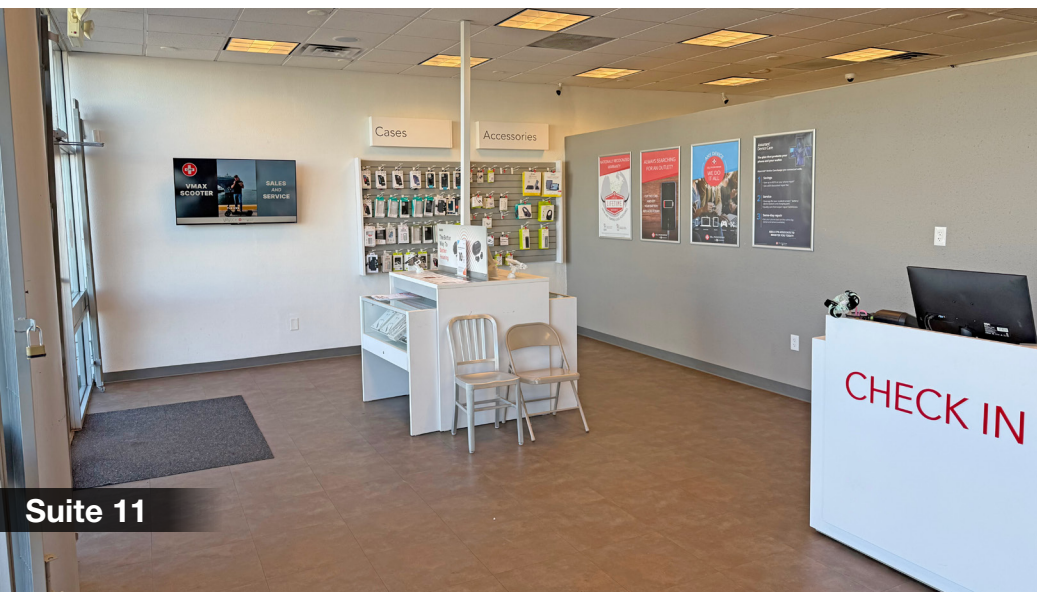


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Suite 11



Suite 11



Suite 11

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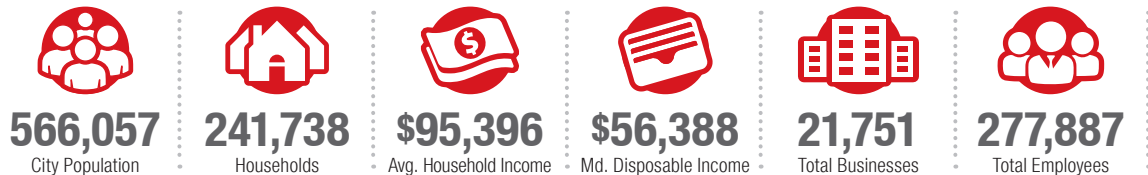
# Albuquerque

## 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 2025 Demographics)



#### In the News

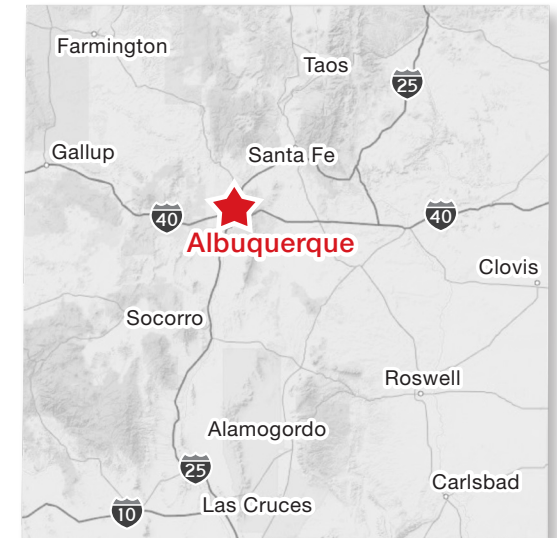
Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**932,477**  
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.