

**For
Lease**



Turn-Key Restaurant in Retail Hub

THE PAVILIONS AT SAN MATEO RETAIL SUITES



RATE REDUCED!

**±1,300 - 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

NASunVista] **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



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



AVAILABLE

Suite C-3: ±1,560 SF
Suite D: ±1,300 SF

LEASE RATE

\$25.00/SF + \$4.75/SF NNN
Suite D: \$28.00/SF + NNN (Former Restaurant)

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

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

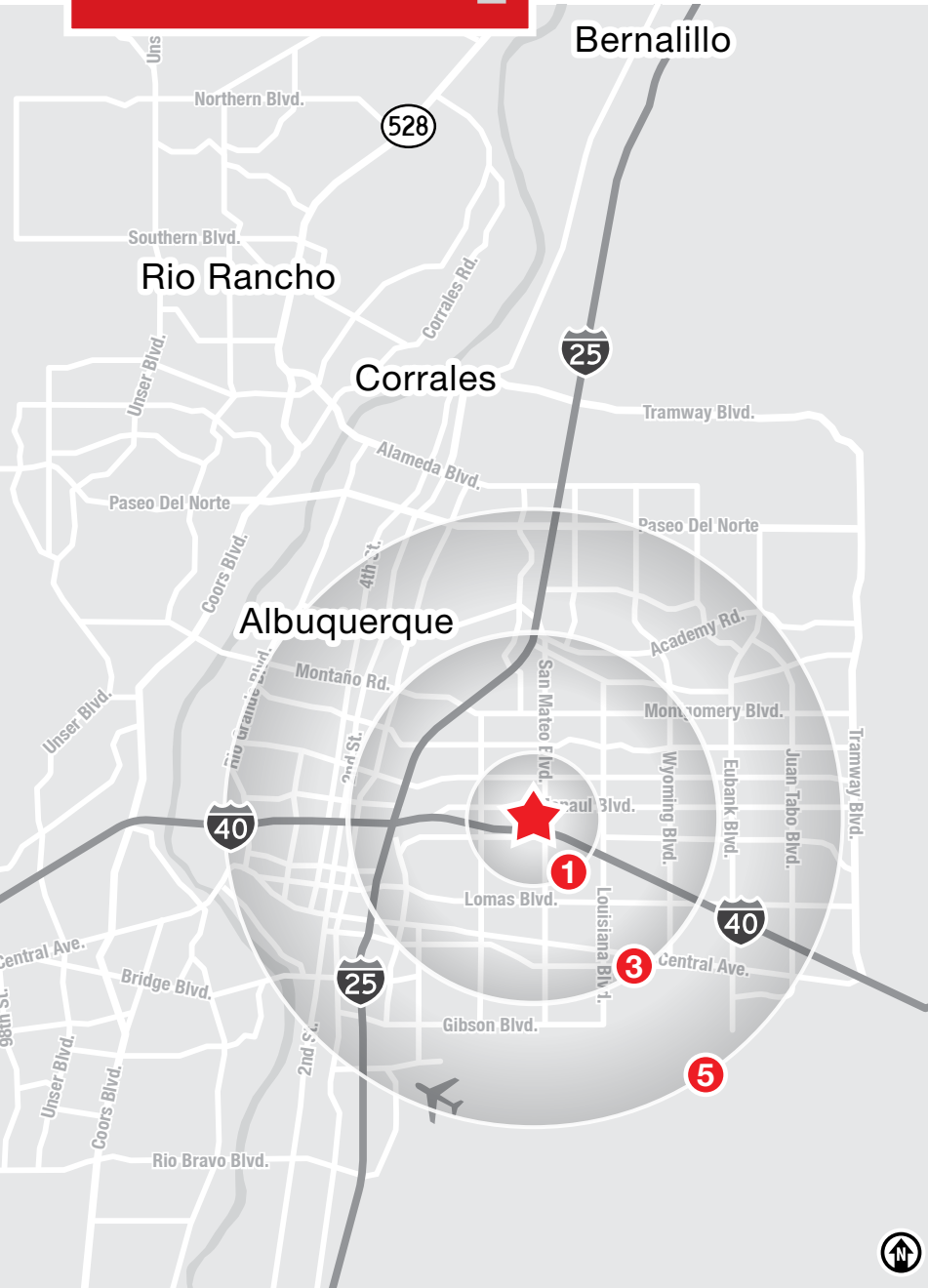
For Lease

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

Walmart
Neighborhood Market

OLD NAVY

Office DEPOT

5.11

SHOE DEPT.

five BELOW

EINSTEIN BROS. BAGELS

CYCLE GEAR

DOLLAR TREE

Orangetheory FITNESS

carter's

NAISunVista

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

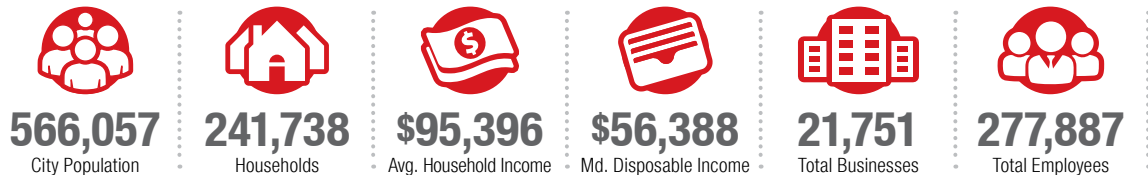
Albuquerque

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

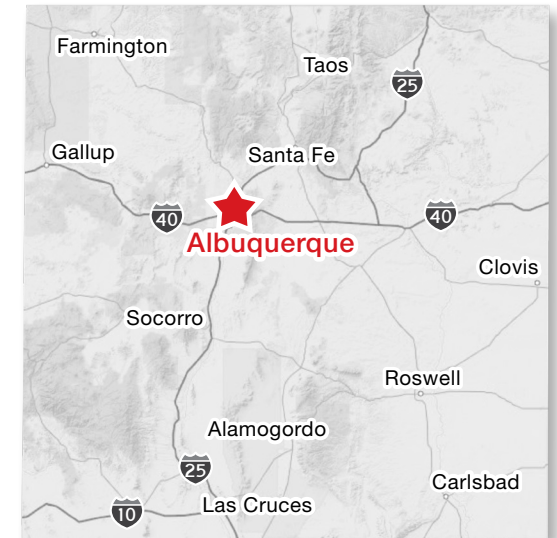
Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



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.