

For Lease

Highly-Visible Retail Endcap

NEAR A BUSY SIGNALIZED INTERSECTION



DENTIST/ORTHODONTIST SPACE

333 San Mateo Blvd. SE | Albuquerque, NM 87108

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,476 SF Available

Alexis Lovato

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Melody Torres

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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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505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

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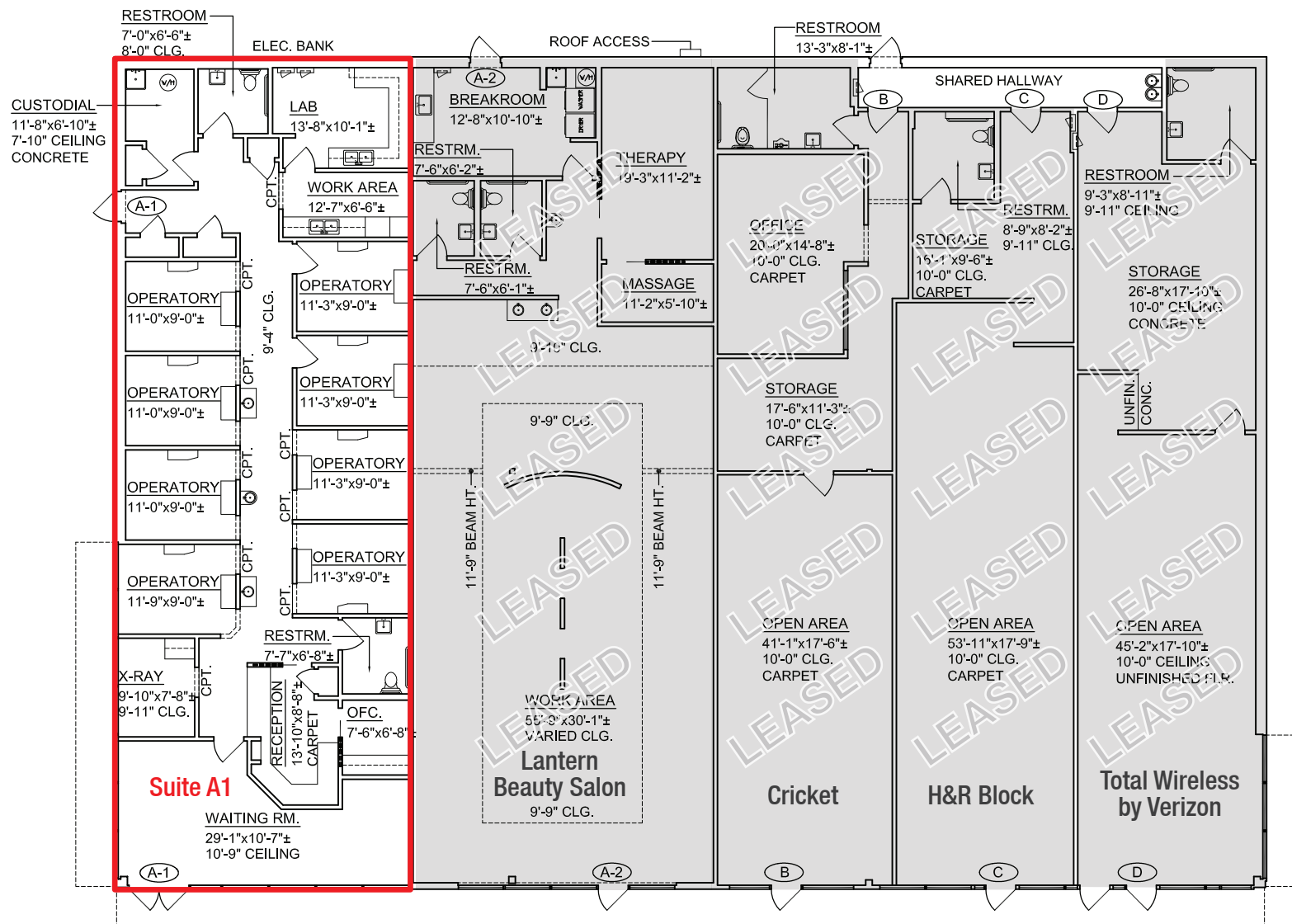
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FLOOR PLAN

AVAILABLE

Suite A1: $\pm 2,476$ SF



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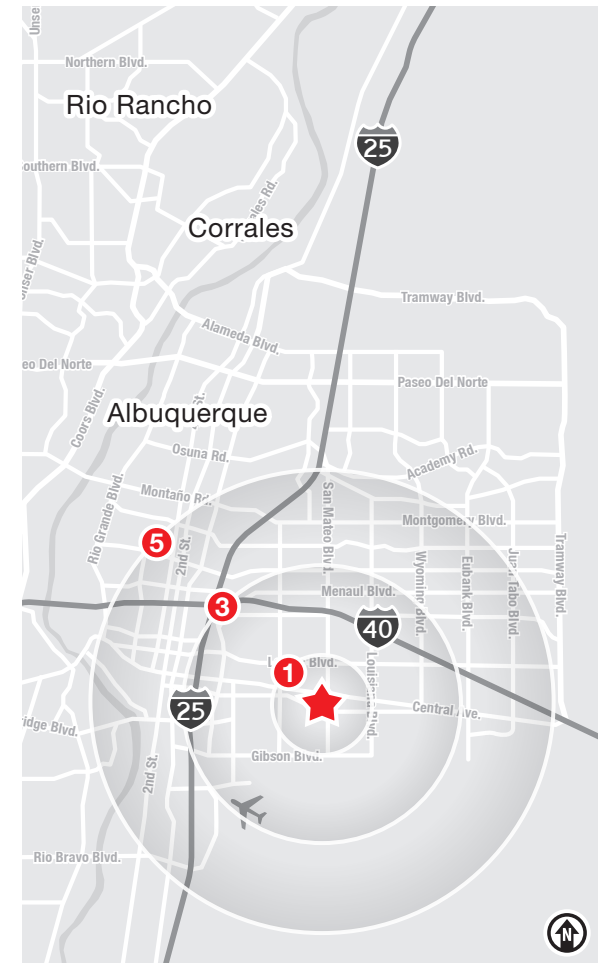
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,860	101,878	238,955
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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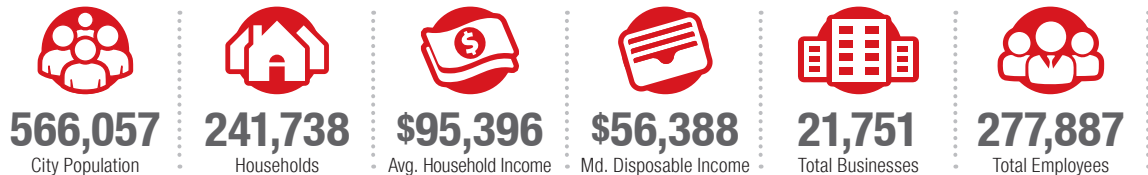
Albuquerque

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)



932,477
Albuquerque Metro Population



The Largest
City in the State



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.