

For  
Lease ]

# High-Visibility Retail Center

## THE PAVILIONS AT SAN MATEO RETAIL SUITES



±1,325 - 13,142 SF  
Available

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

**Todd Strickland**  
todd@suvista.com | 505 450 1121

**Rob Bridges CCIM**  
rob@suvista.com | 505 977 5094

**NAISunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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## THE PAVILIONS AT SAN MATEO



**NAI** SunVista

505 878 0001 | [suvista.com](http://suvista.com)  
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## AVAILABLE

Suite K-C: ±1,325 SF

Suite 4-B: ±2,010 SF

Suite C-3: ±1,560 SF

## LEASE RATE

\$25.00/SF + 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

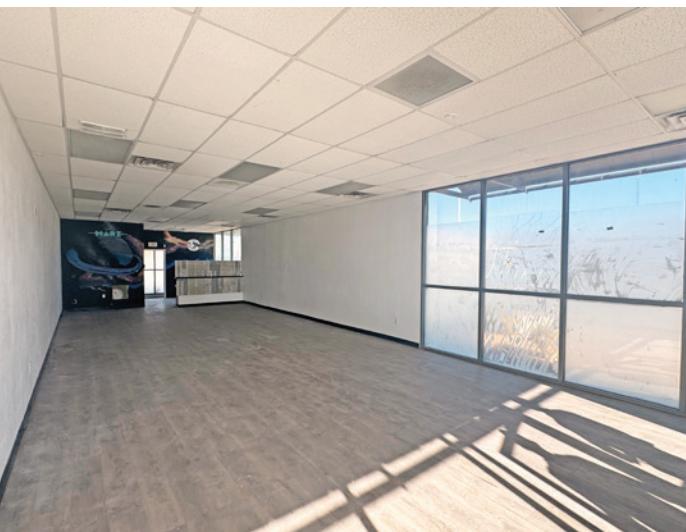
## ZONING NR-C

## LOCATION NWC I-40 & San Mateo Blvd. NE

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SUITE K-C



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SUITE 4-B



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SUITE C-3



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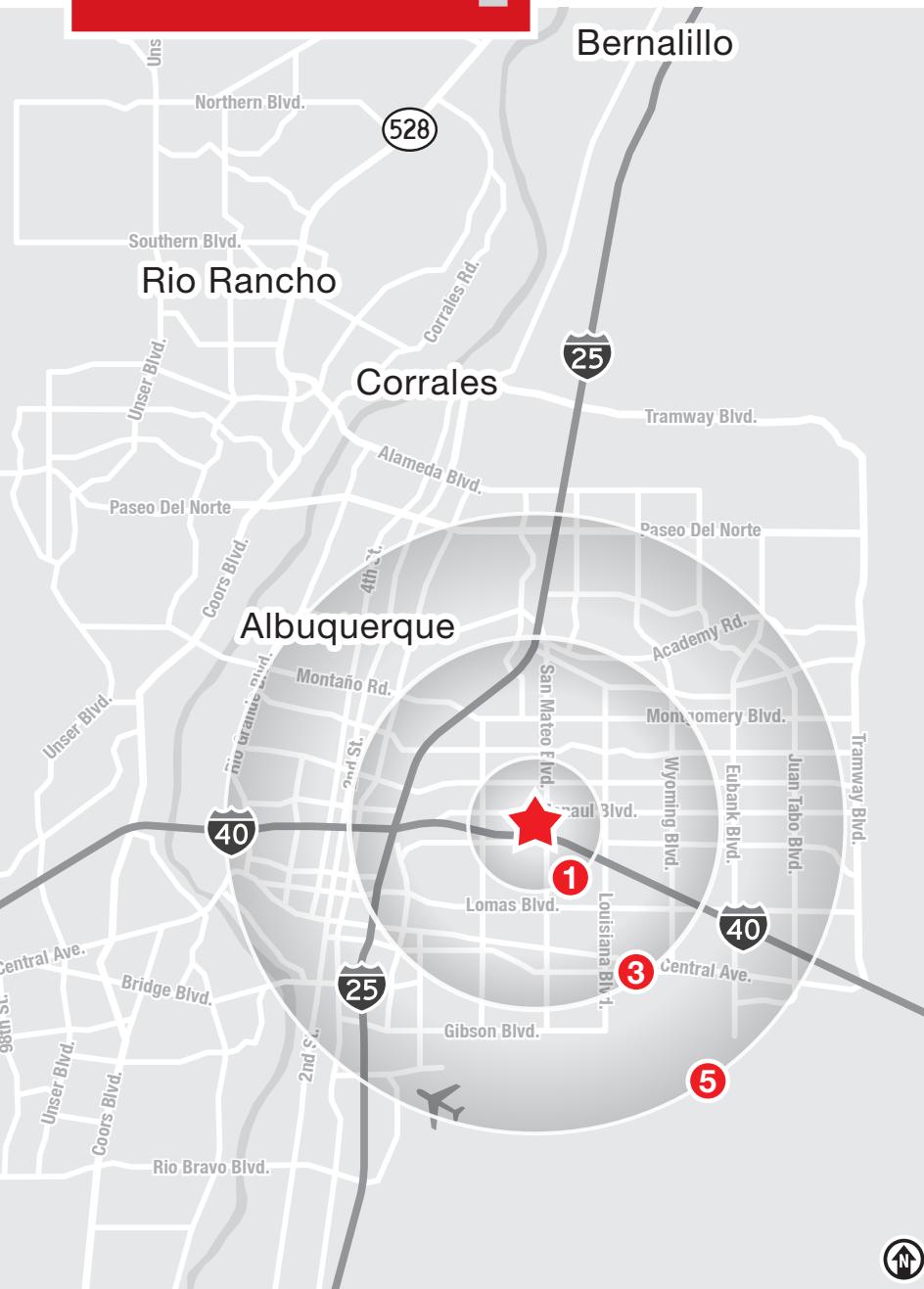
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## DEMOGRAPHICS

### 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

**Walmart**  
Neighborhood Market

**OLD NAVY**

**Office DEPOT**

**5.11**

**SHOE DEPT.**

**CYCLE GEAR.**

**EINSTEIN BROS.  
BAGELS**

**orangetheory<sup>®</sup>  
FITNESS**

**DOLLAR TREE**

**SUPERCUTS<sup>®</sup>**

**carter's**

# 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.

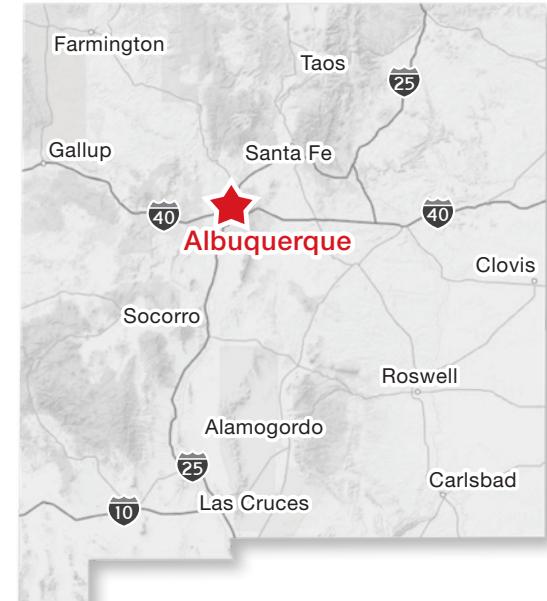
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.