

**LEASE**

# La Mesa Shopping Center

**3115 - 3167 SAN MATEO BOULEVARD NE**

Albuquerque, NM 87110

**PRESENTED BY:**

**STEVE LYON, CCIM**

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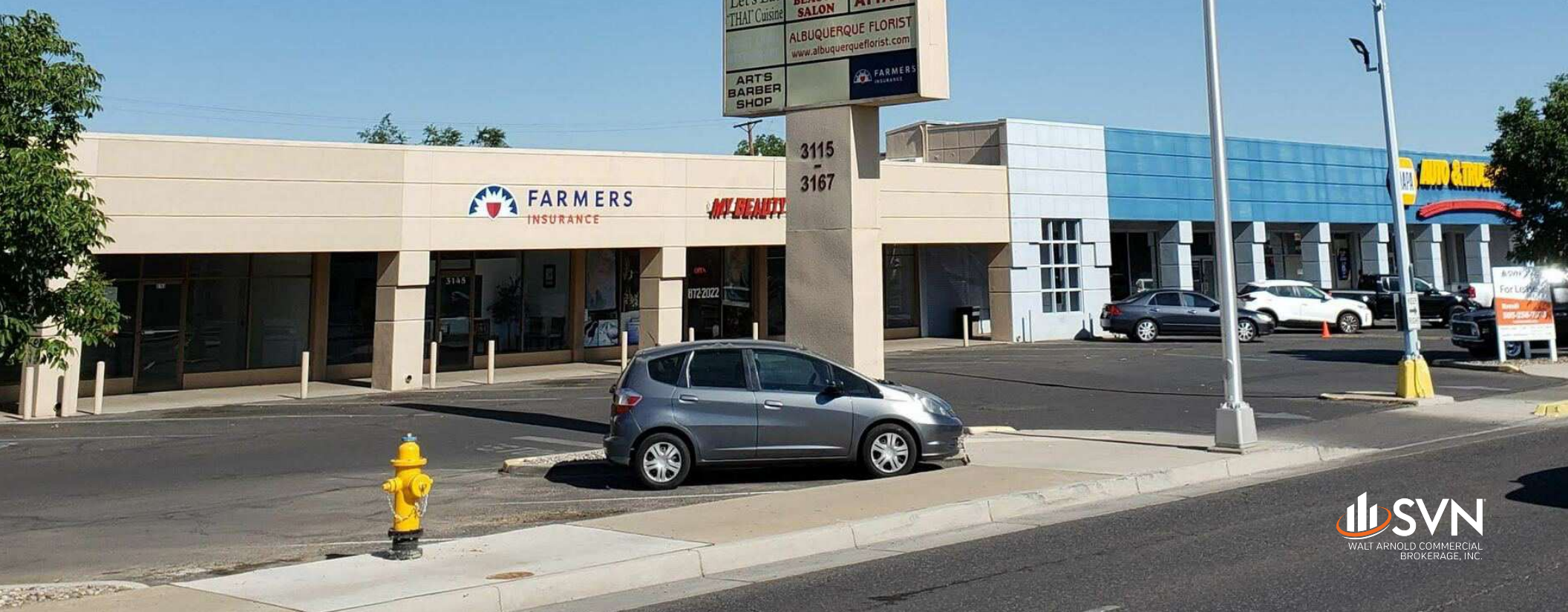
**ANGELA IZQUIERDO**

Associate Broker

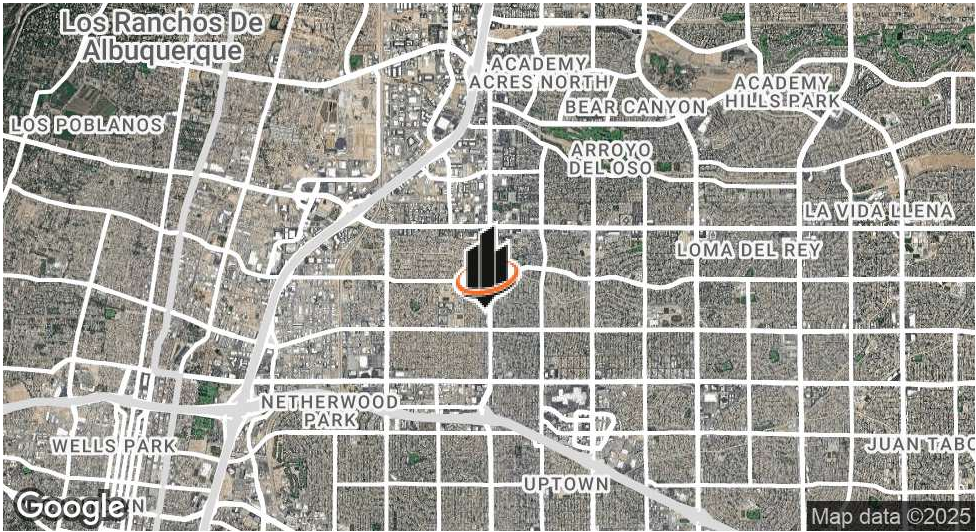
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PROPERTY SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| LEASE RATE:    | \$11.00SF/yr (NNN) |
| BUILDING SIZE: | 42,190 SF          |
| AVAILABLE SF:  | 3,176 SF           |
| ZONING:        | MX-M               |
| MARKET:        | Albuquerque        |

PROPERTY OVERVIEW

This shopping center offers a excellent mix of local and national businesses, La Mesa Shopping Center is anchored by Napa Auto Parts and is home to an assortment of tenants including The UPS Store, Farmers Insurance, Art!Attack, Albuquerque Florist and many other local retailers. This property offers head in parking along with Pylon Signage at one of the busiest streets in the Albuquerque Metro area.

PROPERTY HIGHLIGHTS

- Locally Owned and Managed
- Long Term Tenants
- High Traffic Counts
- Pylon Signage
- Multiple ingress and egress points

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LEASE SPACES

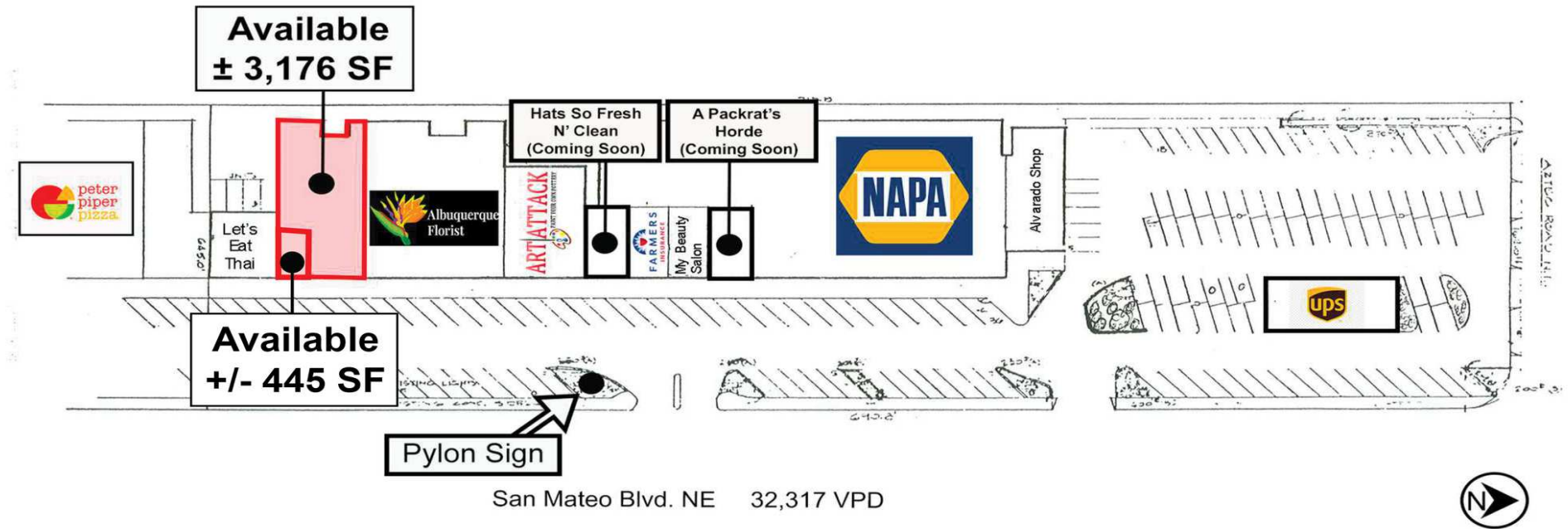


| AVAILABLE SPACES |           |           |                |                 |             |
|------------------|-----------|-----------|----------------|-----------------|-------------|
| SUITE            | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE      | DESCRIPTION |
| Suite 3117       | Available | 3,176 SF  | NNN            | \$11.00 SF/yr   | -           |
| Suite 3111       | Available | 445 SF    | Modified Gross | \$950 per month | -           |

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# LA MESA SITE PLAN



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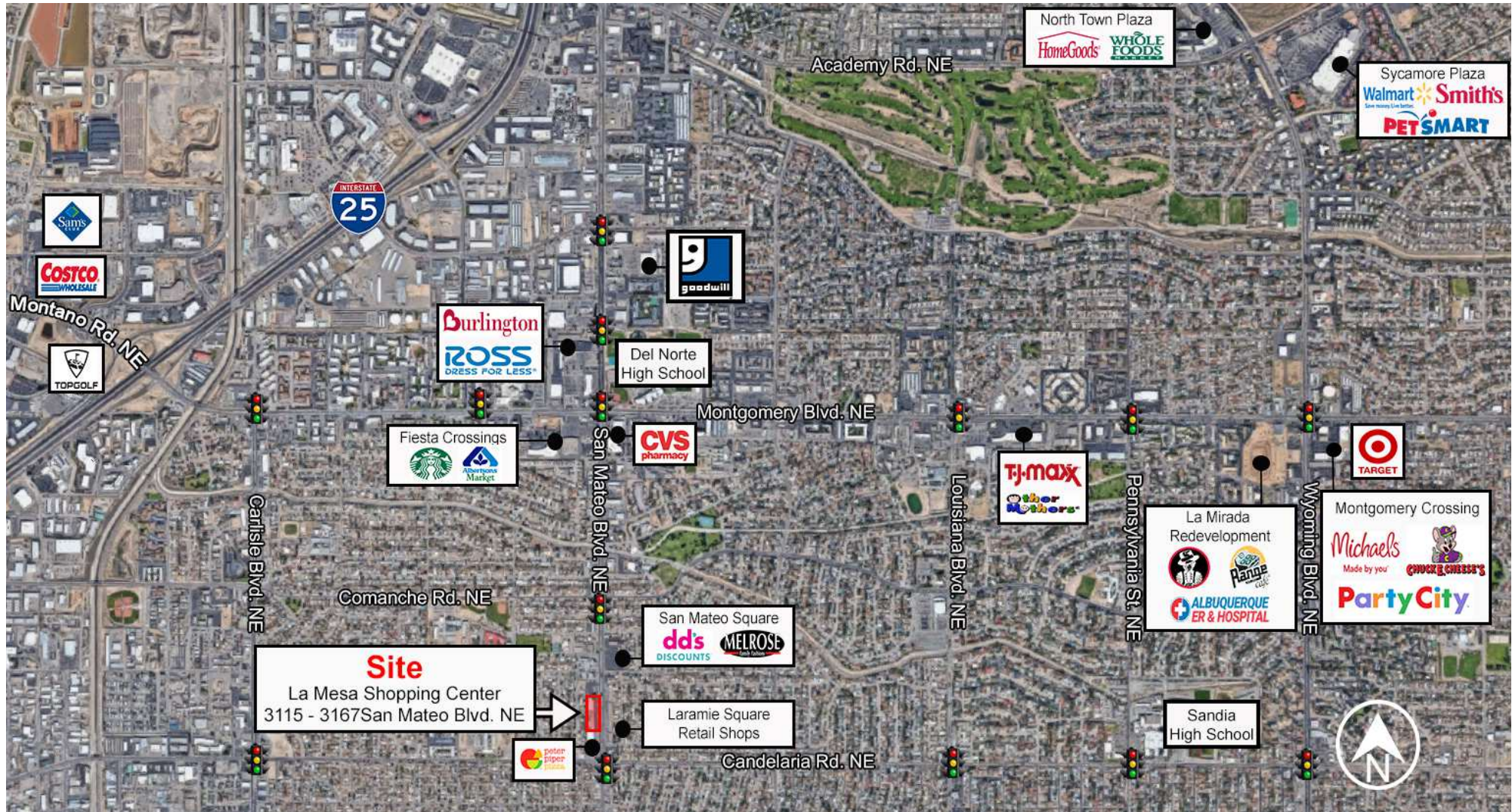
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## HIGH UP AERIAL



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## CLOSE IN AERIAL



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## INTERIOR SUITE PHOTOS



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## EXTERIOR PHOTOS



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## DEMOGRAPHIC AND INCOME COMPARISON PROFILE

|                                      | 1 mile   | 2 miles  | 3 miles  |
|--------------------------------------|----------|----------|----------|
| <b>Census 2010 Summary</b>           |          |          |          |
| Population                           | 15,987   | 54,148   | 107,230  |
| Households                           | 7,088    | 25,025   | 49,769   |
| Families                             | 3,858    | 12,749   | 25,095   |
| Average Household Size               | 2.25     | 2.15     | 2.11     |
| Owner Occupied Housing Units         | 4,316    | 12,171   | 25,521   |
| Renter Occupied Housing Units        | 2,772    | 12,853   | 24,247   |
| Median Age                           | 38.1     | 36.2     | 38.1     |
| <b>Census 2020 Summary</b>           |          |          |          |
| Population                           | 15,680   | 53,497   | 106,272  |
| Households                           | 7,112    | 25,005   | 50,007   |
| Average Household Size               | 2.19     | 2.12     | 2.09     |
| <b>2023 Summary</b>                  |          |          |          |
| Population                           | 15,426   | 53,580   | 105,999  |
| Households                           | 7,261    | 25,390   | 50,493   |
| Families                             | 3,644    | 11,945   | 23,441   |
| Average Household Size               | 2.11     | 2.09     | 2.06     |
| Owner Occupied Housing Units         | 4,227    | 12,550   | 26,767   |
| Renter Occupied Housing Units        | 3,034    | 12,840   | 23,726   |
| Median Age                           | 39.4     | 37.9     | 39.9     |
| Median Household Income              | \$54,850 | \$50,993 | \$53,986 |
| Average Household Income             | \$73,783 | \$79,511 | \$83,187 |
| <b>2028 Summary</b>                  |          |          |          |
| Population                           | 14,983   | 52,812   | 104,361  |
| Households                           | 7,212    | 25,623   | 50,871   |
| Families                             | 3,554    | 11,737   | 23,093   |
| Average Household Size               | 2.06     | 2.04     | 2.01     |
| Owner Occupied Housing Units         | 4,252    | 12,642   | 26,954   |
| Renter Occupied Housing Units        | 2,960    | 12,981   | 23,918   |
| Median Age                           | 40.2     | 38.7     | 40.8     |
| Median Household Income              | \$62,029 | \$57,096 | \$61,858 |
| Average Household Income             | \$86,717 | \$91,603 | \$96,274 |
| <b>Trends: 2023-2028 Annual Rate</b> |          |          |          |
| Population                           | -0.58%   | -0.29%   | -0.31%   |
| Households                           | -0.14%   | 0.18%    | 0.15%    |
| Families                             | -0.50%   | -0.35%   | -0.30%   |
| Owner Occupied Housing Units         | -0.12%   | -0.15%   | -0.14%   |

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