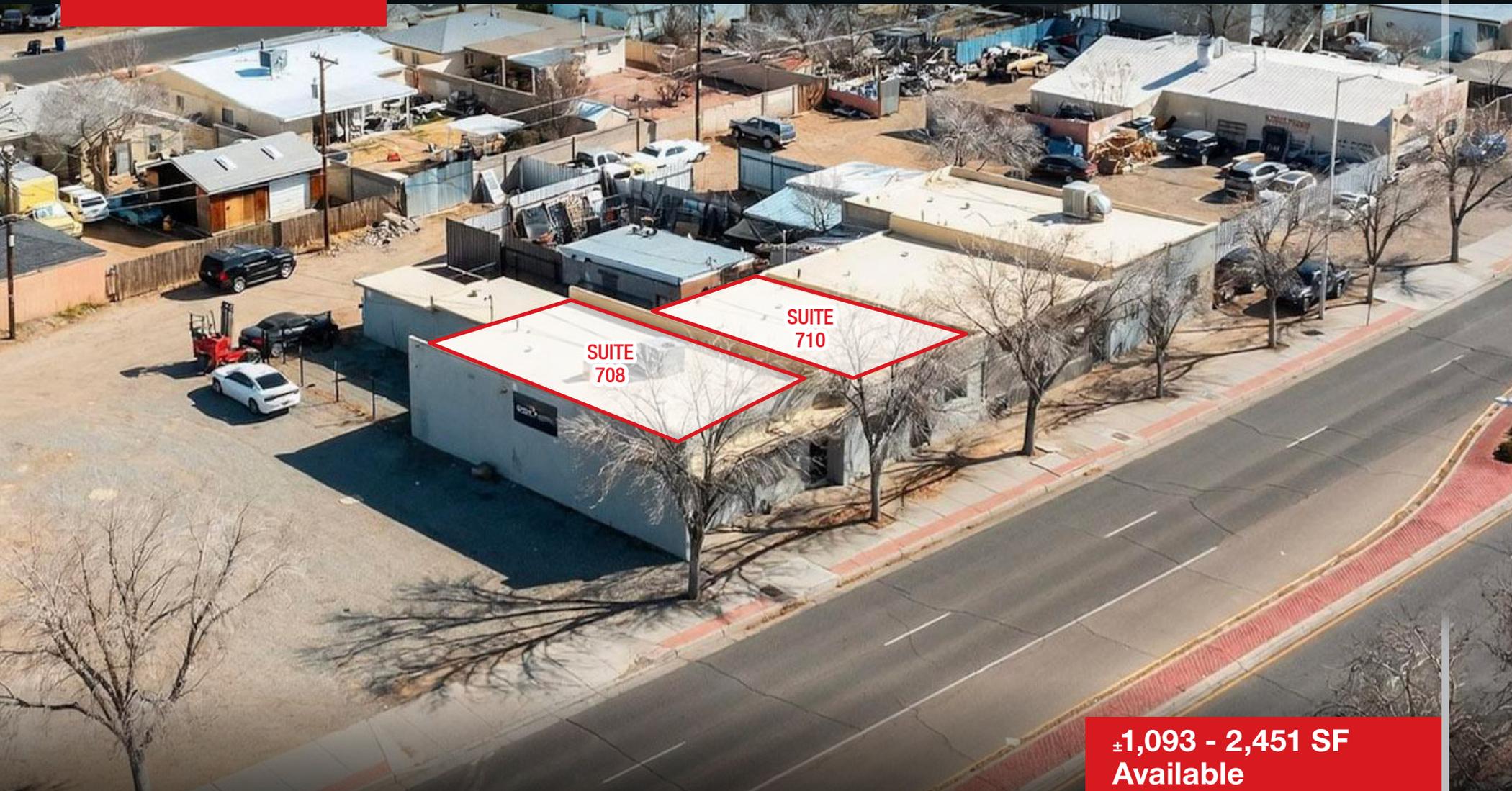


**For
Lease**



Flexible Office/Retail Suite

WITHIN MINUTES FROM KIRTLAND AIR FORCE BASE



SUITE
708

SUITE
710

**±1,093 - 2,451 SF
Available**

708 & 710 San Mateo Blvd. SE | Albuquerque, NM 87108

Clay Azar CCIM

clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

NASunVista] **Got Space**[™]

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

Suite 708: ±1,358 SF
Suite 710: ±1,093 SF
Total: ±2,421 SF

LEASE RATE

\$12.50/SF Modified Gross

HIGHLIGHTS

- Easy Access to I-40 and I-25
- Great visibility along San Mateo with 16,400 CPD
- Building signage available
- Recently updated suites
- Fenced storage and parking available

ZONING

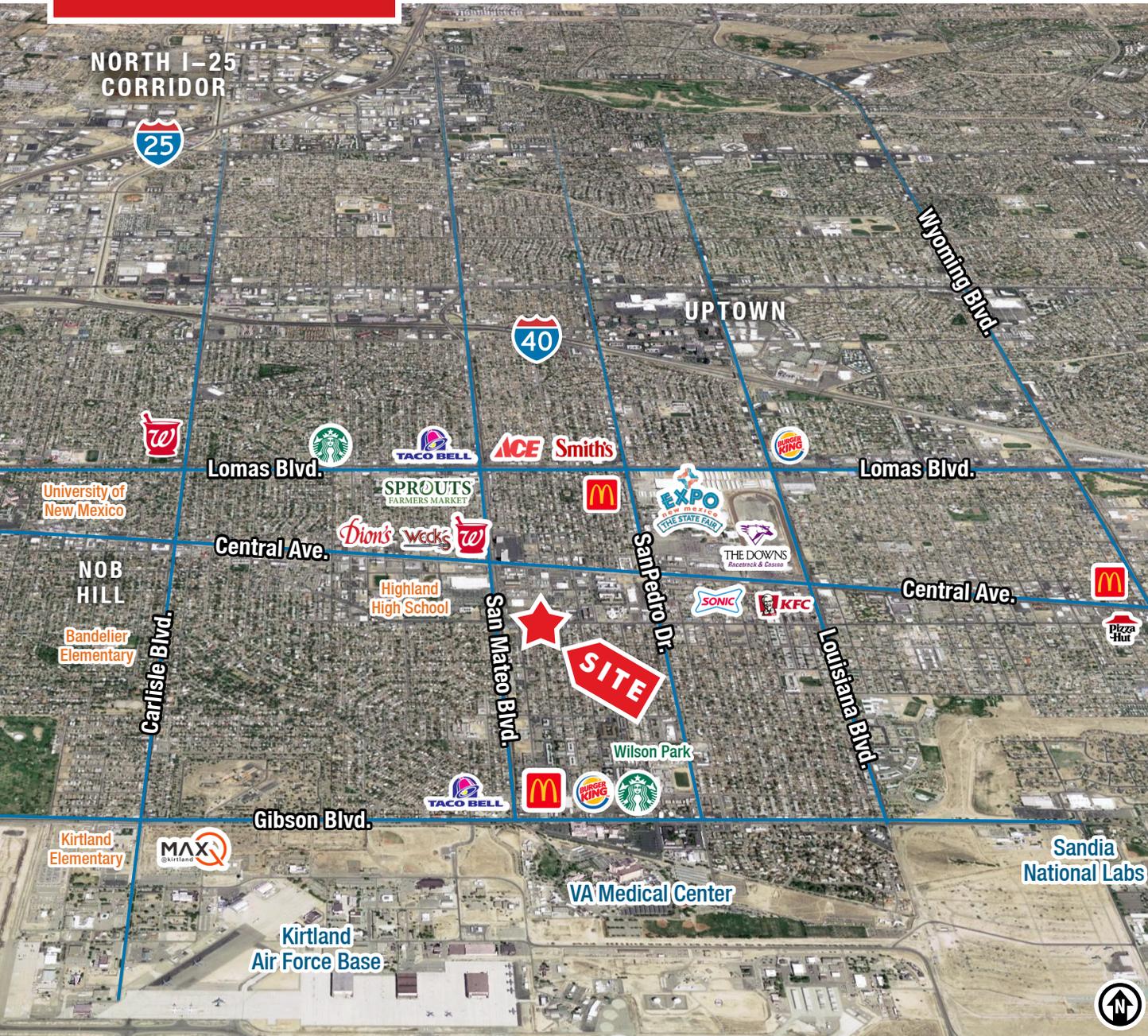
- **MX-L** 

LOCATION

SEQ San Mateo Blvd. &
Zuni Rd. NW

For Lease

708 & 710 San Mateo Blvd. SE | Albuquerque, NM 87108



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,862	117,053	263,178
Average HH Income	\$87,108	\$75,127	\$79,156
Daytime Employment	8,065	86,998	209,656

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAISunVista

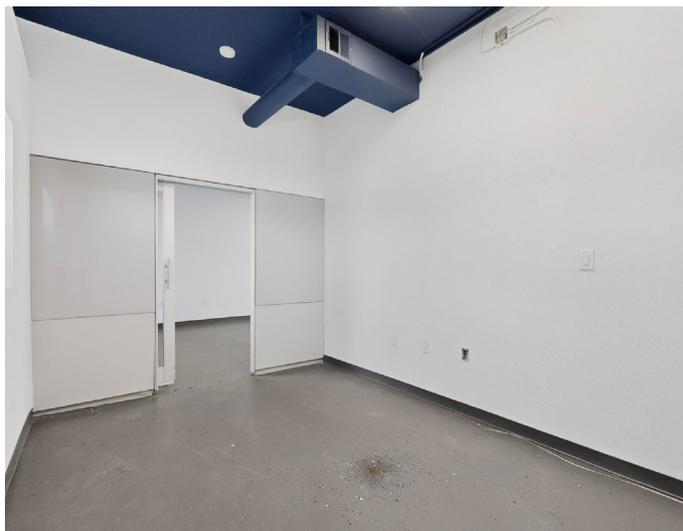
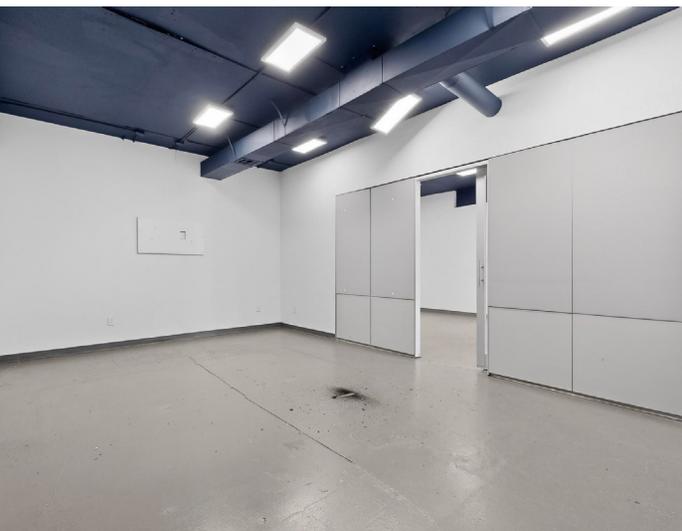
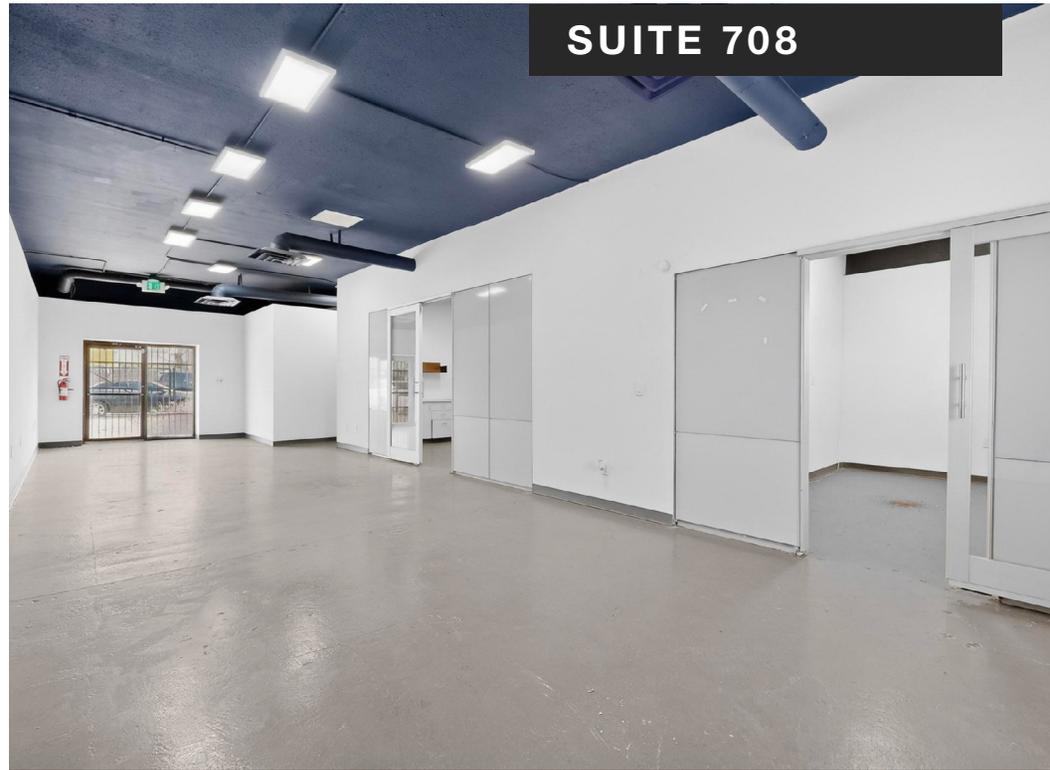
505 878 0001 | sunvista.com
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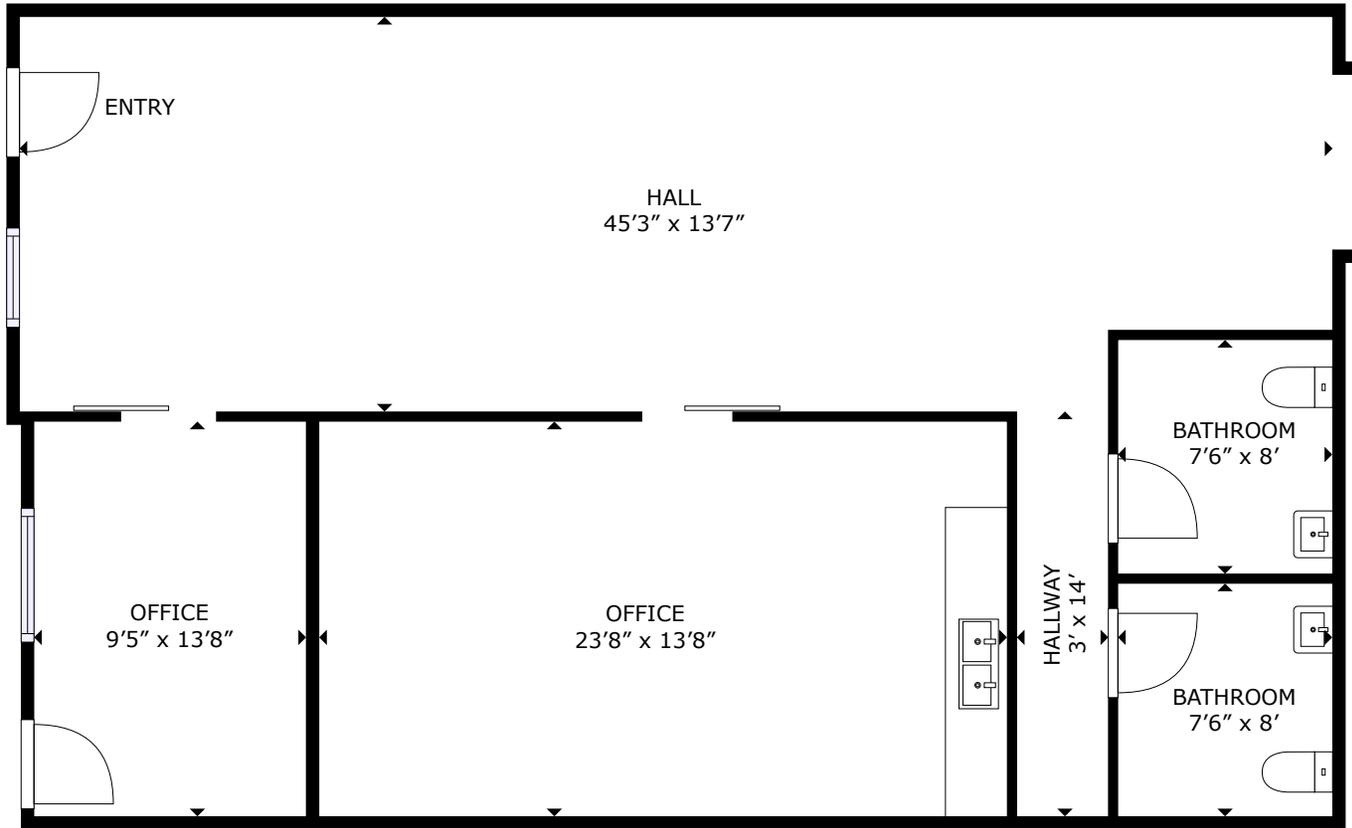
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FLOOR PLAN



AVAILABLE

Suite 708: ±1,358 SF

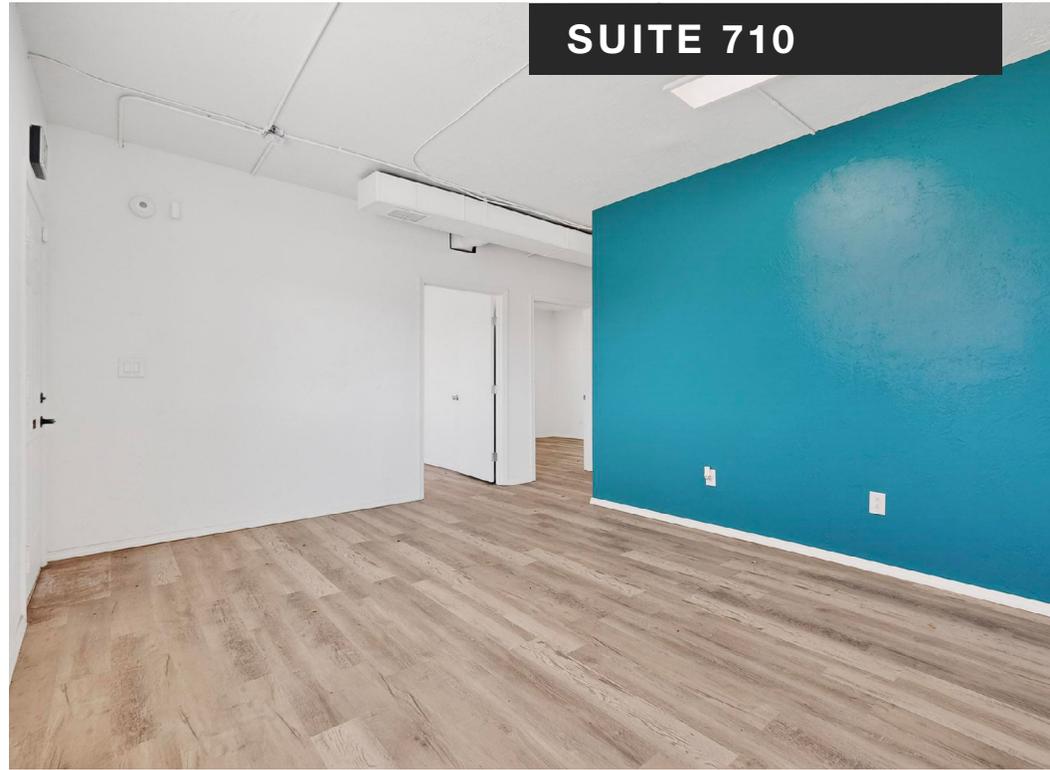


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SUITE 710



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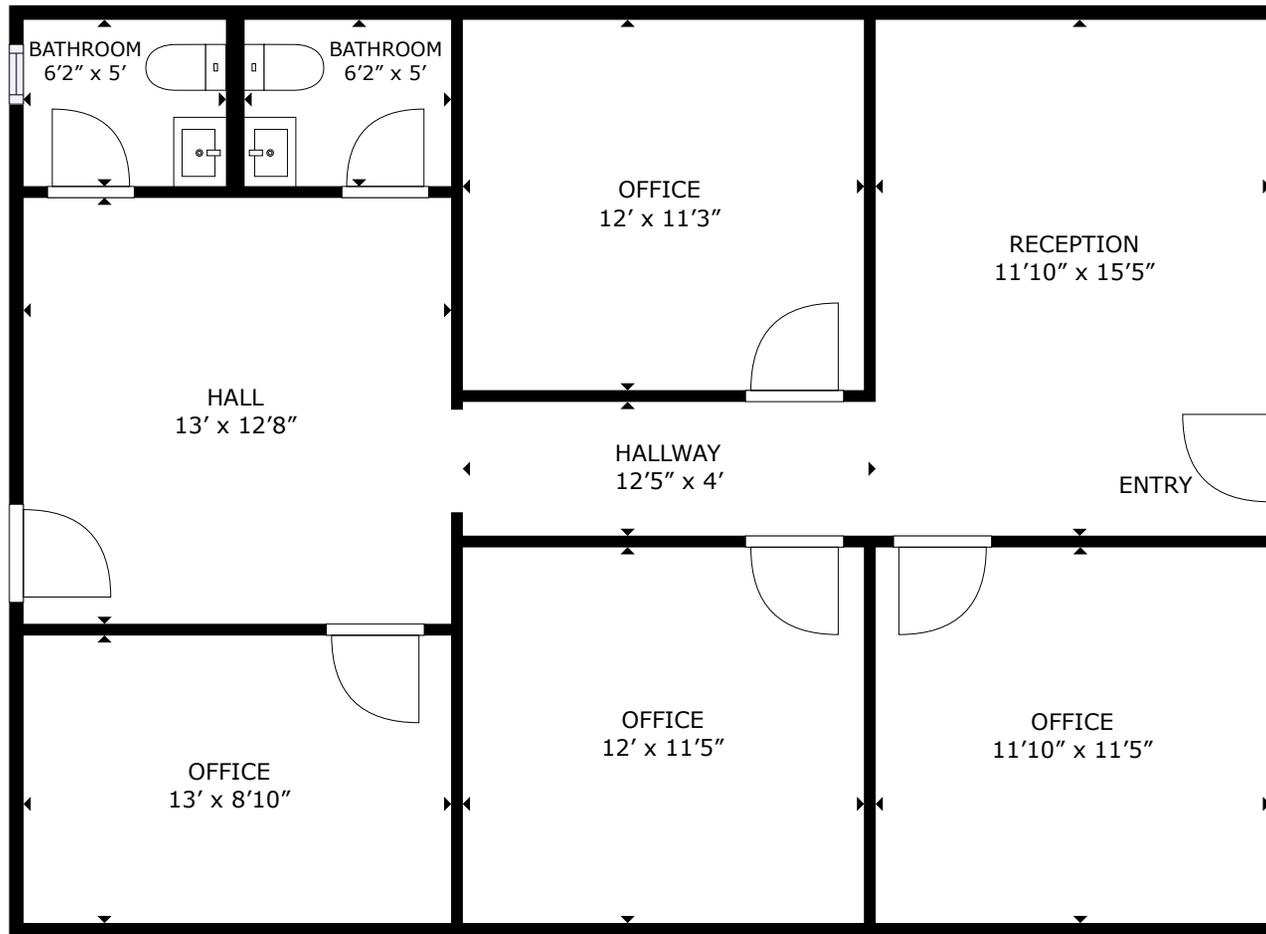
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Suite 710: ±1,093 SF

