



Colliers



 198,100 VPD

# For Lease

Pavilions @ San Mateo  
4600 Cutler Ave NE  
Albuquerque, NM 87110

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# Property Profile

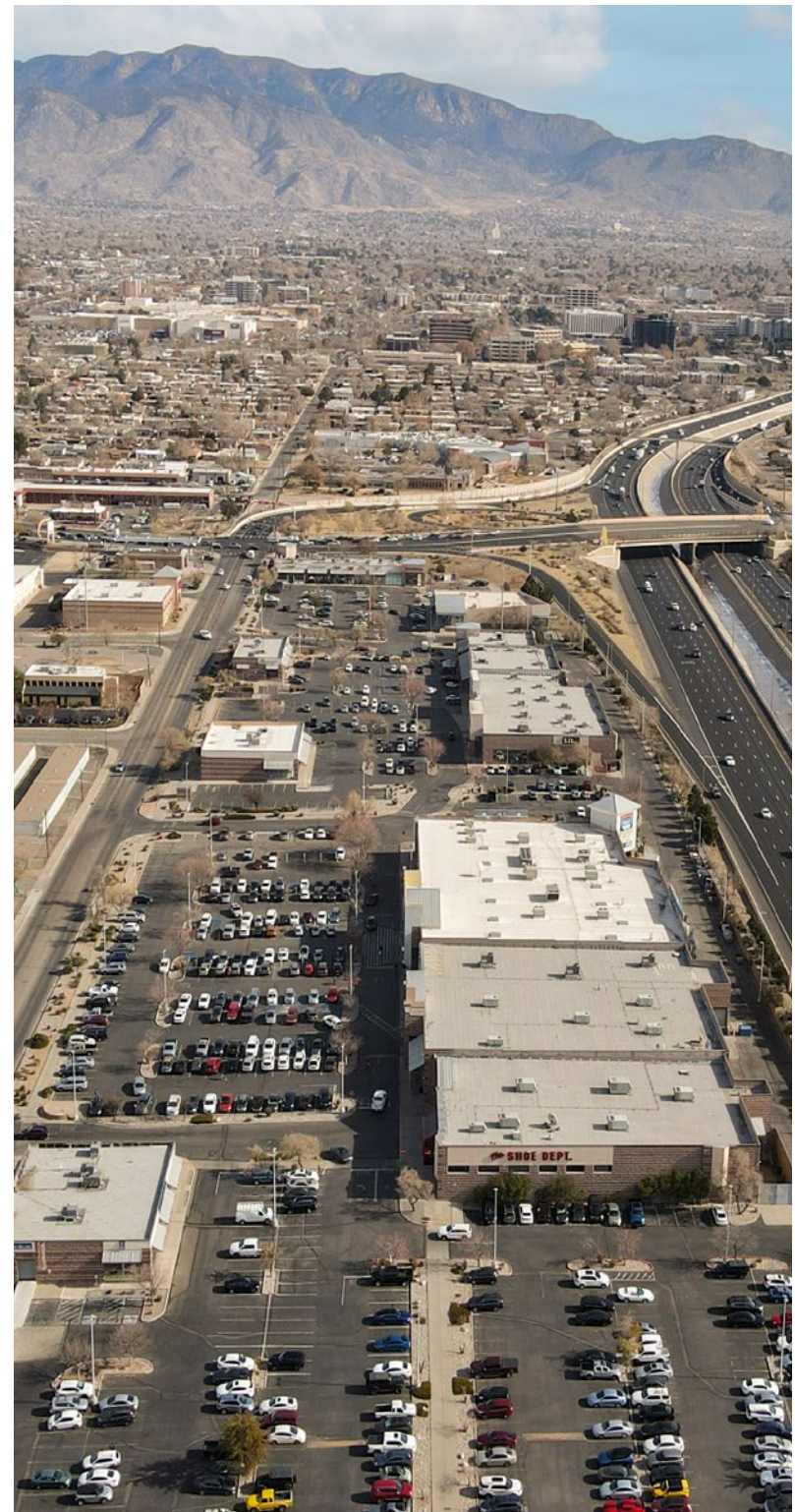
## Details

Lease Rate	\$20.00 - \$24.00 PSF + NNN
NNN	\$3.63 PSF
Space Available	Suite BOF ± 13,142 SF (Available Q3 2025)
	Suite FOC ± 1,560 SF (Available 09/01/2025)
	Suite HOB ± 2,010 SF
	Suite KOD ± 1,325 SF
Lot Size	9.41 Acres
Submarket	Northeast Heights
Zoning	MX-M

## Features

- Major retail co-tenants including Walmart Neighborhood Market, Old Navy, Dollar Tree, and 5.11 Tactical
- Situated near the intersection of San Mateo Boulevard (50,620 VPD) and Cutler Avenue, offering great visibility
- Located along I-40, offering convenient access and visibility to over 198,100 VPD

## Area Tenants





# Nearby Amenities

## Convenience

- Speedway

## Food

- Burger King
- Denny's
- Domino's
- Einstein Bro's Bagels
- McDonald's
- Scooter's Coffee
- Starbucks
- Taco Bell

## School & Fitness

- Freedom High School
- Orange Theory

## Shopping

- 5.11
- Carter's
- Coronado Mall
- Old Navy
- Plato's Closet
- Shoe Dept.
- Walmart Neighborhood Market
- Taco Bell

## Specialty

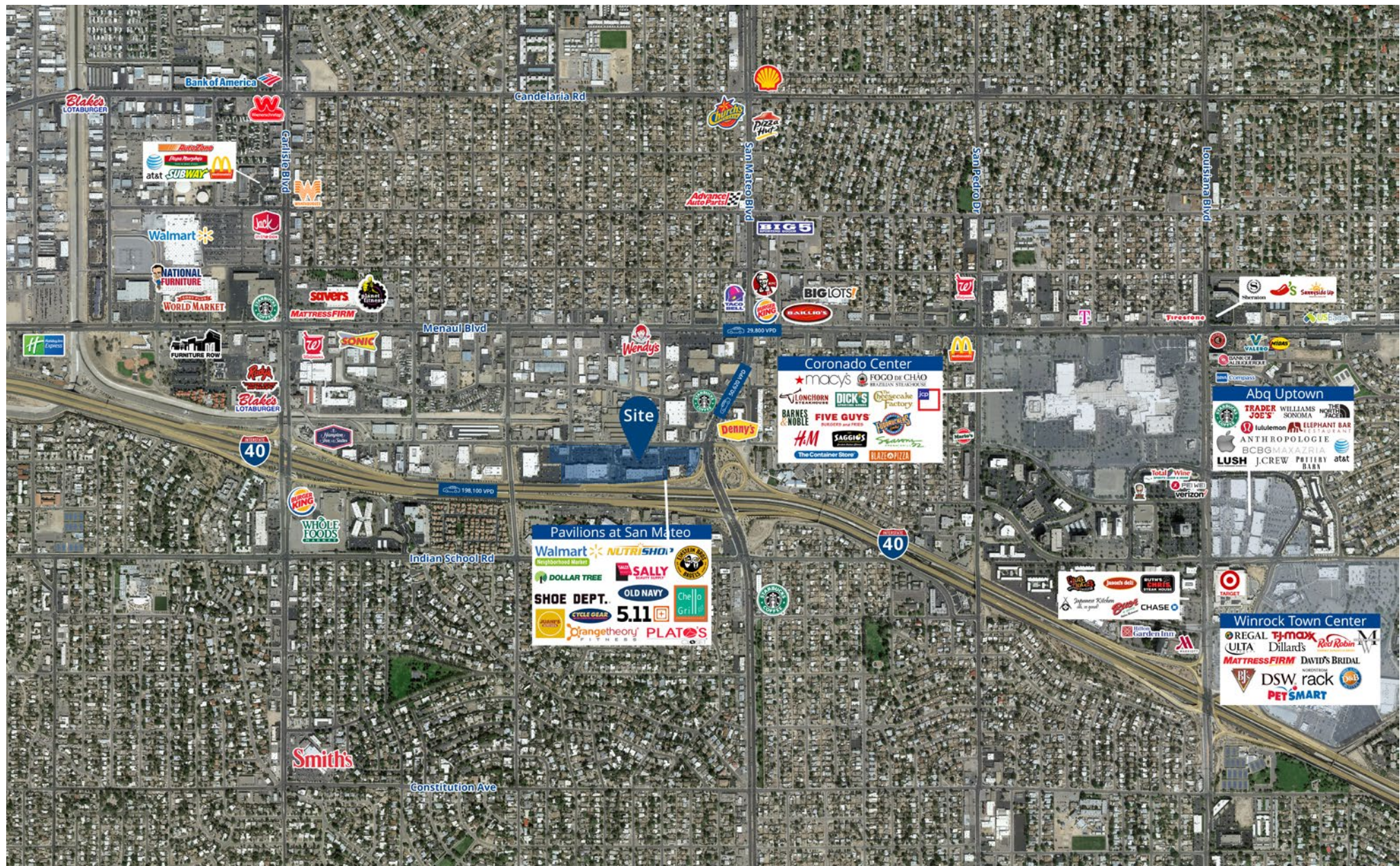
- Mor Furniture
- Office Depot
- Sally Beauty Supply
- Sherwin Williams
- Visionworks





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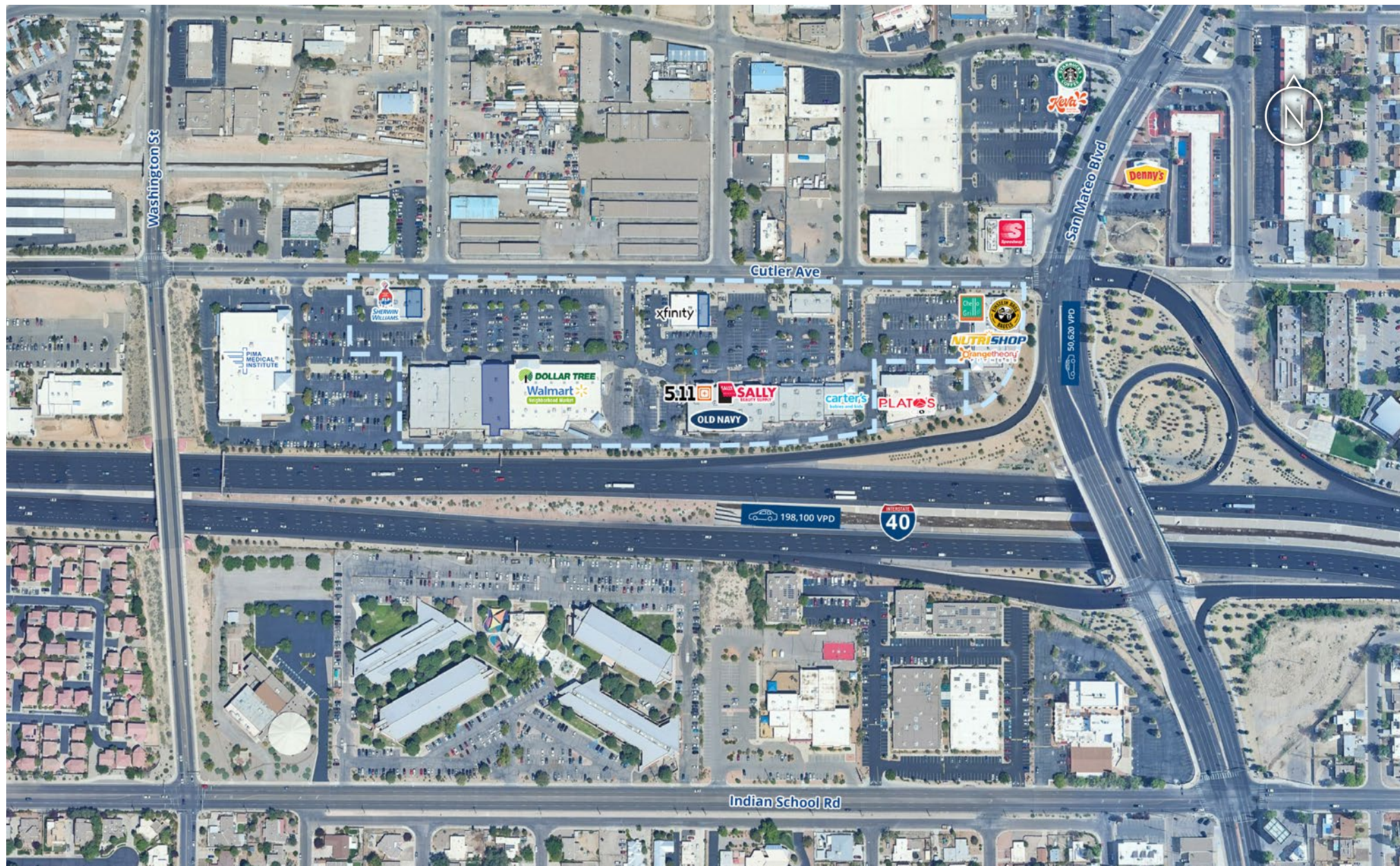
# Trade Area Aerial





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# Intersection Aerial





# Site Plan

Washington St

Cutler Ave

San Mateo Blvd



I-40

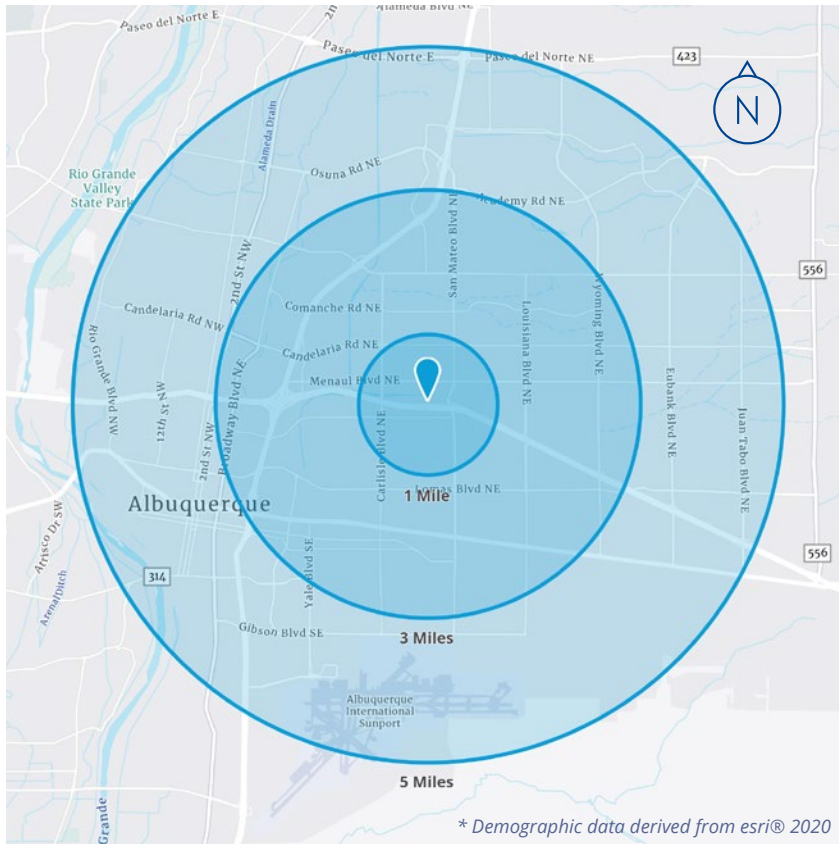
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# Property Gallery





# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	12,956	118,577	281,542
Households	6,007	56,553	130,372
Median Age	41.7	38.5	39.7
Average HH Income	\$91,322	\$77,973	\$81,930
Per Capita Income	\$42,934	\$37,407	\$38,153
Daytime Population	17,403	170,340	394,588
College Education	49.9%	51.1%	50.4%





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 198,100 VPD

 10,116 VPD

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