

For Lease

High-Visibility Medical/Office/Retail Space

THE PAVILIONS AT SAN MATEO



PRICE REDUCED!

5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110

NWQ I-40 & San Mateo Blvd. NE



AVAILABLE
±3,394 SF



LEASE RATE
\$17.00/SF + \$2.84 NNN
(\$5,611.41/month)

- Great building/signage visibility to ±197,200 cars per day on I-40
- In a busy shopping center in the middle of a dense retail trade area
- Less than 5 minutes from I-25 & I-40 interchange

NASunVista] **Got Space™**

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges CCIM
rob@sunvista.com
505 977 5094

For Lease

HIGH-VISIBILITY MEDICAL/OFFICE/RETAIL SPACE

5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110

SITE

AVAILABLE

±3,394 SF

IDO ZONING

■ [MX-M](#) 

HIGHLIGHTS

- Great building/signage visibility to ±197,200 cars per day on I-40
- Located in a busy shopping center
- In the center of a dense retail trade area
- Close to lots of amenities
- Less than 5 minutes from I-25 & I-40 interchange
- Beautiful reception/waiting room
- 9 exam rooms, 3 offices, and in-suite restroom with shower



For Lease

HIGH-VISIBILITY MEDICAL/OFFICE/RETAIL SPACE

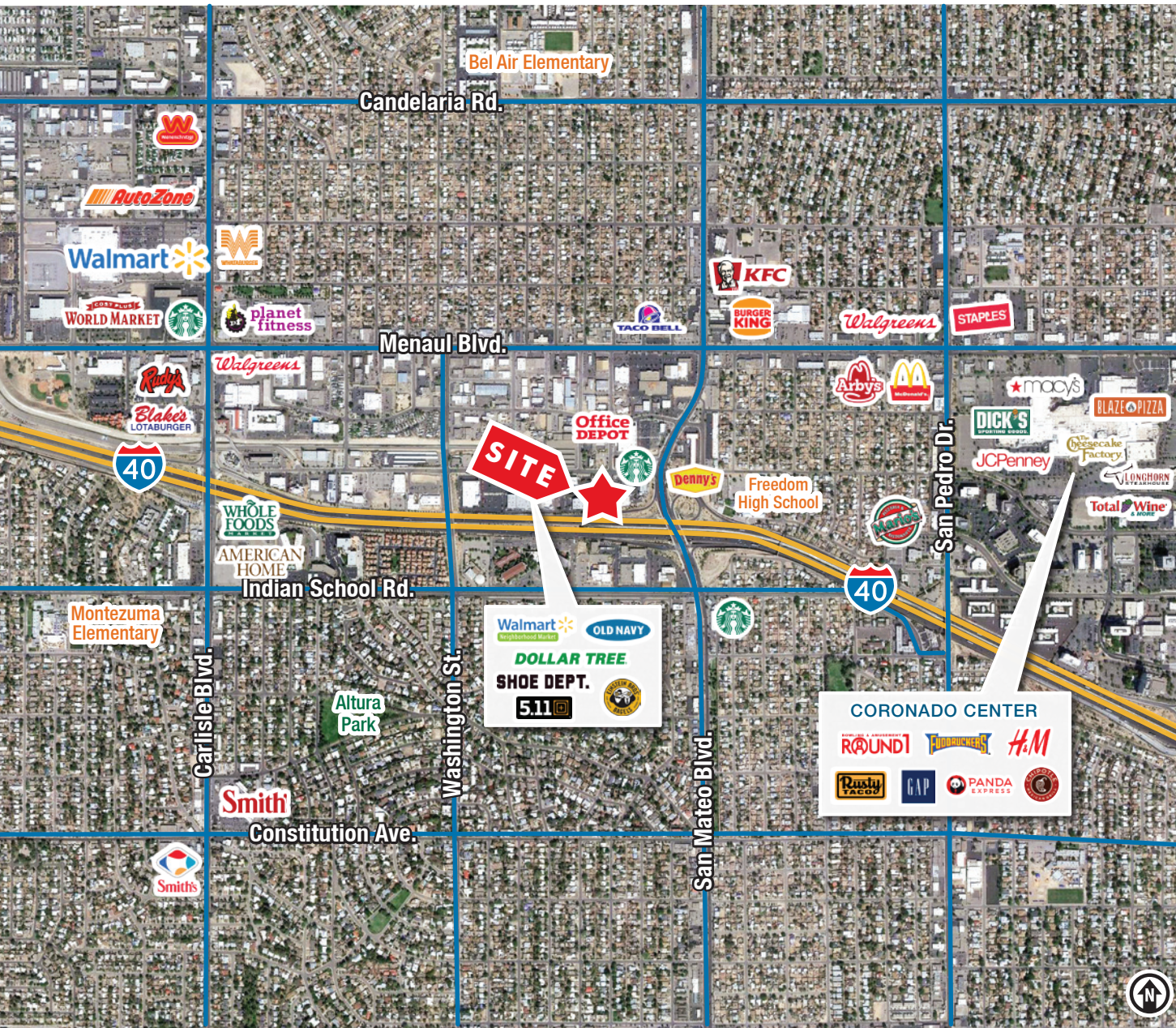
5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110



For Lease

HIGH-VISIBILITY MEDICAL/OFFICE/RETAIL SPACE

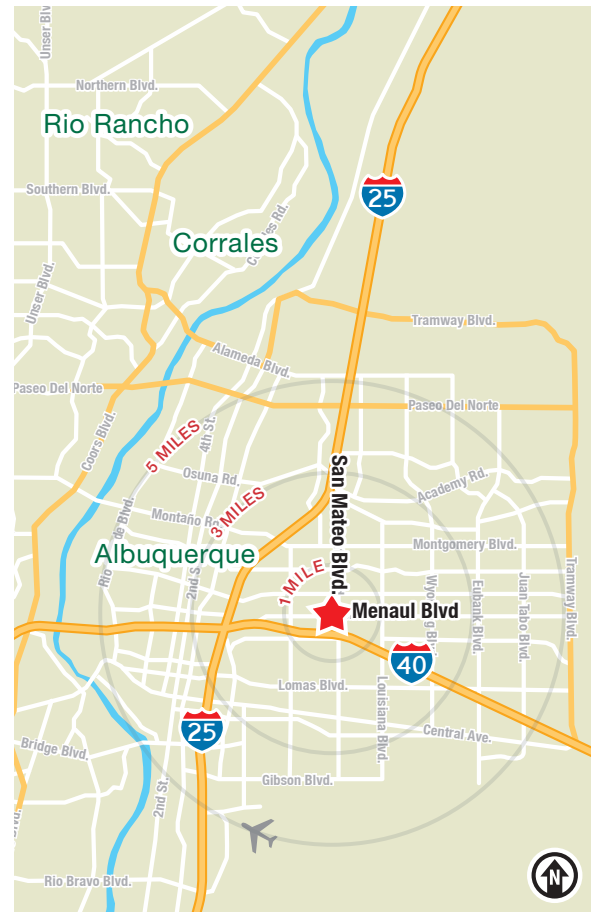
5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,378	123,351	290,457
Average HH Income	\$83,650	\$77,563	\$82,037
Daytime Employment	13,784	102,592	258,332

2024 Forecasted by Esri



For Lease

HIGH-VISIBILITY MEDICAL/OFFICE/RETAIL SPACE

5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110



NAI SunVista

505 878 0001 | sunvista.com | [f](#) [X](#) [in](#) [v](#)
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges robbridges.com
rob@sunvista.com
505 977 5094

For Lease

HIGH-VISIBILITY MEDICAL/OFFICE/RETAIL SPACE

5000 Cutler Ave. NE | Suite A | Albuquerque, NM 87110



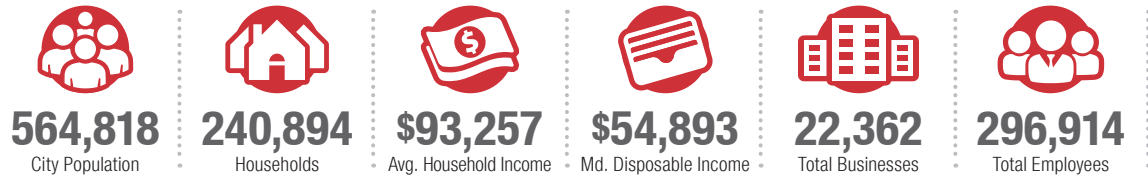
Albuquerque

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 2024 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*



926,835
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.