# For Lease

# **Highly-Visible Retail Endcap**

**NEAR A BUSY SIGNALIZED INTERSECTION** 



### **DENTIST/ORTHODONTIST SPACE**

333 San Mateo Blvd. SE | Albuquerque, NM 87108

Na SunVista Got Space

±2,476 SF Available

**Alexis Lovato** 

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Opening the Door to Commercial Real Estate Excellence

# For Lease

333 San Mateo Blvd. SE | Albuquerque, NM 87108



505 878 0001 | sunvista.com

Albuquerque, NM 87110

2424 Louisiana Blvd. NE | Suite 100

### **PROPERTY**

#### **AVAILABLE**

Suite A1: ±2,476 SF

- \$5,544/Mo. (Includes NNN)
- Turn-key Dentist/ Orthodontist Office

#### **HIGHLIGHTS**

- Excellent visibility along San Mateo Blvd.
- More than 38,000 cars per day at intersection
- Pylon and building signage available
- Suitable for retail or office use
- Ample parking
- Strategic location on San Mateo Blvd. with easy access to I-25 and I-40

### **ZONING**

■ MX-M ※

### **LOCATION**

 SWQ Central Ave. & San Mateo Blvd. SE



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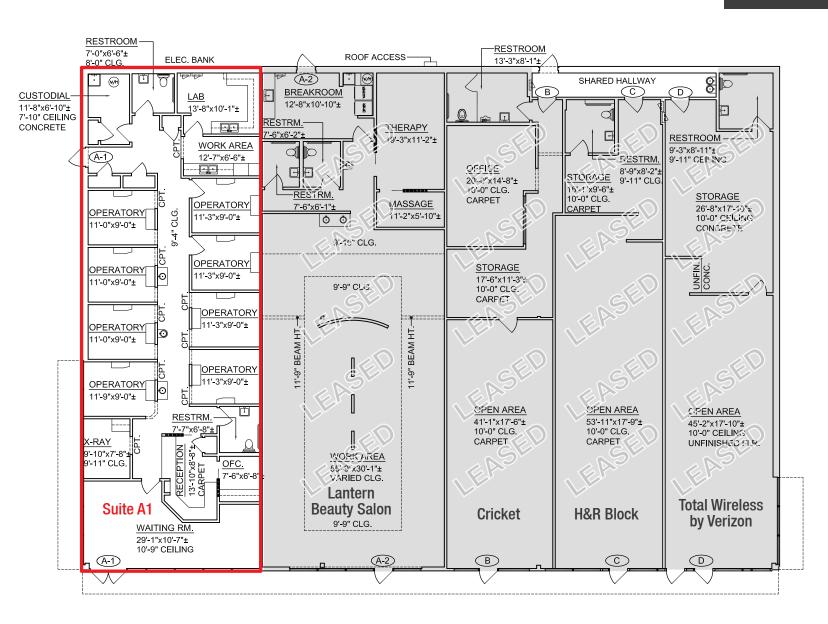




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### **FLOOR PLAN**



#### **AVAILABLE**

Suite A1: ±2,476 SF

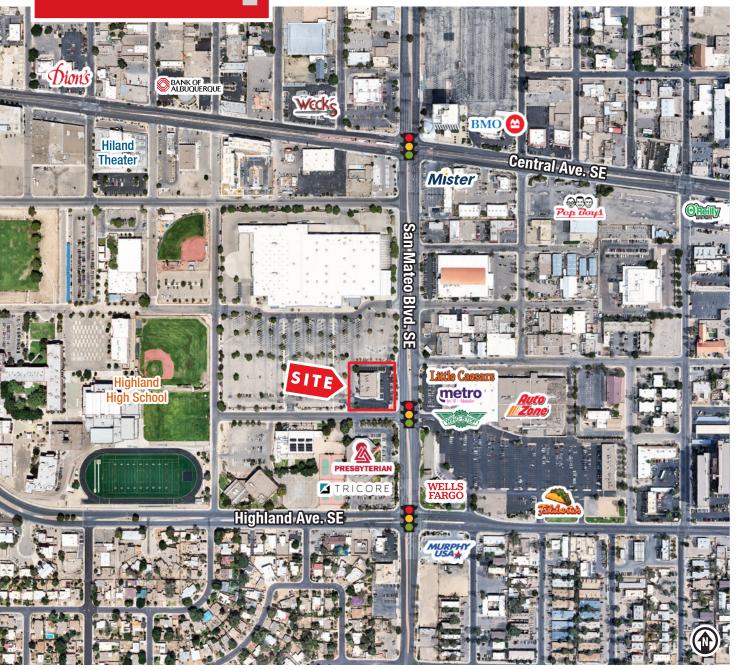




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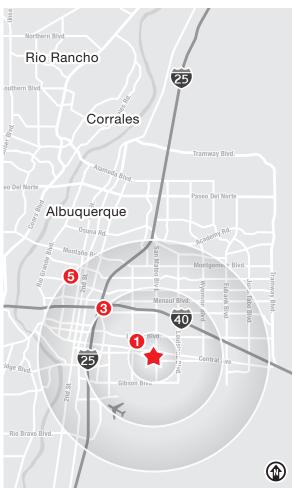
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### LOCATION

Demographics		1 Mile	3 Mile	5 Mile
8	Total Population	16,860	101,878	238,955
(3)	Average HH Income	\$73,396	\$75,046	\$77,880
	Daytime Employment	7,693	82,125	191,535

2025 Forecasted by Esri





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### 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.



Metro

Population

The

### Farmington Taos Gallup Santa Fe 40 Albuquerque Clovis Socorro Roswell Alamogordo Carlsbad Las Cruces

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)





\$95,396



\$56,388







## 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

### **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.



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs

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