

# Parkland Hills Retail **FOR SALE**

**RATE: \$599,000**

Jonathan Nunez

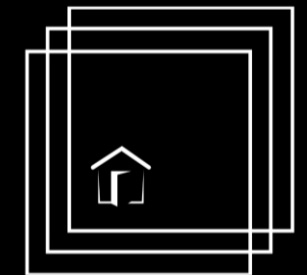
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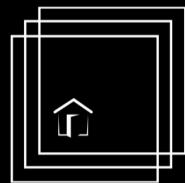
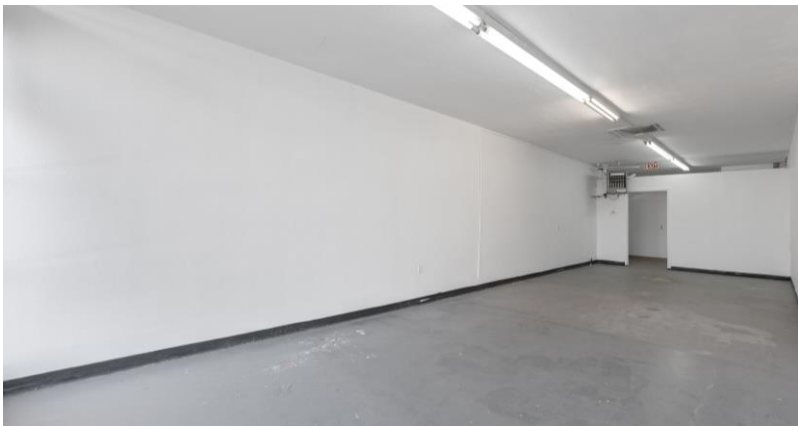
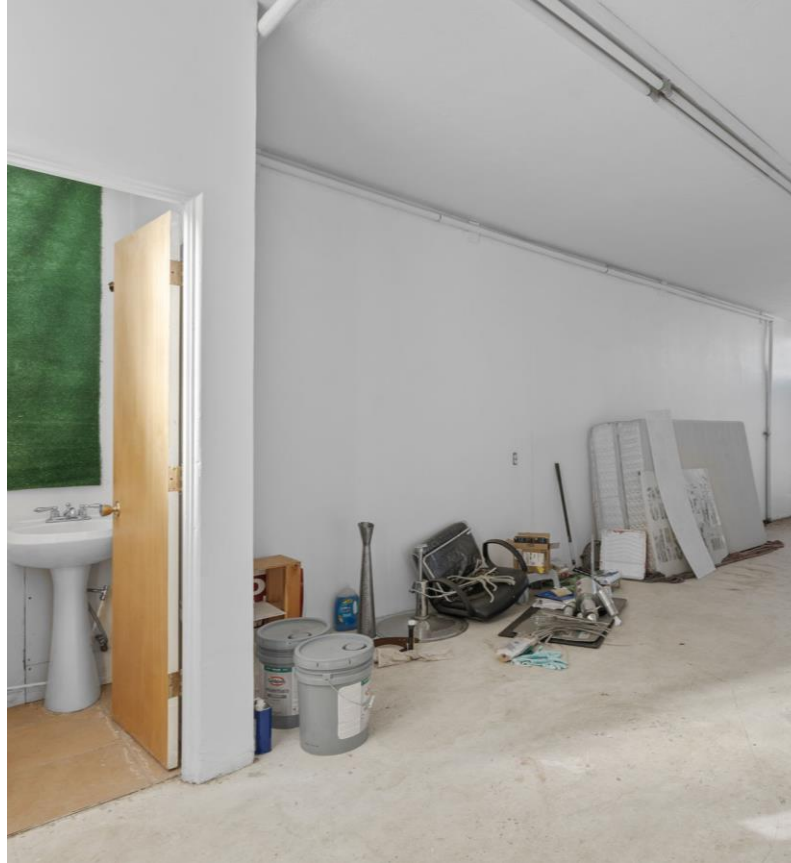
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**1001 San Mateo Blvd  
Albuquerque New Mexico 87108**





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## Interior Property Photos

1001 San Mateo Blvd Albuquerque New Mexico 87108

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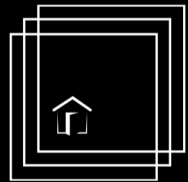
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## Exterior Property Photos

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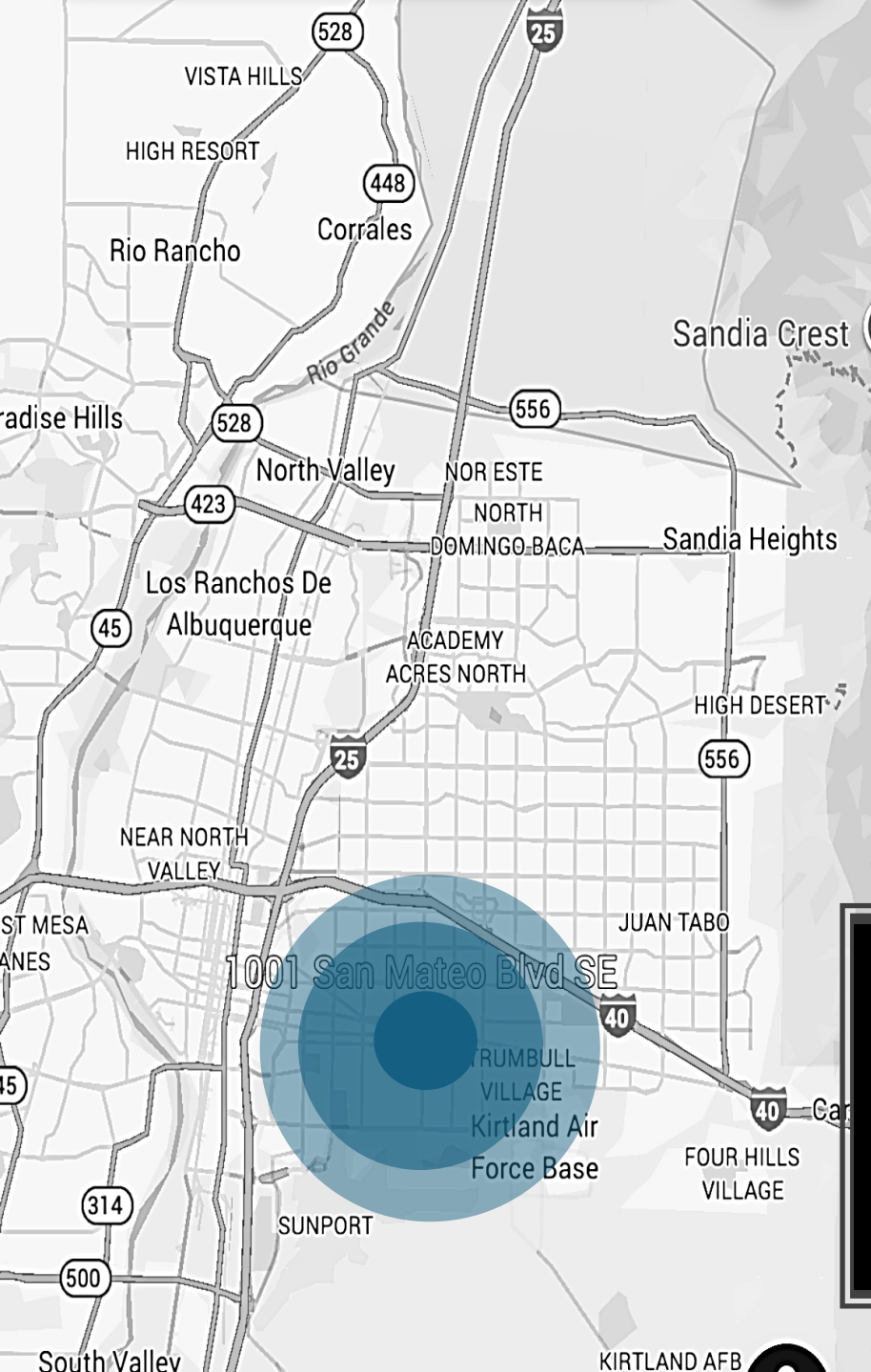
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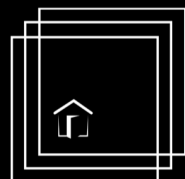
## PARKLAND HILLS

<b>Downtown Albuquerque</b>	<b>4.5 miles</b>
<b>Albuquerque International Airport</b>	<b>5.1 miles</b>
<b>Rail Runner</b>	<b>7.4 miles</b>
<b>Kirkland Airforce Base</b>	<b>3.5 Miles</b>
<b>San Mateo Frontage</b>	<b>119ft</b>
<b>San Mateo Blvd Vehicles per day</b>	<b>+/-15,000 VPD</b>

**Strategic Location:** Situated along high traffic location San Mateo Blvd SE, this property enjoys proximity to both Kirtland AFB and downtown Albuquerque, ensuring consistent visibility and potential for high tenant demand.

**Visibility:** Large storefront windows and storefront signage opportunities, ensuring maximum exposure for tenants.

**Traffic:** Located in a busy commercial district with strong pedestrian and vehicular traffic, with consistent visibility.



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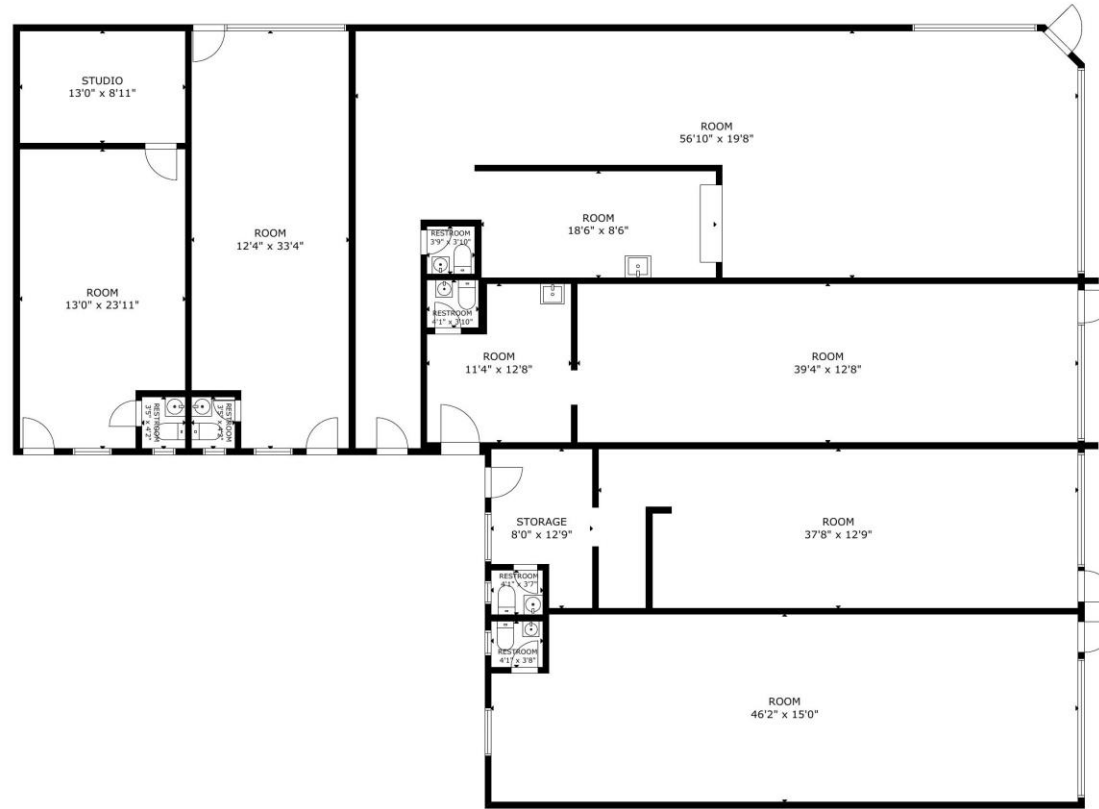
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## 1001 San Mateo Blvd SE



FLOOR 1

GROSS EXTERNAL AREA  
TOTAL: 4,211 sq ft  
FLOOR 1: 4,211 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

1001 San Mateo Blvd offers six versatile units, perfect for a variety of uses such as retail stores, personal and business services, offices, or showrooms.



## Floorplan

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This well-located, 6-unit commercial retail center presents an outstanding investment opportunity in Southeast Heights division of Albuquerque New Mexico. Situated just minutes from Downtown Albuquerque and Kirtland Air Force Base, 1001 San Mateo offers high visibility and strategic access to key traffic corridors. With a total of 4,168 square feet of space, this multi-tenant retail center is currently partially leased, providing significant upside potential for investment. Ideal for an investor looking to capitalize on immediate income potential and future rental rate increases. With two units on month-to-month leases, can be repositioned to a current market rate.

<b>Property Type:</b> <b>Retail</b>	<b>Acreage: +/-</b> <b>0.1854</b>
<b>Sub type:</b> <b>Storefront</b>	<b>Building SqFt:</b> <b>+/- 4,168</b>
<b>Zoning Code:</b> <b>MX-L</b>	<b>Year Built:</b> <b>1955</b>
<b>Number of</b> <b>Units: 6</b>	<b>Number of</b> <b>Vacant Units: 4</b>

**Investment Highlights**

Existing Income Stream: Two of the Six units are currently leased on month-to-month agreements, both below market rates. Offering an investor immediate opportunity to increase rental rates to market value. (please contact listing broker for more specific information on current Tenants).

Value-Add Opportunity: The remaining 4 units are vacant, presenting an excellent opportunity to lease them at prevailing market rates, further enhancing the property's income potential.

Zoning: MX-L (Mixed-Use Light), offering flexibility for a number of commercial, retail, or office uses.



Property Overview

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