



Available for Sale or Lease | $\pm$ 2,800 SF

1619 SAN MATEO BLVD NE ALBUQUERQUE, NM 87110



Allen Sigmon
REAL ESTATE GROUP

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Property Overview

1619 San Mateo is a $\pm 2,800$ SF freestanding commercial property on ± 0.31 acres along highly visible San Mateo Blvd NE near Constitution. The property features pylon signage, a newly reconstructed parking lot with approximately 12 spaces, and a fenced rear and side yard. Zoned MX-L, it is well suited for retail/showroom, service, office, distribution, e-commerce, or light manufacturing uses. Available for lease or sale. Qualified purchasers may also benefit from attractive assumable financing at approximately 5% interest, subject to lender approval. One rooftop HVAC unit is missing its coils, and the evaporative cooler is missing its motor. Both require replacement components or servicing to restore operation. Property offered as-is. Motivated sellers. As-is sale preferred. Sellers will consider reasonable offers, with emphasis on certainty of closing and a quick transaction

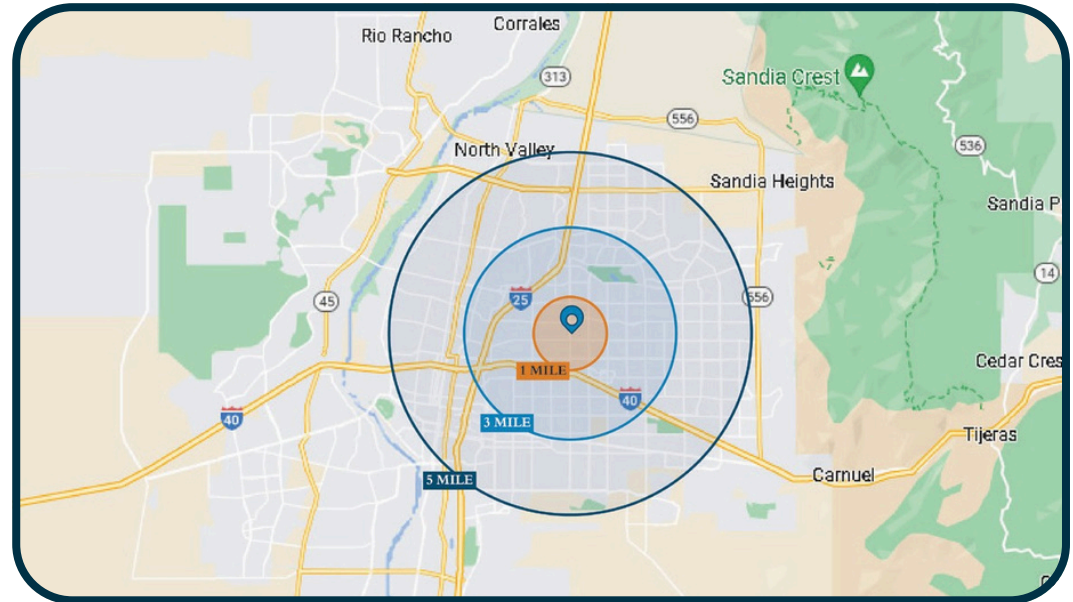
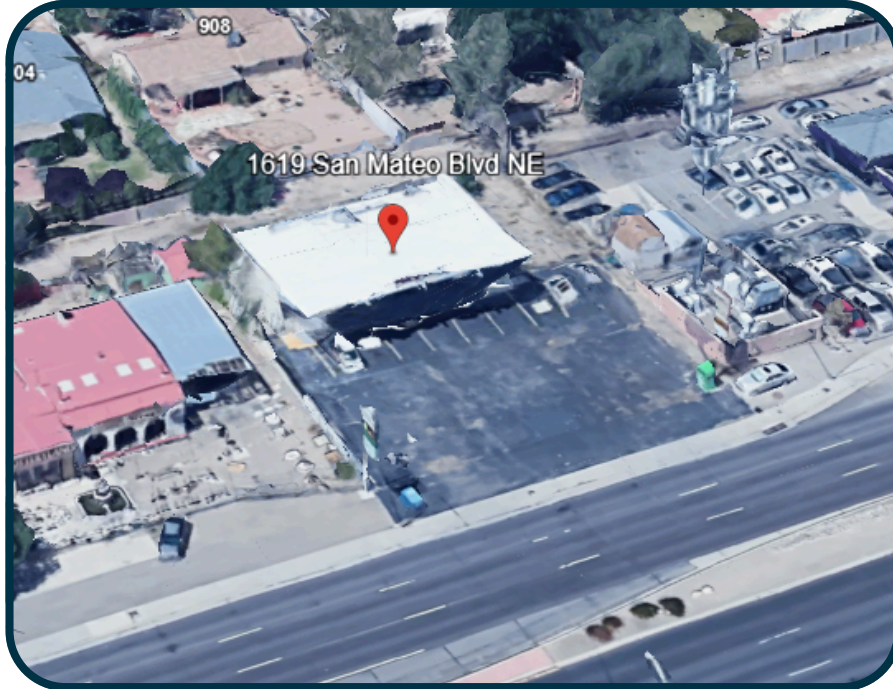
PROPERTY DETAILS

Address	1619 San Mateo Blvd NE
Location	San Mateo & Constitution
Building Type	Commercial Retail Center
Gross Leasable Area	$\pm 2,800$ SF
Lease Type	Triple Net
Lease Rate	\$16.00 + \$ 2.52 NNN
Monthly Lease Cost	\$4,321.33
Sales Price	\$430,000
Land Area	± 0.3
Class	C Retail Space
Zoning	MX-L
Parking	12 Spaces - Brand new lot
Year Built	1971
Signage	Pylon signage available

2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,186	138,387	291,265
EST. HOUSEHOLDS EST.	6,678	64,279	132,765
AVG. HH INCOME	\$55,847		

AREA ATTRACTIONS



TRAFFIC COUNTS

- 28,000 VEHICLES PER DAY ON SAN MATEO BLVD
- 4,400 VEHICLES PER DAY ON CONSTITUTION

PROPERTY HIGHLIGHTS

- HIGH-VIASBILITY LOCATION
- FREE STANDING RETAIL SPACE
- FLEXIBLE COMMERCIAL ZONING
- ACCESSIBLE & CONNECTED
- AMPLE PARKING

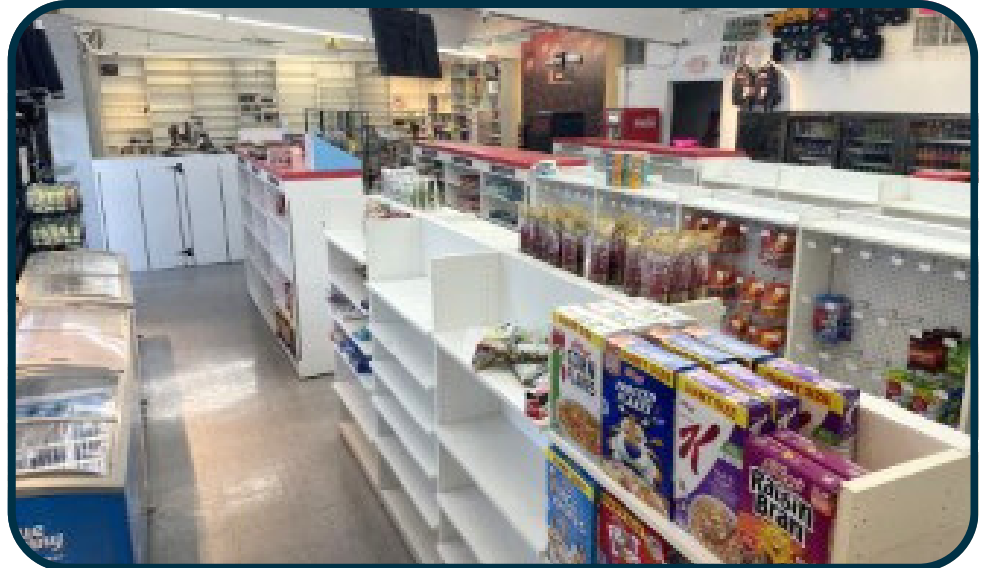
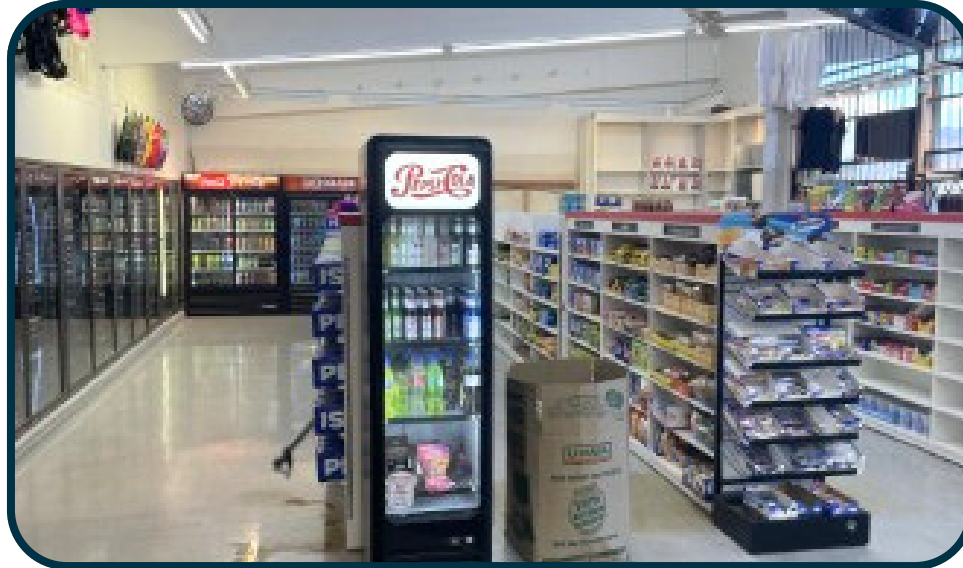
Constitution Ave

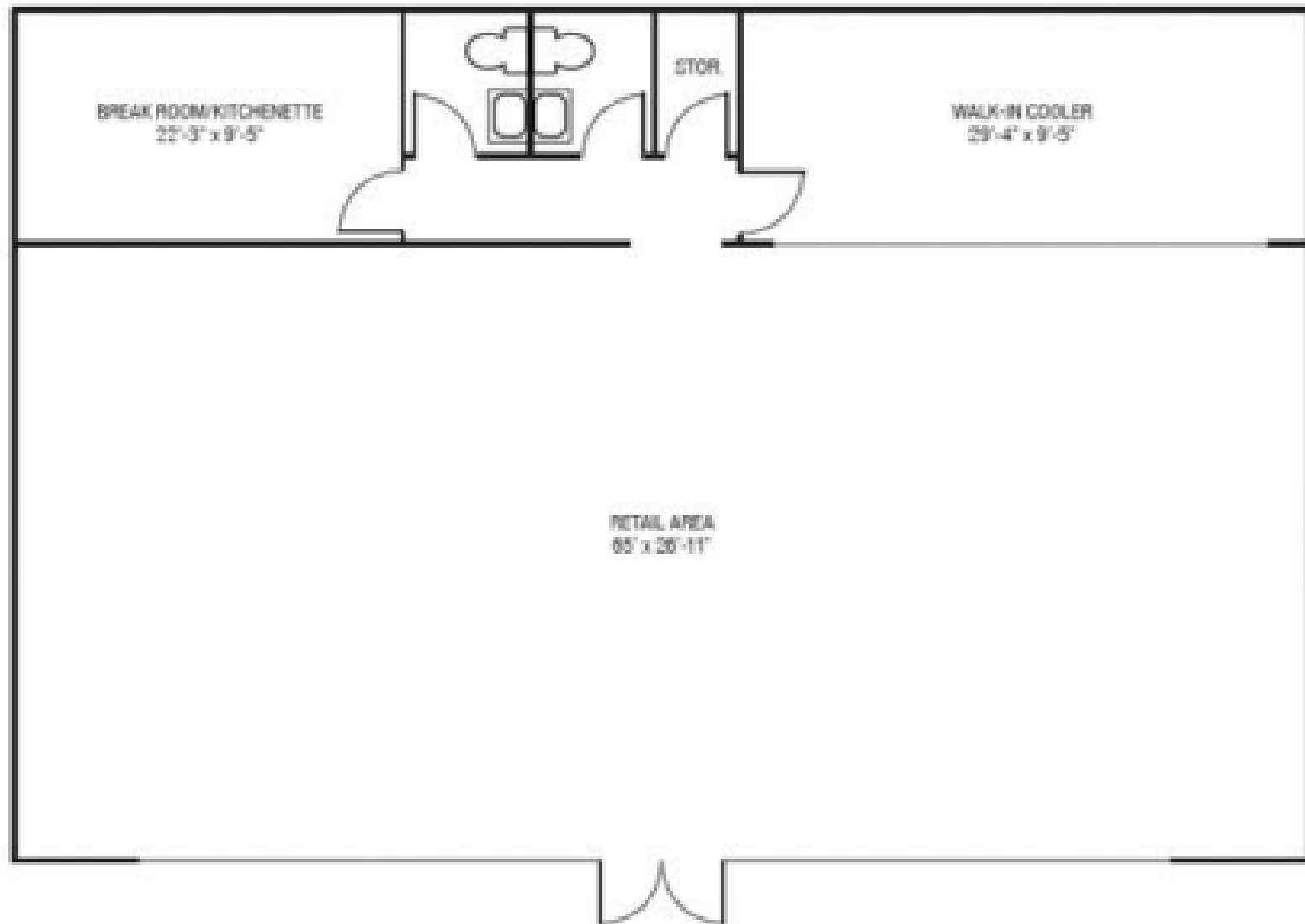
San Mateo Blvd

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