

Kachina Square

3325 San Mateo Blvd NE | Albuquerque, NM 87110



**KING
CAPITAL**
COMMERCIAL REAL ESTATE

For Lease
Visibility That Drive Business

Courtney Tinnin

Associate

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Alex Zannes

Associate

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505-292-9607

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Property Details



Lease Availability
Unit 3327 $\pm 1,000$ sf
Unit 3329 $\pm 1,000$ sf
Combined $\pm 2,000$ sf



Lease Rate
See Advisor



Zoning
MX-M

Lease Structure
NNN

San Mateo Square



Laramie Square



Candelaria Rd



35,700 VPD

Monument Signage

Unit 3327
 $\pm 1,000$ sf

Unit 3329
 $\pm 1,000$ sf

Super Car Wash

San Mateo Blvd



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Market Overview



Property Highlights

- Excellent visibility on San Mateo Blvd, one of Albuquerque's busiest north/south corridors
- Prominent signage opportunity visible to 35,700 VPD
- Strong daytime population and nearby residential density
- Easy access and convenient parking for customers
- Former uses: loan center & barbershop – easily adaptable for a variety of businesses
- Ideal for service, retail, salon, or office-type users looking for value and visibility
- Located near established retailers, restaurants, and neighborhood-serving businesses
- Opportunity to establish your business in a high-traffic corridor without the high overhead



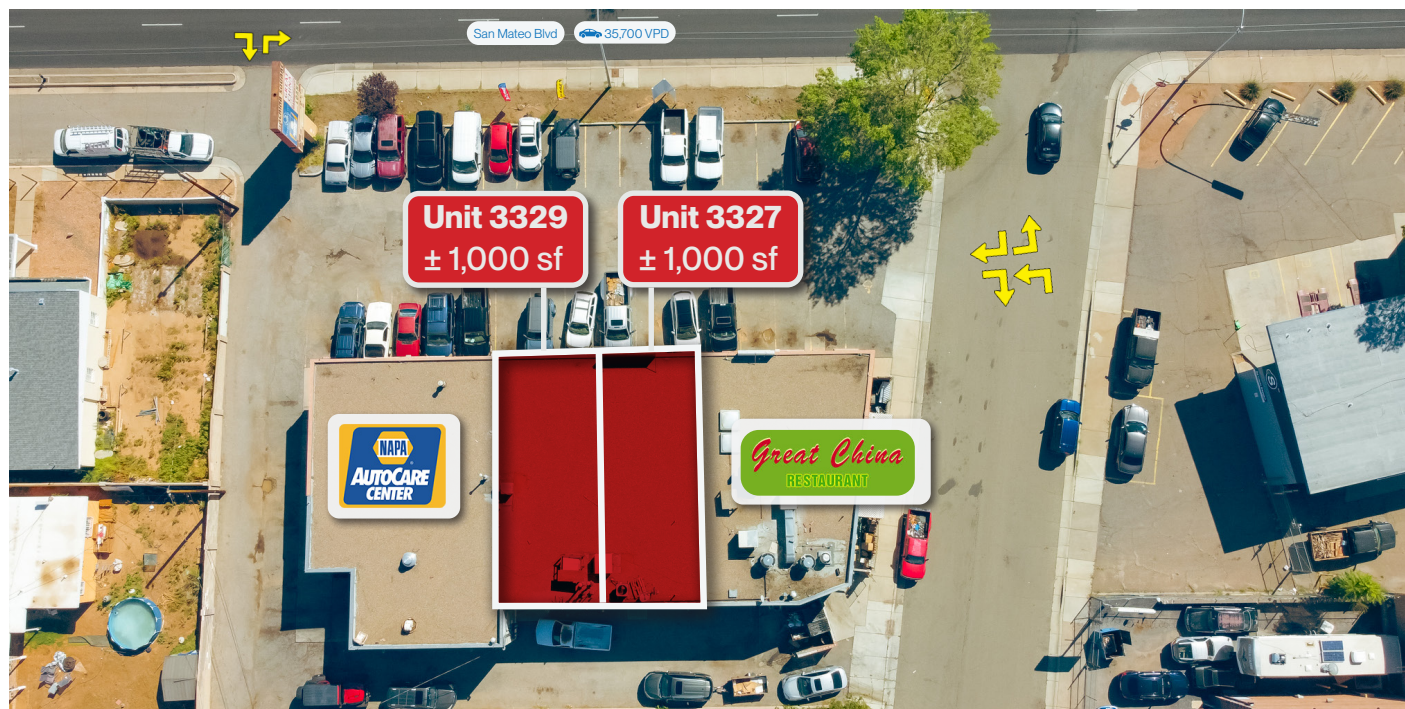
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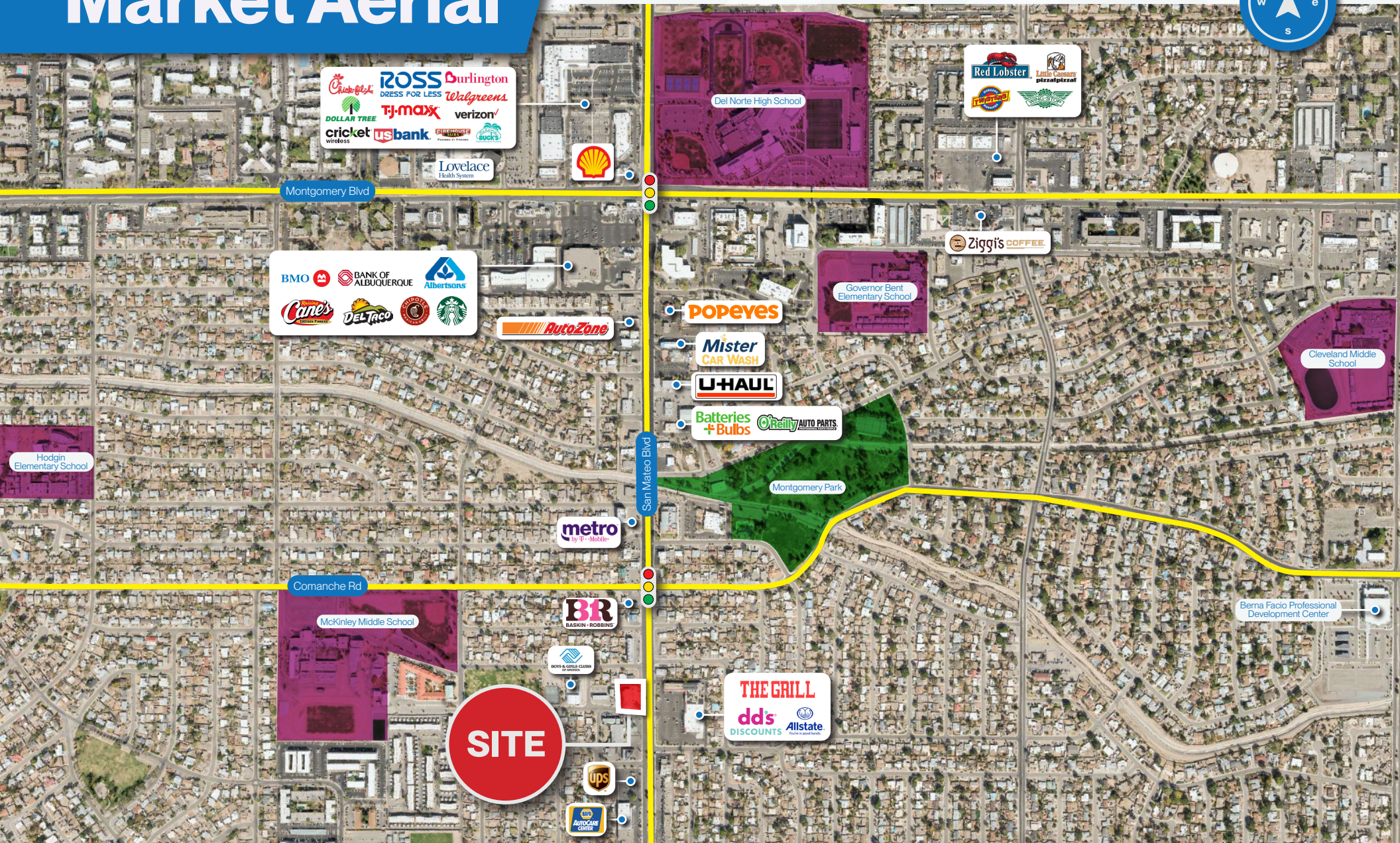
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Market Aerial



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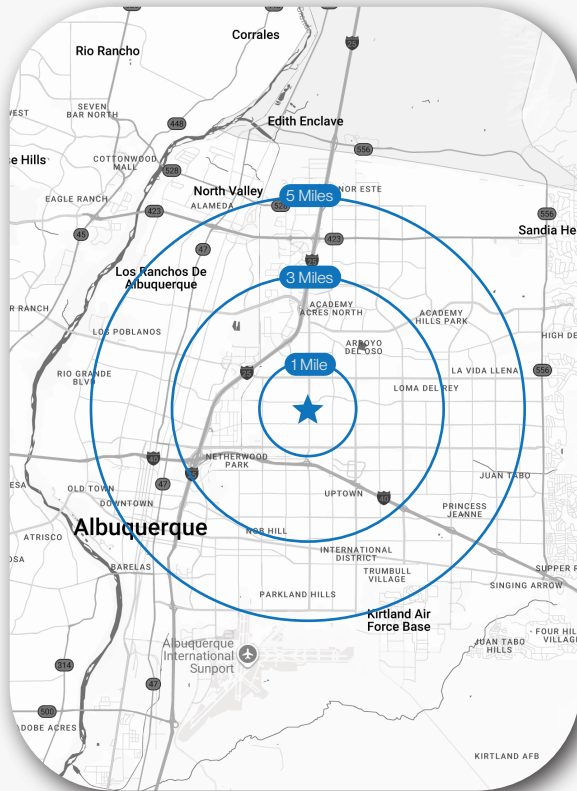
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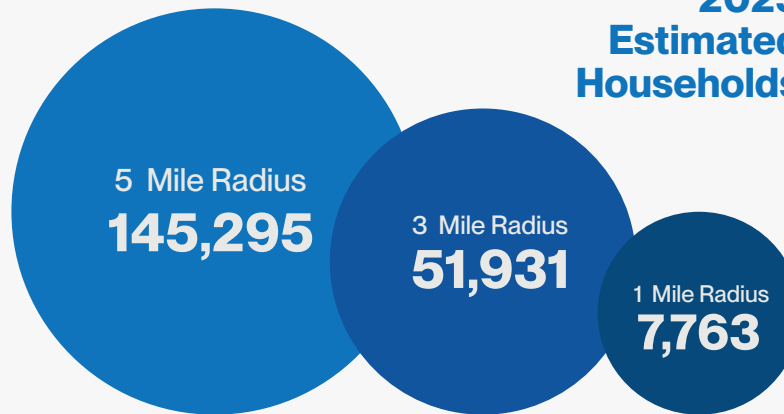
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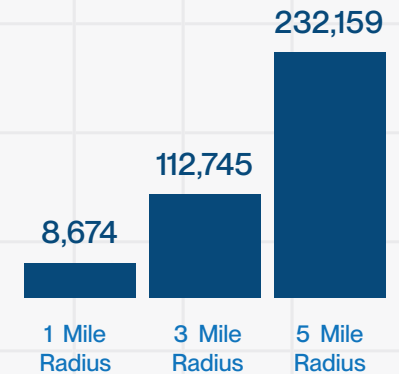
Average Household Income

84K

**2025
Estimated
Households**



**2025 Estimated
Total Employees**



**2025 Estimated
Total Businesses**



**2025
Population**



309,407
5 Mile Radius



106,661
3 Mile Radius



16,768
1 Mile Radius



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