

For Lease

Beautiful University Retail Space

FOR RESTAURANT OR SMALL SHOP USER

416 Yale Blvd. SE | Albuquerque, NM 87106

SEQ Yale Blvd. & Coal Ave. SE



AVAILABLE

Suite A: ±1,375 SF

LEASE RATE

\$16.00/SF + \$4.00 NNN
(\$2,291/Mo. Including NNN)

IDO ZONING

▪ [MX-L](#) 

HIGHLIGHTS

- Directly across from Smith's Grocery
- First-generation space
- Centrally located between UNM and CNM
- 14 parking spaces (5:1000 ratio)
- Open floor plan
- 200-amp, single-phase power service for each suite



Non-Cannabis Property

Management prefers non-cannabis business use.



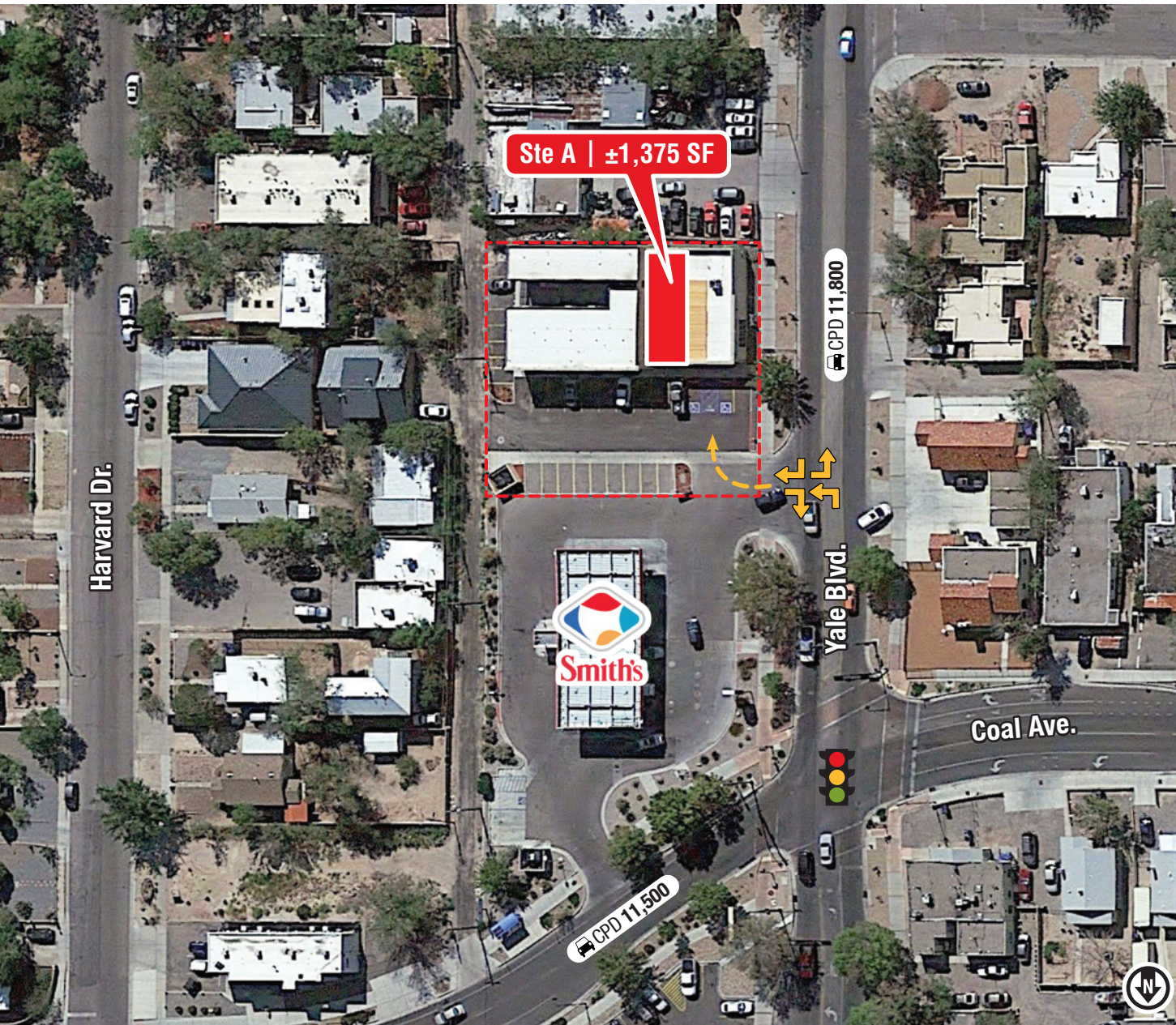
HUB Zone

MORE INFO



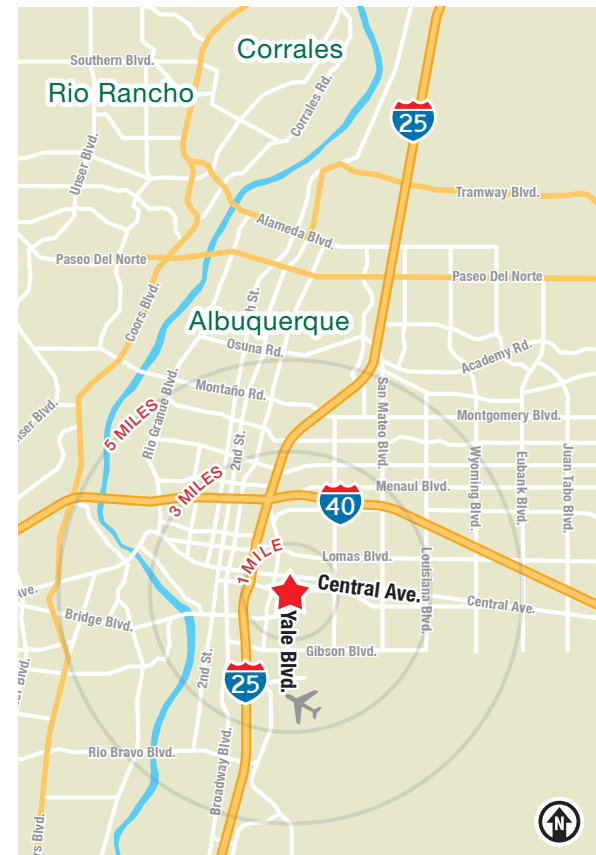
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Demographics	1 mile	3 mile	5 mile
Total Population	15,564	85,097	218,334
Average HH Income	\$65,519	\$76,379	\$73,695
Daytime Employment	13,869	96,886	178,798

 **HUB Zone** [MORE INFO](#) 



505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

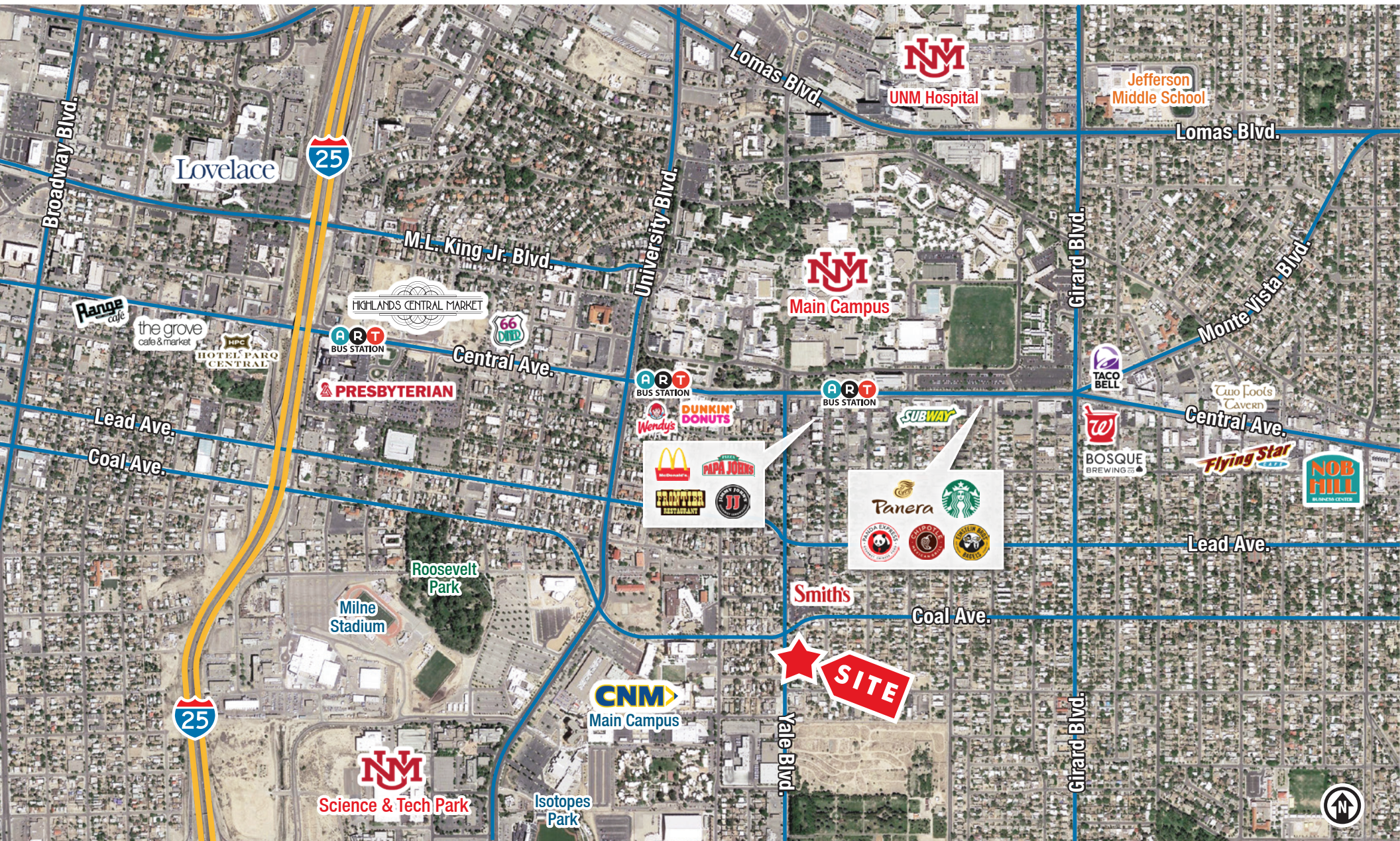
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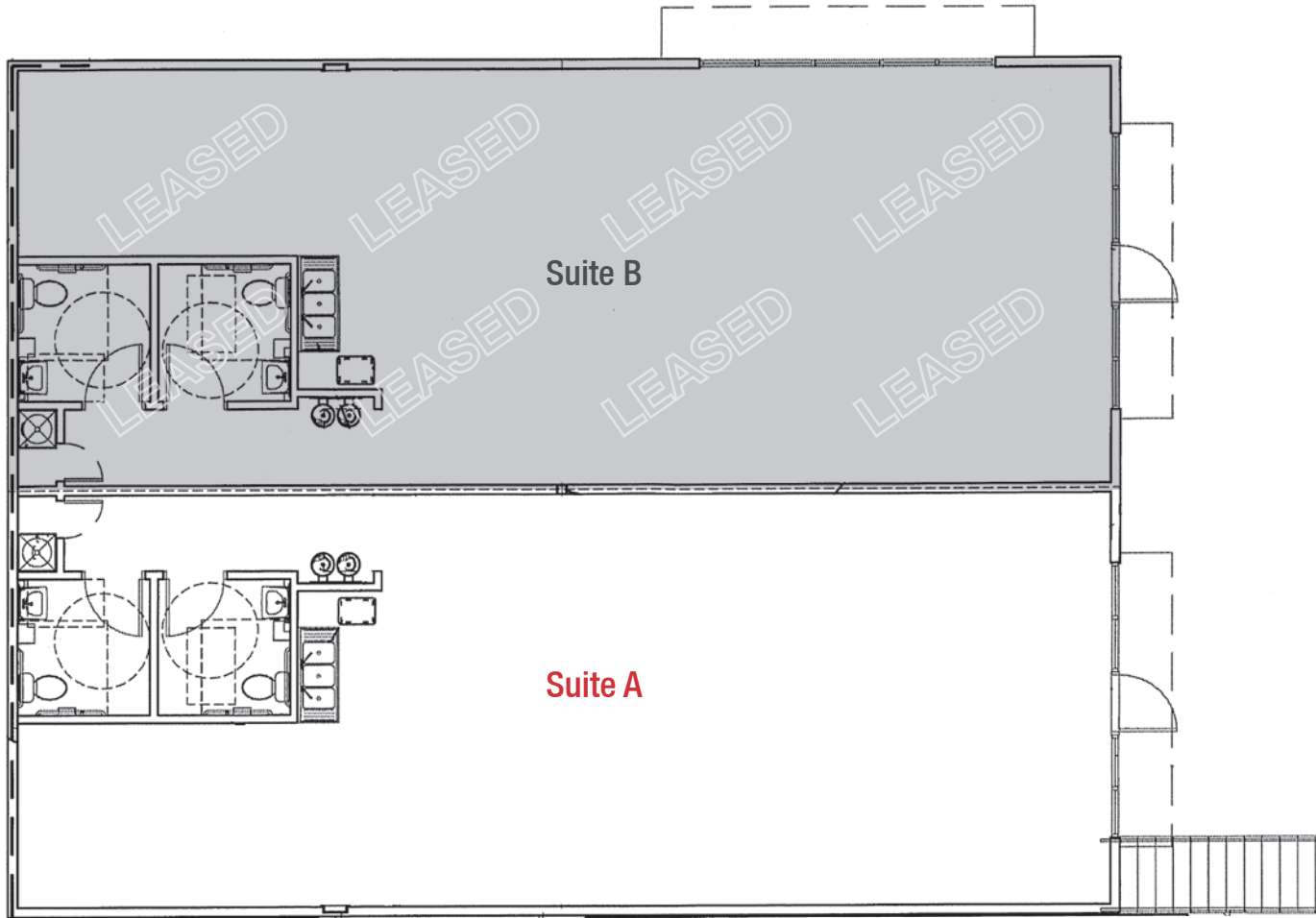
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LOCATION

Yale Blvd.



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