

**For
Lease**



South Valley Retail Space

IN THRIVING SHOPPING CENTER

Your Sign Here



**±1,200 SF - ±3,404 SF
Available**

1601-1609 Isleta Blvd. SW | Suite B | Albuquerque, NM 87105

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Randall Parish

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Shamy Slefo

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PROPERTY

AVAILABLE

Suite B: ±3,404 SF
Suite C: ±1,200 SF
Suite D: ±1,200 SF

LEASE RATE

See Advisor

HIGHLIGHTS

- Excellent visibility
- 32,200 CPD at intersection
- Pylon signage available
- Ample parking
- Located in underserved trade area

ZONING

- [SD-IVC](#)

LOCATION

SWC Isleta Blvd. & Arenal Rd. SW

For Lease

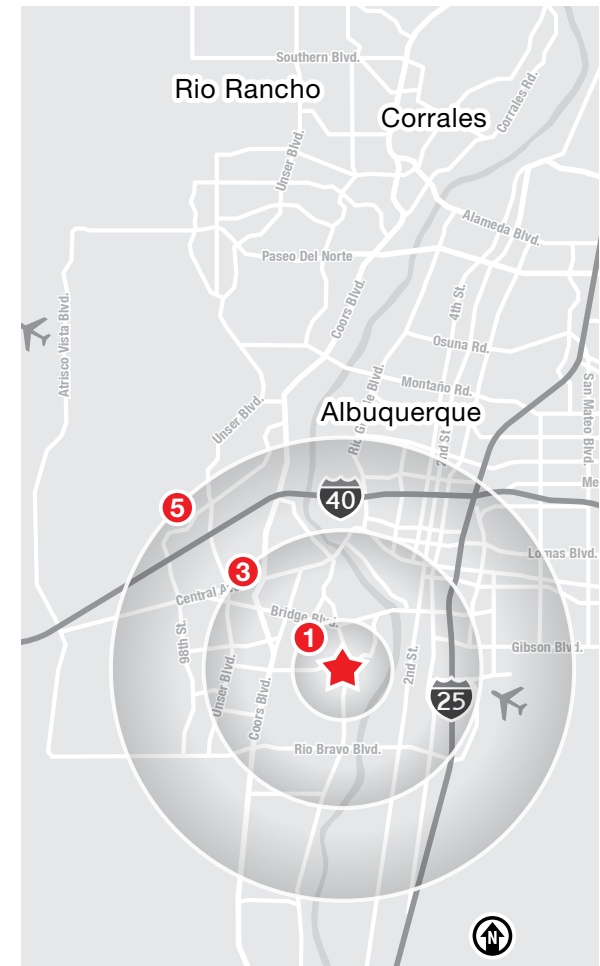
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,424	81,399	210,066
Average HH Income	\$57,268	\$67,537	\$79,588
Daytime Employment	1,708	47,836	108,813

2025 Forecasted by Esri



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SUITE B



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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | SOUTHWEST MESA

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.


932,477
Albuquerque
Metro
Population

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)

 **566,057** City Population

 **241,738** Households

 **\$95,396** Avg. Household Income

 **\$56,388** Md. Disposable Income

 **21,751** Total Businesses

 **277,887** Total Employees

 **The Largest**
City in the State

The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$79,588**.

SW MESA DEMOGRAPHICS

	Total Population	117,932
	Average HH Income	\$72,662
	Daytime Employment	16,917

2025 Forecasted by Esri

