

# SAN PEDRO PLAZA

FAR NE HEIGHTS AND IS SHADOW ANCHORED BY RED LOBSTER.  
6125 Montgomery Blvd NE Albuquerque, NM 87109



**FOR  
LEASE**

**AVAILABLE SPACE**  
1,240 SF

**RATE**  
See Broker  
for Pricing

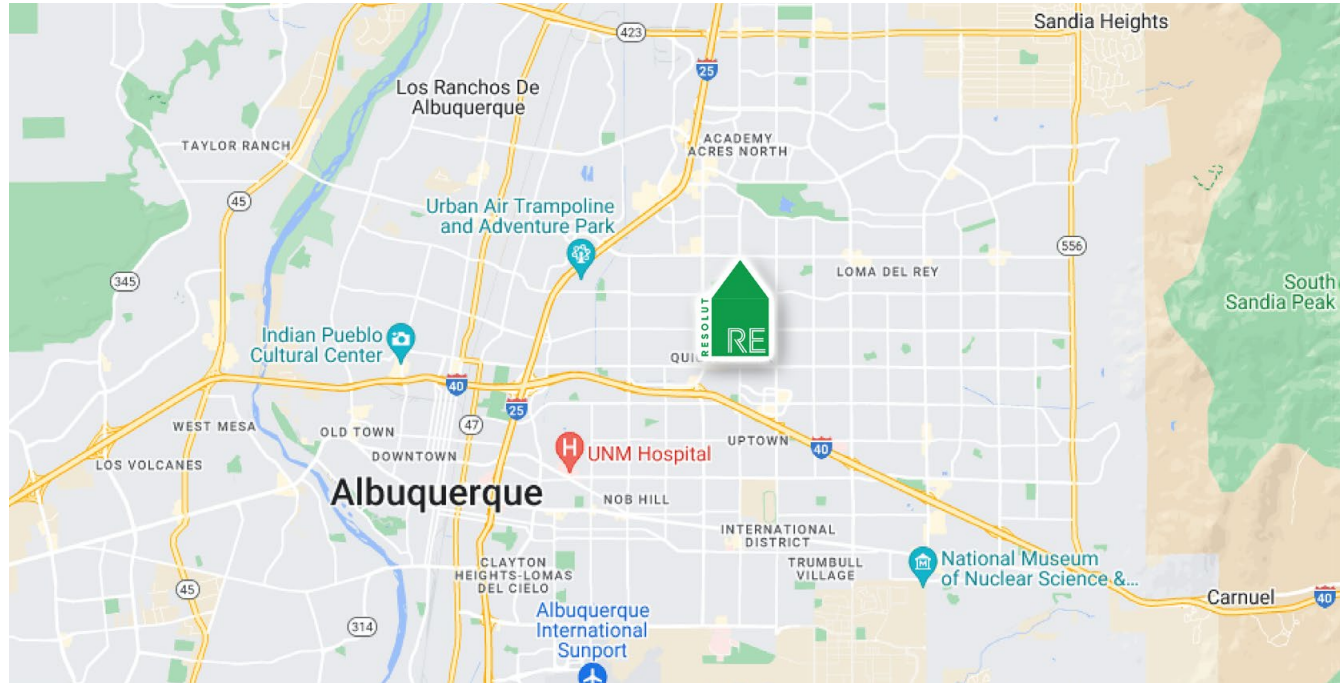
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## PROPERTY HIGHLIGHTS

- High traffic Far NE Heights location located on a signalized hard corner
- Wingstop and Little Caesars Placer ranking above 90% nationwide for customer traffic over the past 12 months
- New exterior paint completed in 2024
- Great 2nd gen smoothie/beverage space available with infrastructure in place



## AREA TRAFFIC GENERATORS



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## DEMOGRAPHIC SNAPSHOT 2025



**111,544**  
**POPULATION**  
3-MILE RADIUS



**\$68,083**  
**AVG HH INCOME**  
3-MILE RADIUS



**145,896**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Montgomery Blvd: 37,268 VPD  
San Pedro Dr: 8,913 VPD  
(STDB 2019)



## PROPERTY OVERVIEW

San Pedro Plaza is a freestanding strip retail building at the NWQ of Montgomery and San Pedro. This building features a 6 tenant lineup of retailers comprised of WingStop, Little Caesars and MetroPCS. There is currently one 1,240 SF second generation smoothie shop suite available with valuable infrastructure in place. Pedro Plaza displays great signage, huge traffic counts and great functional retail sizes. **Do not disturb tenant.**

## LOCATION OVERVIEW

The property is located in the Far NE Heights and is shadow anchored by Red Lobster. Del Norte High School is to the west and is in a very dense residential and multi-family area. Traffic counts are 51,000 cars per day at the intersection of Montgomery and San Pedro.

## PROPERTY OVERVIEW

|                  |                                                          |
|------------------|----------------------------------------------------------|
| Lease Rate:      | Call for Pricing                                         |
| Lease Structure: | NNN                                                      |
| Available SF:    | 1,240 SF                                                 |
| Build-Out:       | Former Smoothie Shop                                     |
| Traffic Counts:  | Montgomery Blvd: 37,268 VPD<br>San Pedro Blvd: 8,913 VPD |
| Submarket:       | Far NE Heights                                           |





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