

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

For Lease

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

THE PAVILIONS AT SAN MATEO



For Lease

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



AVAILABLE

Suite C-3: ±1,560 SF

LEASE RATE

\$25.00/SF + \$4.50/SF NNN
(\$3,835/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

For Lease

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

SUITE C-3



NAI SunVista

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

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

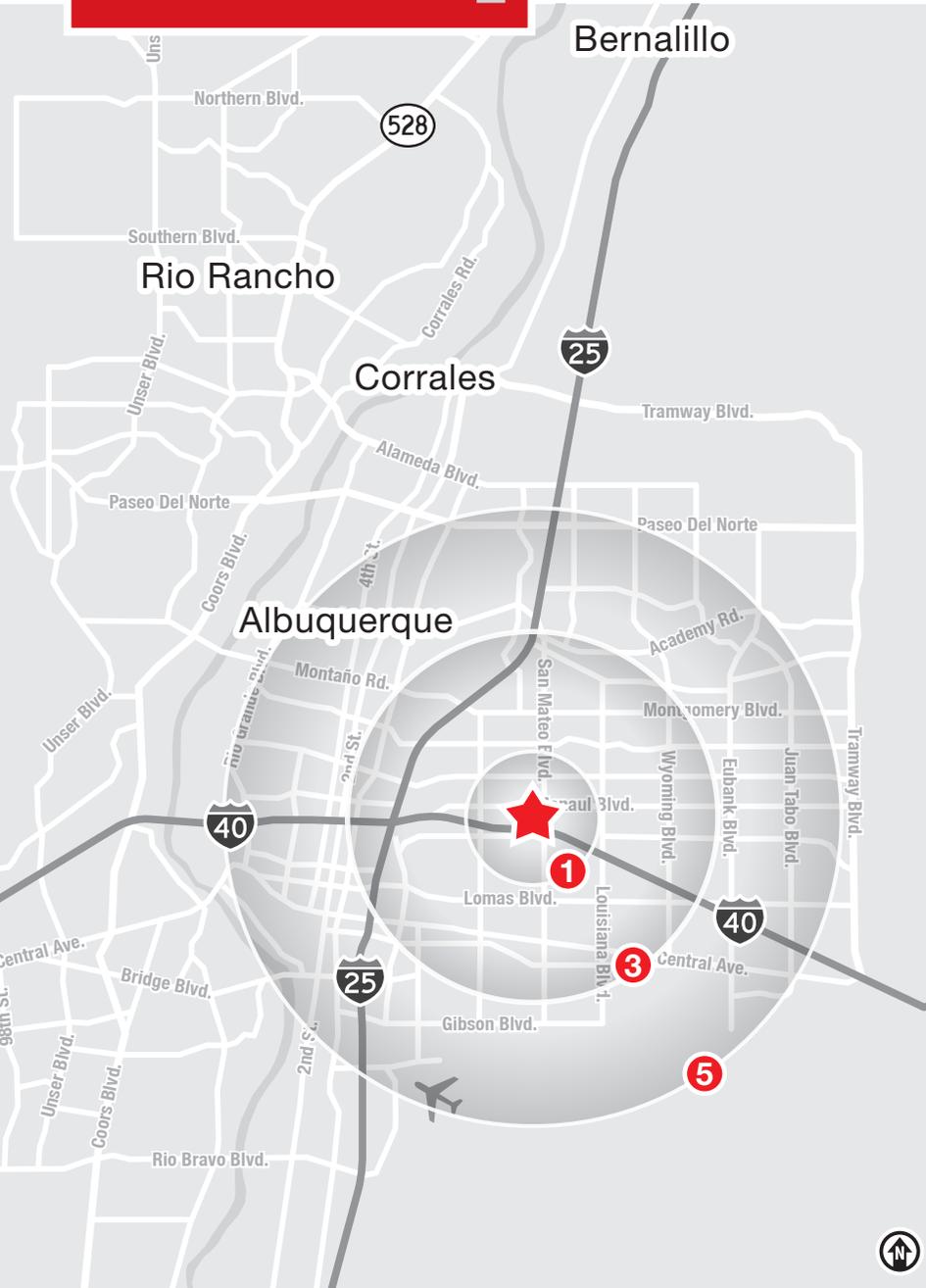
For Lease

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



For Lease

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



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.

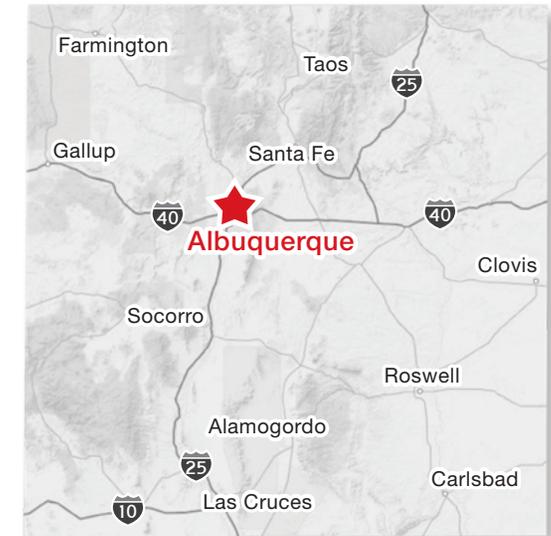
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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.