

# Versatile Free-Standing Building on Major NE Arterial

SALE OR LEASE







# Property Highlights

- **Prime Location:** Hard corner of San Mateo Blvd and Claremont Ave with 26,900 VPD. San Mateo Blvd is the highest trafficked surface street in Albuquerque and the only arterial that connects to both I-40 to the south and I-25 to the north.
- **Access:** Multiple full access points to San Mateo Blvd
- **Large Lot Size:** Offering ample parking and loading area
- **Proximity to Major Retailer Centers:** Within a 1-mile radius, you'll find major retailers such as Walmart Neighborhood Market, Big 5 Sporting Goods, Coronado Mall, ABQ Uptown and Winrock Town Center
- **Signage:** Large pylon sign available
- **Ceiling height:** 16' – 18'
- **Loading Door:** One Roll Up Door
- **Owner Financing Available**



## Size

6,960± SF  
0.54± Acres



## Zoning

MX-L



## Lease Rate

\$18.00/SF  
NNN

## Sale Price

Contact Broker





Claremont Ave

26,900 VPD  
San Mateo Blvd

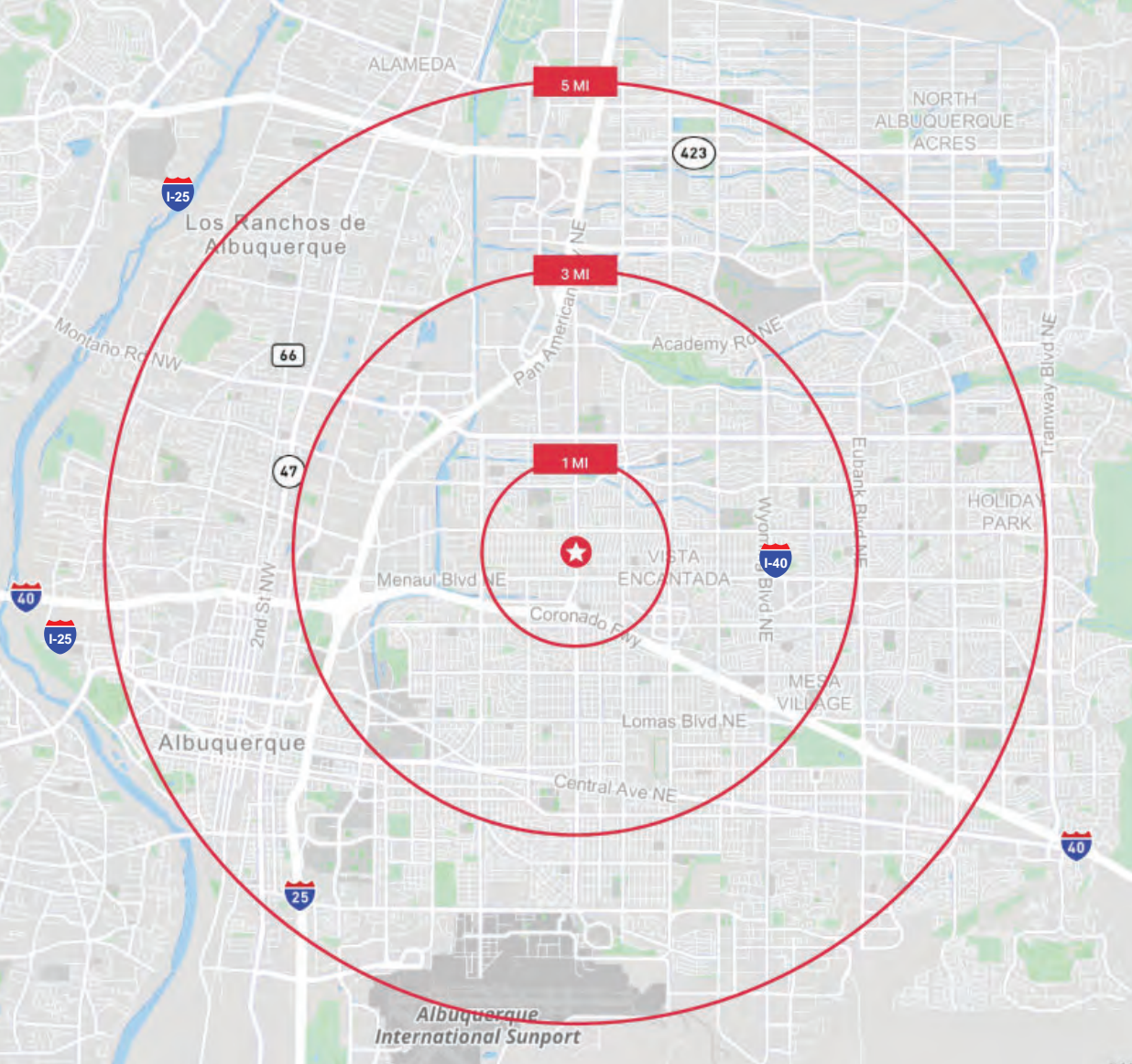
Full Access

Full Access

Full Access







# Demographics

## Population

13,737  
1 Miles

114,014  
3 Miles

305,075  
5 Miles

## Avg HH Income

\$77,845  
1 Miles

\$81,633  
3 Miles

\$85,729  
5 Miles

## # of Households

6,335  
1 Miles

53,613  
3 Miles

140,625  
5 Miles

## Daytime Population

12,256  
1 Miles

99,833  
3 Miles

249,402  
5 Miles



# 2807 San Mateo Blvd

## Albuquerque, NM

Freestanding Retail Building For Lease or Sale



### CONTACTS

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# CBRE

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