

**For Lease**

# Highly-Visible Retail Endcaps

NEAR A BUSY SIGNALIZED INTERSECTION



**DENTIST/ORTHODONTIST SPACE**

**±1,548 - 2,476 SF  
Available**

333 San Mateo Blvd. SE | Albuquerque, NM 87108

**Alexis Lovato**

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**Melody Torres**

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## PROPERTY

### AVAILABLE

Suite A1:  $\pm 2,476$  SF

- \$5,544/Mo. (Includes NNN)
- Turn-key Dentist/Orthodontist Office

Suite D:  $\pm 1,548$  SF

- \$2,950.23/Mo. (Includes NNN)

### HIGHLIGHTS

- Excellent visibility along San Mateo Blvd.
- More than 38,000 cars per day at intersection
- Pylon and building signage available
- Flexible floor plan suitable for retail or office use
- Ample parking
- Strategic location on San Mateo Blvd. with easy access to I-25 and I-40

### IDO ZONING

- [MX-M](#)

### LOCATION

- SWQ Central Ave. & San Mateo Blvd. SE



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**NAI SunVista**

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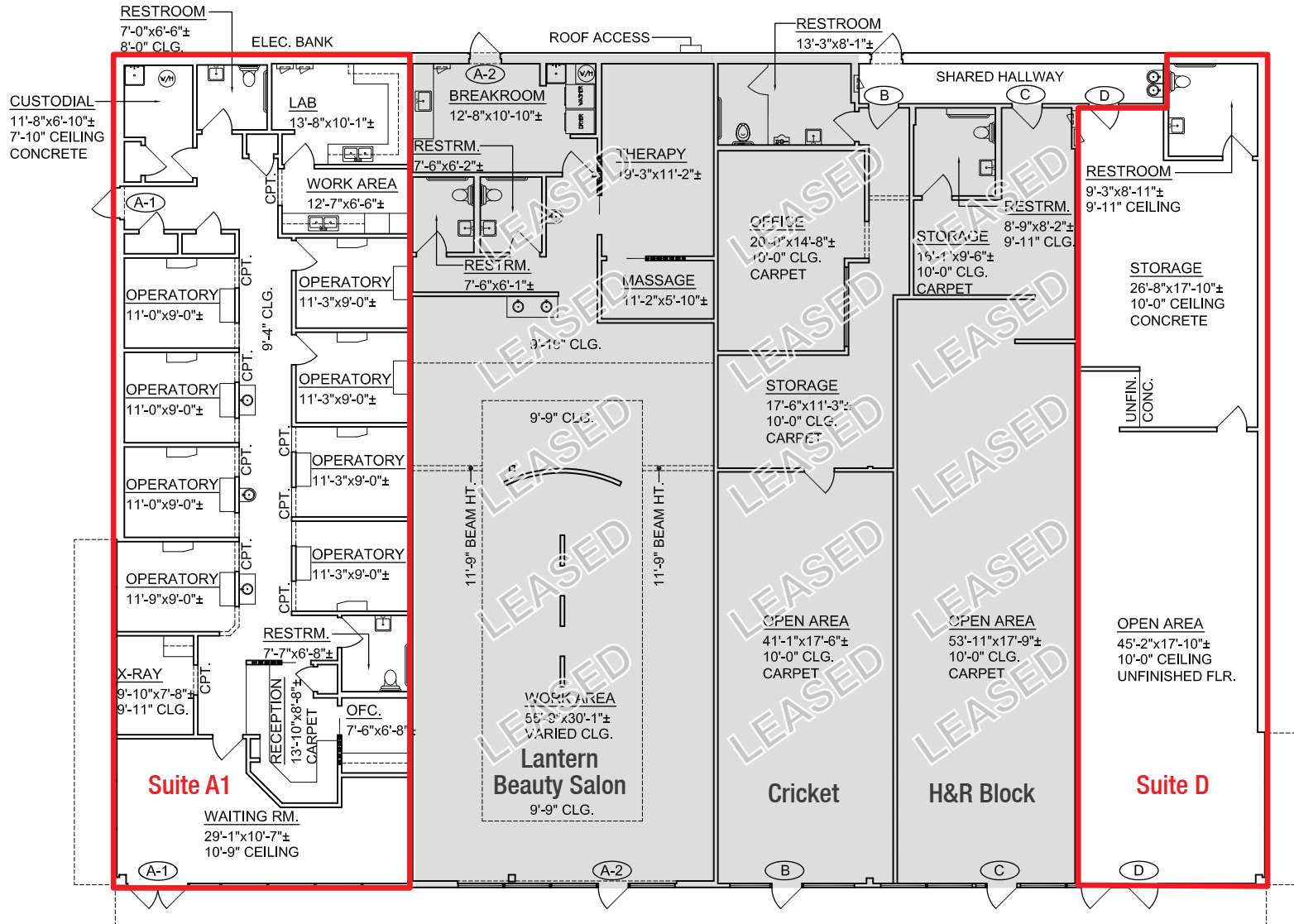
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## FLOOR PLAN



## AVAILABLE

Suite A1: ±2,476 SF

Suite D: ±1,548 SF



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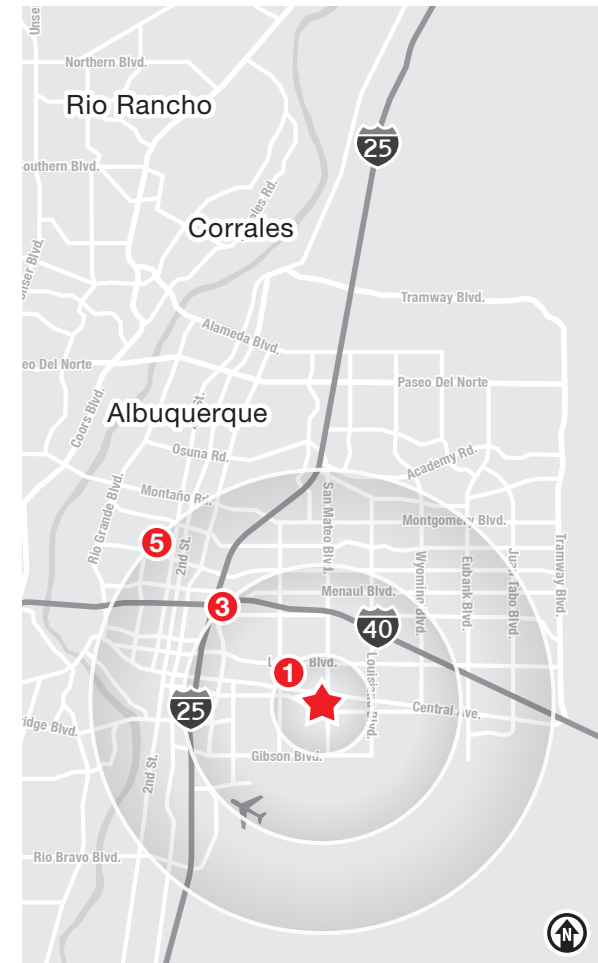
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	16,806	101,588	239,063
Average HH Income	\$73,591	\$73,906	\$76,768
Daytime Employment	7,671	84,674	194,629

2024 Forecasted by Esri



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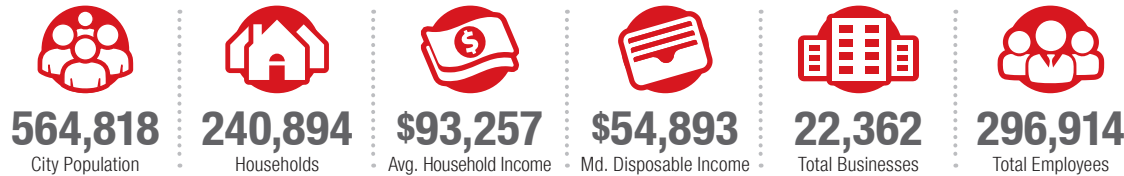
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



**926,835**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State



#### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.