

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



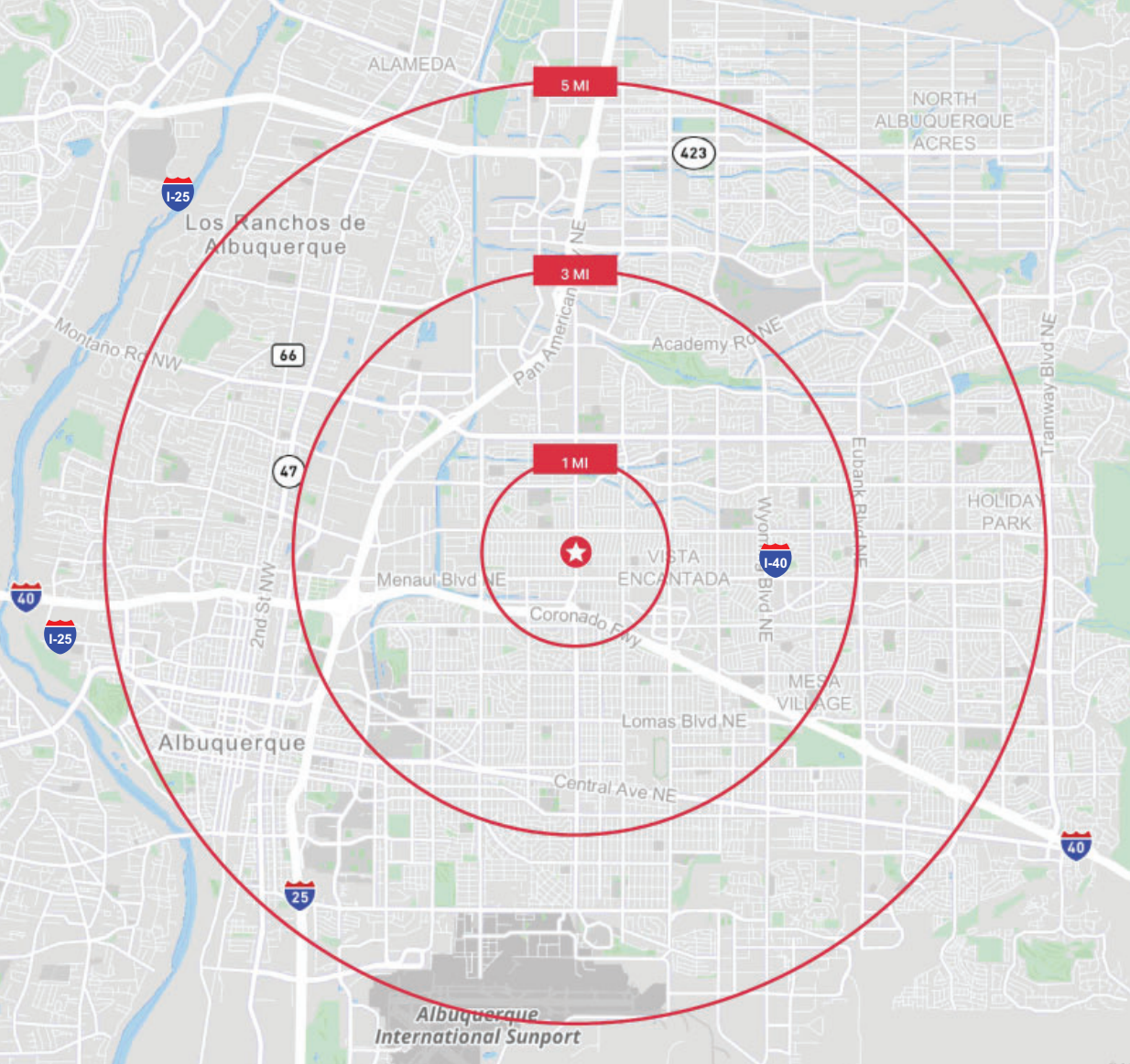
Claremont Ave

26,900 VPD
San Mateo Blvd

Full Access

Full Access





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



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