Former Walmart Supercenter

209,079 Sq. Ft. | 17.60 Acres

Final Call for Offers 10/06/2026

301 San Mateo Blvd NE
Albuquerque, NM 87108
Store #831



- Rare large-format retail box
- Existing building in densely populated in-fill location
- Built in 1994
- Zoned: Mixed-Use - Moderate Intensity Zone District (MX-M)
- Strong traffic counts
- Numerous local retail establishments and restaurants in the immediate vicinity of the site
- The University of New Mexico, Kirtland Air Force Base and Albuquerque International Sunport are all within 10 minutes from the site

Contact Us

Jim Dountas
Senior Vice President
+1 505 837 4955
jim.dountas@cbre.com

Yoni Zvi
Senior Vice President
+1 414 708 1818
yoni.zvi@cbre.com

Jim Sakanich
Senior Vice President
+1 312 608.3254
jim.sakanich@cbre.com

Thomas Flynn
Senior Vice President
+1 330 328 4334
thomas.flynn@cbre.com

CBRE, Inc. | Albuquerque
6565 Americas Pkwy NE, Suite 825
Albuquerque, NM 87110
+1 505 837 4999
Licensed Real Estate Broker

Site Overview

Annual Number of Visits

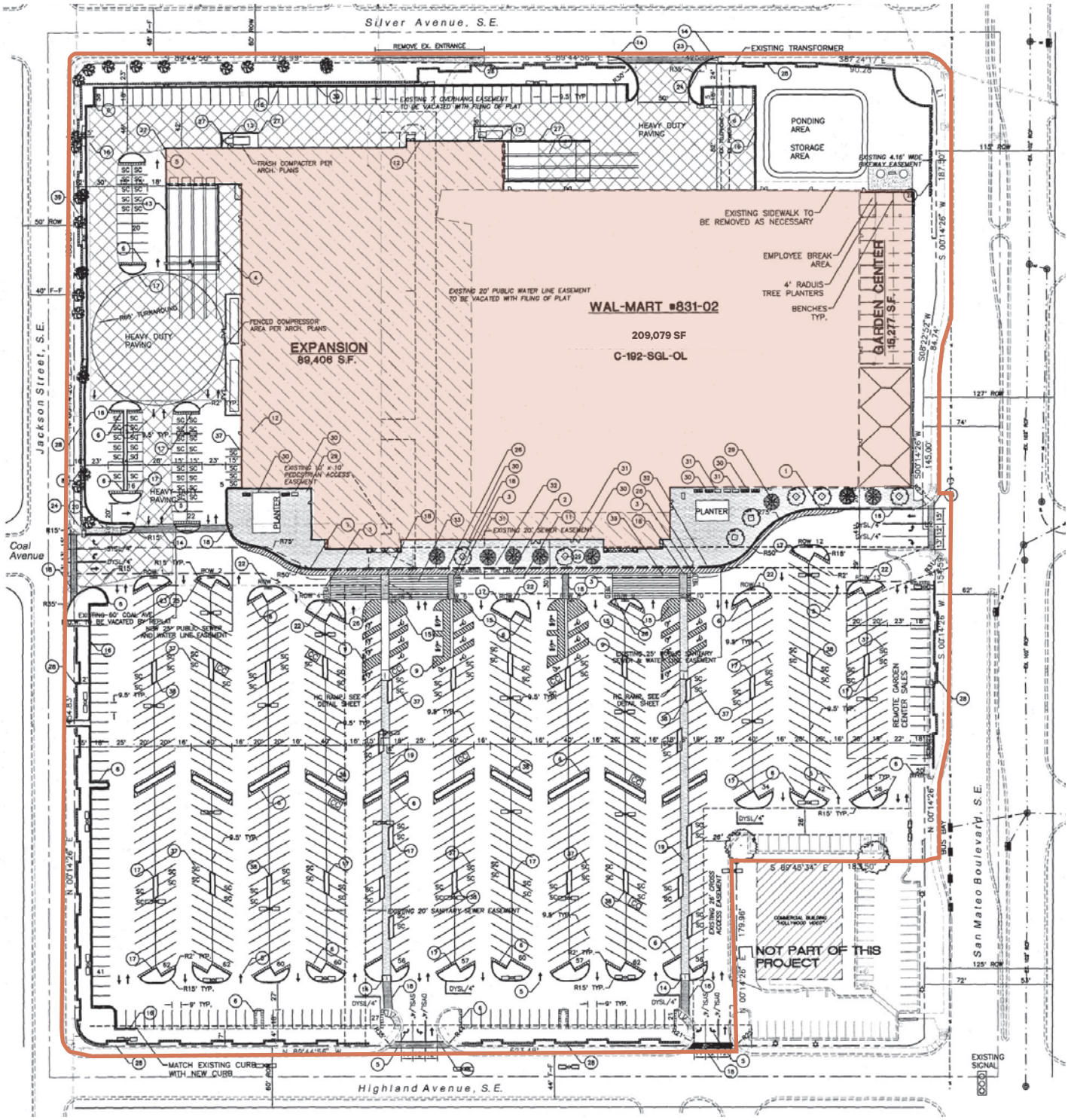
+ Zuni Plaza - 1,000,000
+ Mister Car Wash - 120,300
+ Trade Winds Shopping Center - 90,400
+ CLS Plasma - 68,000
+ Take 5 Oil Change - 22,800



Walmart Realty

CBRE

Site Plan


Silver Avenue, S.E.
Jackson Street, S.E.
Coal Avenue
Highland Avenue, S.E.
San Mateo Boulevard, S.E.
WAL-MART #831-02
209,079 SF
C-192-SGL-OL
EXPANSION
89,408 S.F.
GARDEN CENTER
15,277 S.F.
PONDING AREA
STORAGE AREA
HEAVY DUTY PAVING
EXISTING SIDEWALK TO BE REMOVED AS NECESSARY
EMPLOYEE BREAK AREA
4' RADIUS TREE PLANTERS
BENCHES TYP.
EXISTING TRANSFORMER
TRASH COMPACTER PER ARCH. PLANS
FENCED COMPRESSOR AREA PER ARCH. PLANS
EXISTING 20' PUBLIC WATER LINE EASEMENT TO BE VACATED WITH FILING OF PLAT
EXISTING 20' SEWER EASEMENT
EXISTING 20' SANITARY SEWER EASEMENT
PLANTER
REMOTE GARDEN CENTER SALES
NOT PART OF THIS PROJECT
MATCH EXISTING CURB WITH NEW CURB
EXISTING SIGNAL

Area Overview

The trade area is a well-established area in the southeast quadrant of Albuquerque. The trade area is home to The University of New Mexico campus, Albuquerque International Airport, two major medical facilities, as well as established residential of varying age and condition. Nob Hill neighborhood is directly west of the site.

Businesses (5 Mi)

14,662

Hotels (5Mi)

- 103 Hotels
- 11,019 Rooms

Employees (5 Mi)

202,209

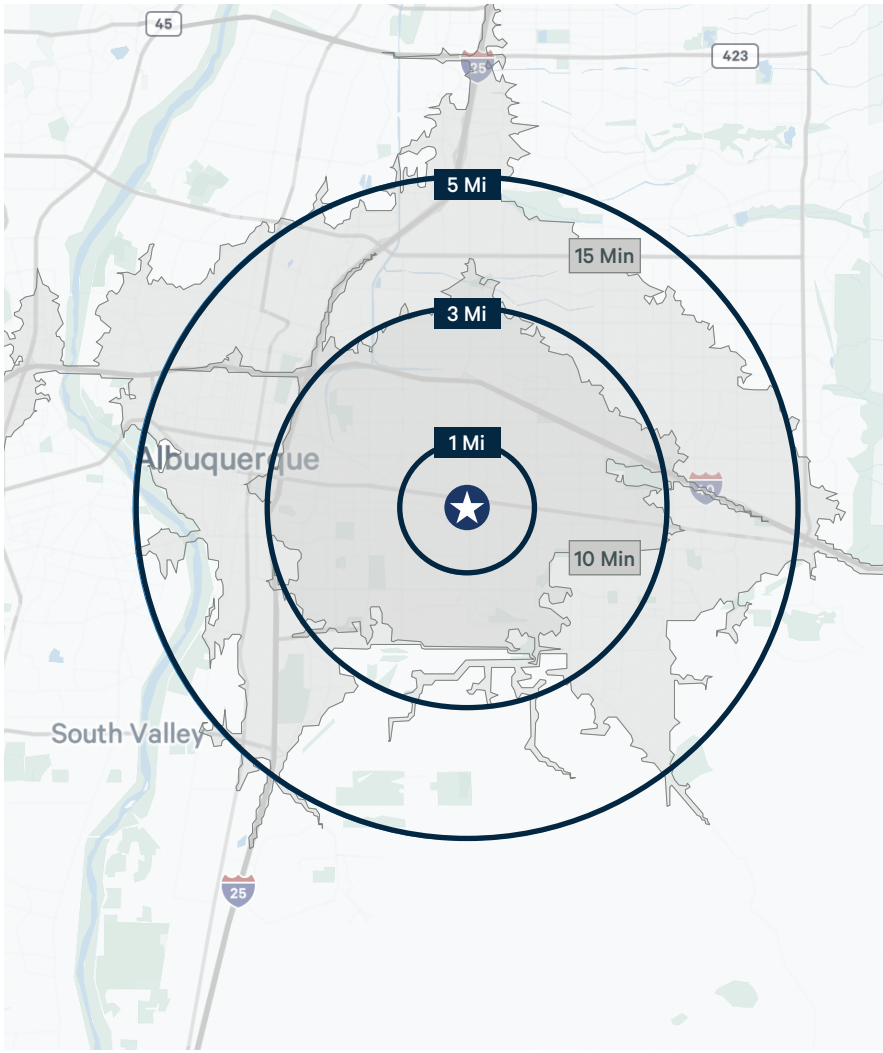
Major Employers

- Kirtland AFB
- University of New Mexico
- UNM Hospital

Traffic Generators

- The Downs Racetrack & Casino
- Albuquerque Int'l Sunport
- University of New Mexico

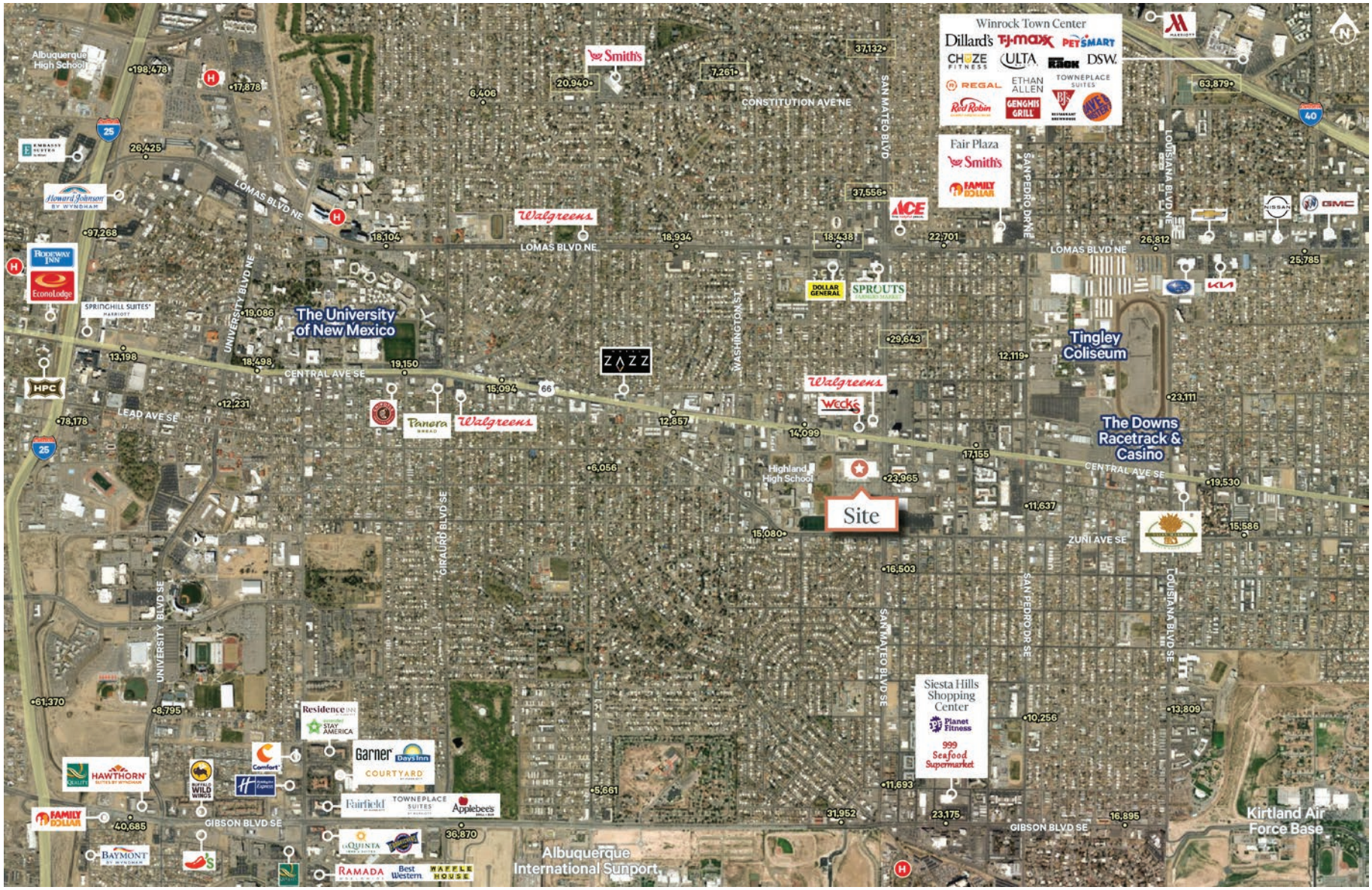
2026 Estimates	Total Population	Daytime Population	Total Households	Median HH Income	Median Age
1 Mile	14,347	15,957	7,637	$64,039	43.90
3 Miles	110,452	136,727	51,150	$54,752	38.70
5 Miles	254,335	345,452	117,005	$59,795	39.10
5 Minutes	50,461	56,118	24,888	$53,999	41.90
10 Minutes	190,027	260,220	86,938	$55,888	38.40
15 Minutes	371,682	462,061	168,297	$65,132	40.20



Former Walmart Supercenter | 209,079 Sq. Ft.

301 San Mateo Blvd NE | Albuquerque, NM 87108 | Store #831

Available



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Modified: September 2026

Walmart Realty

CBRE