

For  
Lease



# High-Visibility Retail Center

THE PAVILIONS AT SAN MATEO RETAIL SUITES



±1,560 SF Available

4500-5010 Cutler Ave. NE | Albuquerque, NM 87110

**Todd Strickland**

todd@sunvista.com | 505 450 1121

**Rob Bridges** CCIM

rob@sunvista.com | 505 977 5094

**NA SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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**AVAILABLE**

Suite C-3: ±1,560 SF

**LEASE RATE**

\$25.50/SF + \$5.75/SF NNN  
(\$4,062.50/Mo. Including NNN)

**HIGHLIGHTS**

- Located in the middle of the city with less than 5 minutes to I-40 & I-25
- Neighborhood Walmart-anchored Center
- Co-tenanted by Old Navy, Xfinity, Orange Theory, SuperCuts, and many more!

- On-building and pylon signage available
- Multiple access points on Cutler Ave. with visibility on I-40
- Abundant parking

**ZONING** NR-C

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**SUITE C-3**



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

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**SITE**

Walmart  
OLD NAVY  
DOLLAR TREE  
SHOE DEPT.  
5.11  
five BELOW

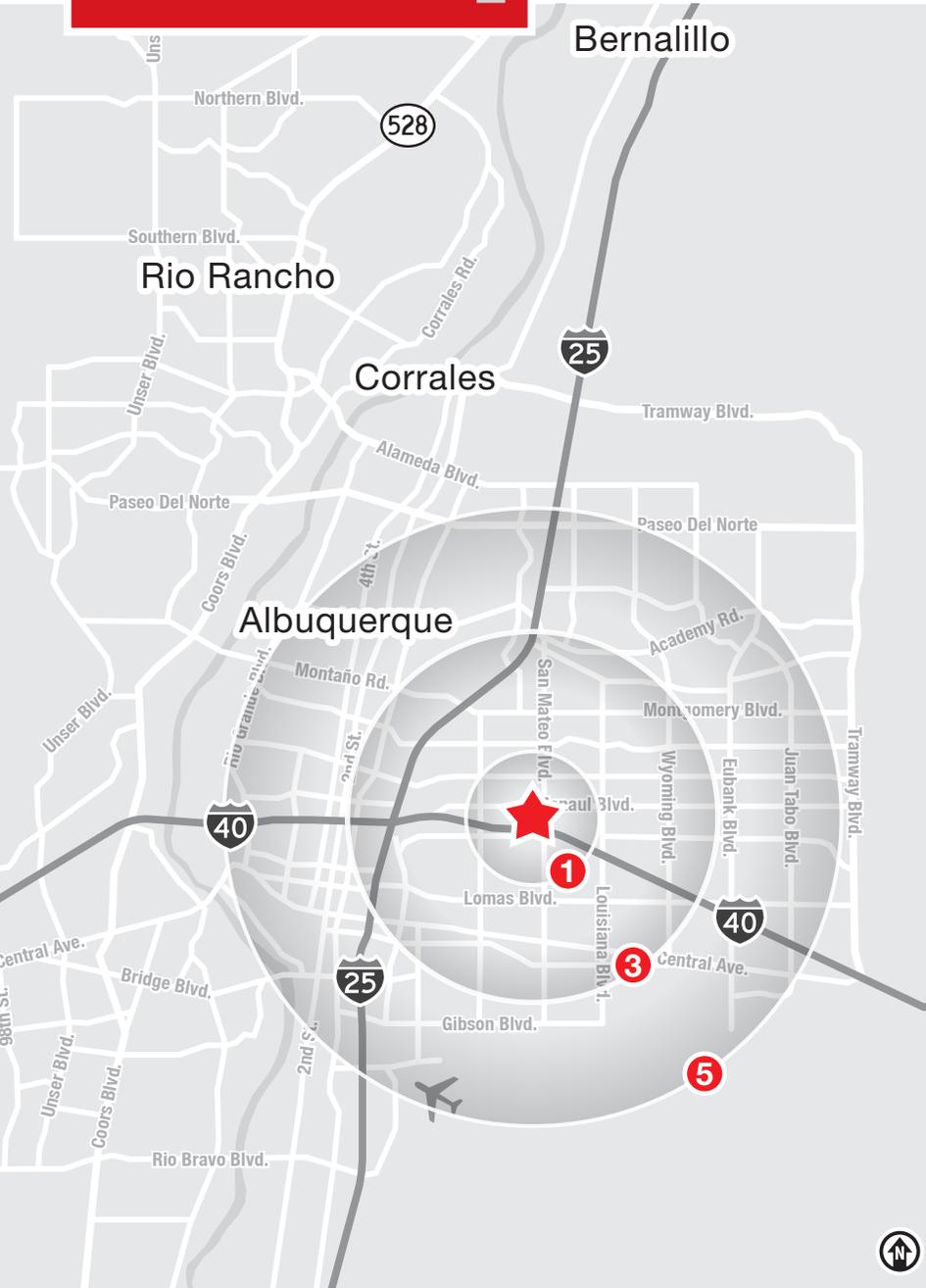
**CORONADO CENTER**  
LONGHORN STEAKHOUSE  
Seasons 52  
FOGO DE CHAO  
Crescent Factory  
HONEYCREAKERS

**ABQ UPTOWN**  
The Melling Pot  
BRAVO! ITALIAN KITCHEN  
MEALISTERS DELI  
california pizza kitchen  
BENIHANA

**WINROCK TOWN CENTER**  
Crackin' Crab  
GENCHI GRILL  
CHICKEN SALAD CHICK  
FIREHOUSE SUBS  
BURGER 21  
Takumi RESTAURANT

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## DEMOGRAPHICS

	TOTAL POPULATION		
	1 mile	3 mile	5 mile
	12,614	121,871	283,182
	AVG. HOUSEHOLD INCOME		
	1 mile	3 mile	5 mile
	\$90,193	\$77,949	\$83,758
	DAYTIME EMPLOYMENT		
	1 mile	3 mile	5 mile
	10,758	100,259	237,299
	TRAFFIC COUNTS		
	Cutler Ave.	Interstate 40	
	10,500 CPD	207,100 CPD	

2025 Forecasted by Esri

## AREA RETAILERS



# 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.

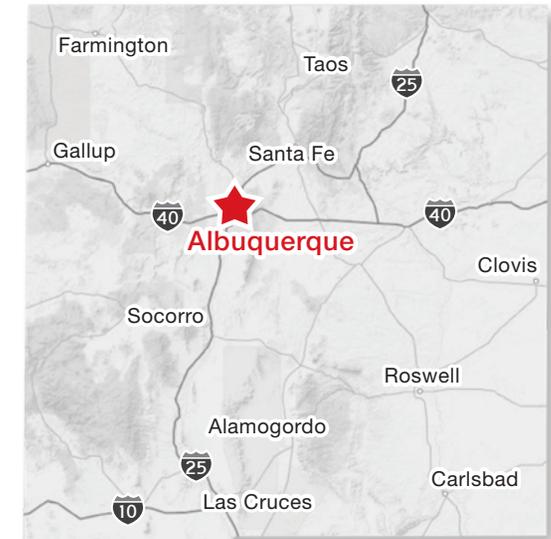
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.