



Available for Lease | $\pm$ 1,400- 3,640 SF

3100 SAN MATEO BLVD NE ALBUQUERQUE, NM 87110



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Property Overview

Welcome to Laramie Square, a premier commercial space renovated in 2020 with modern amenities and a contemporary environment. Located at a prime high-traffic intersection, this property offers excellent visibility and accessibility, making it ideal for various businesses. The updated infrastructure includes state-of-the-art facilities, energy-efficient systems, and high-quality finishes, ensuring a professional and inviting atmosphere. The strategic location guarantees a steady flow of potential customers, with ample parking and nearby public transportation for added convenience. Situated near shopping centers, dining, and entertainment venues, Laramie Square is a community hub attracting a diverse and loyal clientele.

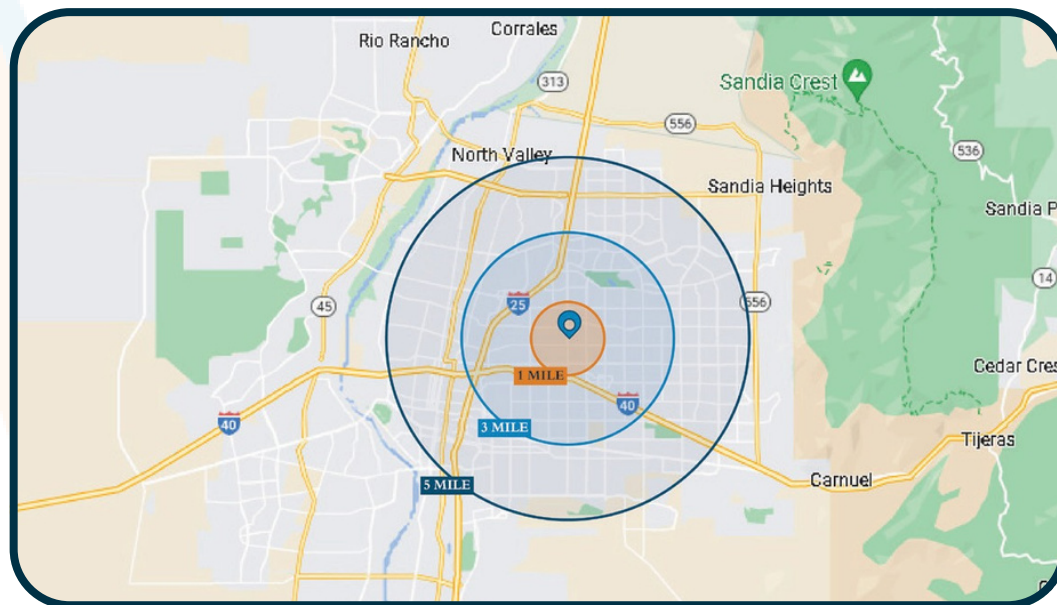
PROPERTY DETAILS

Address	3100 San Mateo Blvd NE, Albuquerque, NM 87110
Location	San Mateo & Candelaria
Building Type	Commercial Retail Center
Gross Leasable Area	±40,666 SF
Available Suite	Suite 3204 1,407 SF
Available Suite	Suite 3208 2,000 SF Suite 3208-B 3,640 SF
Available Suite	Suite 3100- A 1,400 SF Suite 3244 1,620 SF
Lease Type	Triple Net
Lease Rate	\$7.50 - \$12.00 + \$3.26 NNN
Land Area	1.06 Acres
Lease Term	3 to 5 Years
Zoning	C-2/MX-M
Parking	3.5/1000

2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,769	91,056	204,421
EST. HOUSEHOLDS EST.	7,622	46,666	99,175
AVG. HH INCOME	\$54,921	\$53,711	\$56,613

AREA ATTRACTIONS

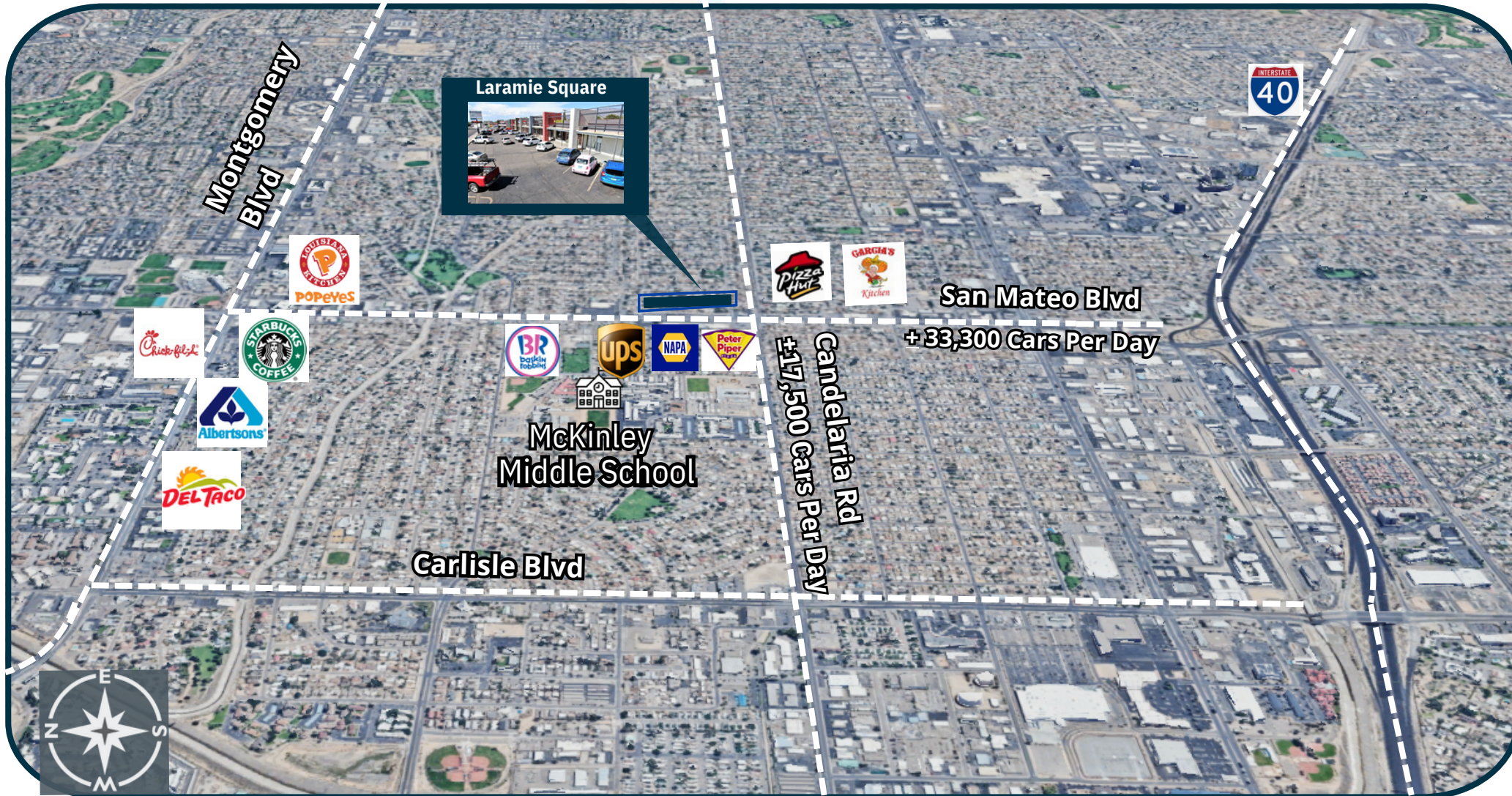


TRAFFIC COUNTS

- 32,000 VEHICLES PER DAY ON SAN MATEO BLVD
- 14,000 VEHICLES PER DAY ON CANDELARIA RD

PROPERTY HIGHLIGHTS

- MOVE IN READY SPACE AVAILABLE
- NEWLY RENOVATED FASCAD AND POLY SIGNS
- UNOBSTRUCTED VISIBILITY FROM SAN MATEO BLVD
- 2ND GENERATION BOXING STUDIO AVAILABLE
- AMPLE PARKING



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 Vacant

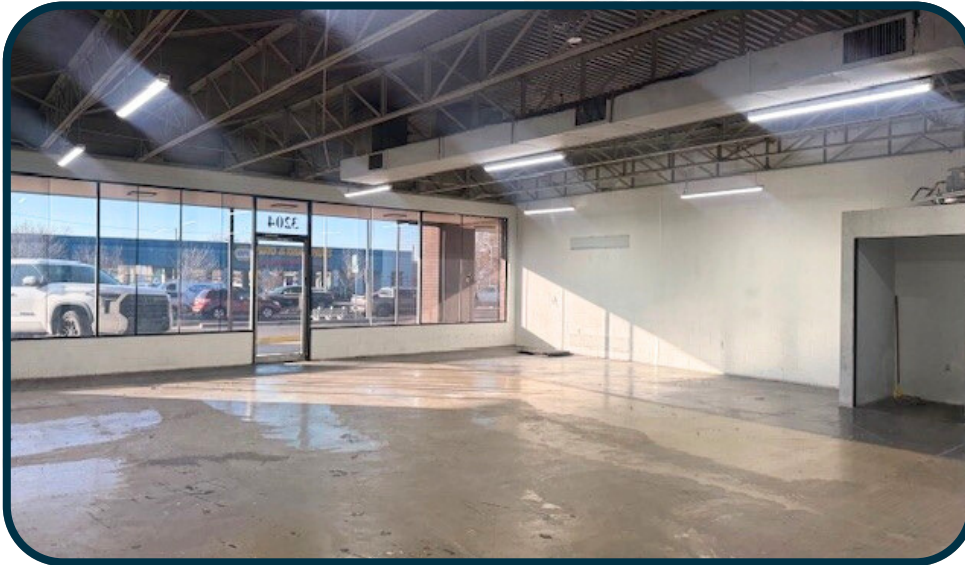
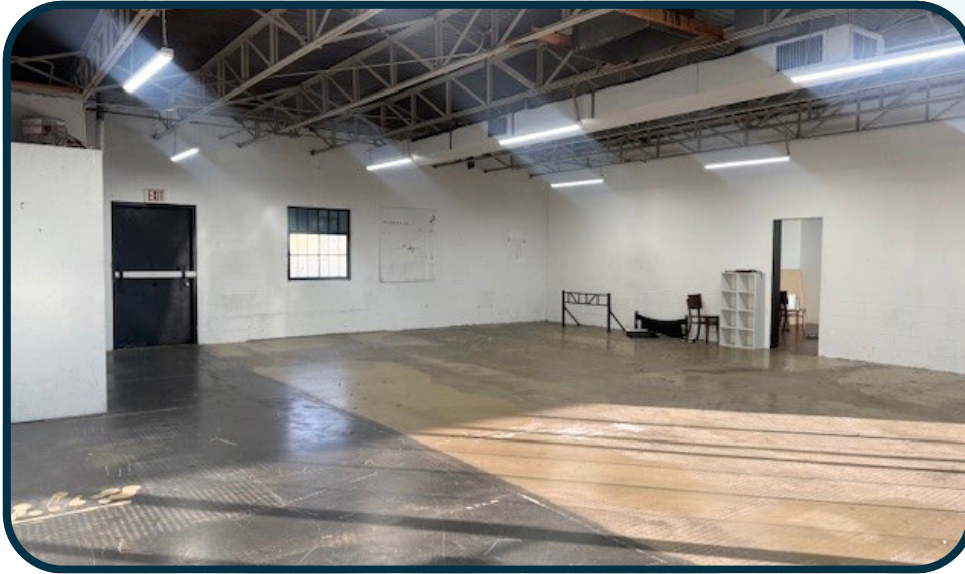
 Occupied

3244	3238	3232	3230	3228	3220	3218	3216	3214	3212	3210	3208	3208-B	3204	3202	3200	3124	3120	3118	3116	3112	3110	3108	3104	3100-A	3100-B	3100-C	3100-D
1620 SF	2653 SF	830 SF	960 SF	1560 SF	804 SF	1004 SF	1416 SF	1364 SF	500 SF	2704 SF	2000 SF	3640 SF	1407 SF	606 SF	3024 SF	804 SF	1432 SF	900 SF	606 SF	1300 SF	700 SF	1304 SF	2005 SF	1400 SF	1100 SF	1800 SF	1300 SF

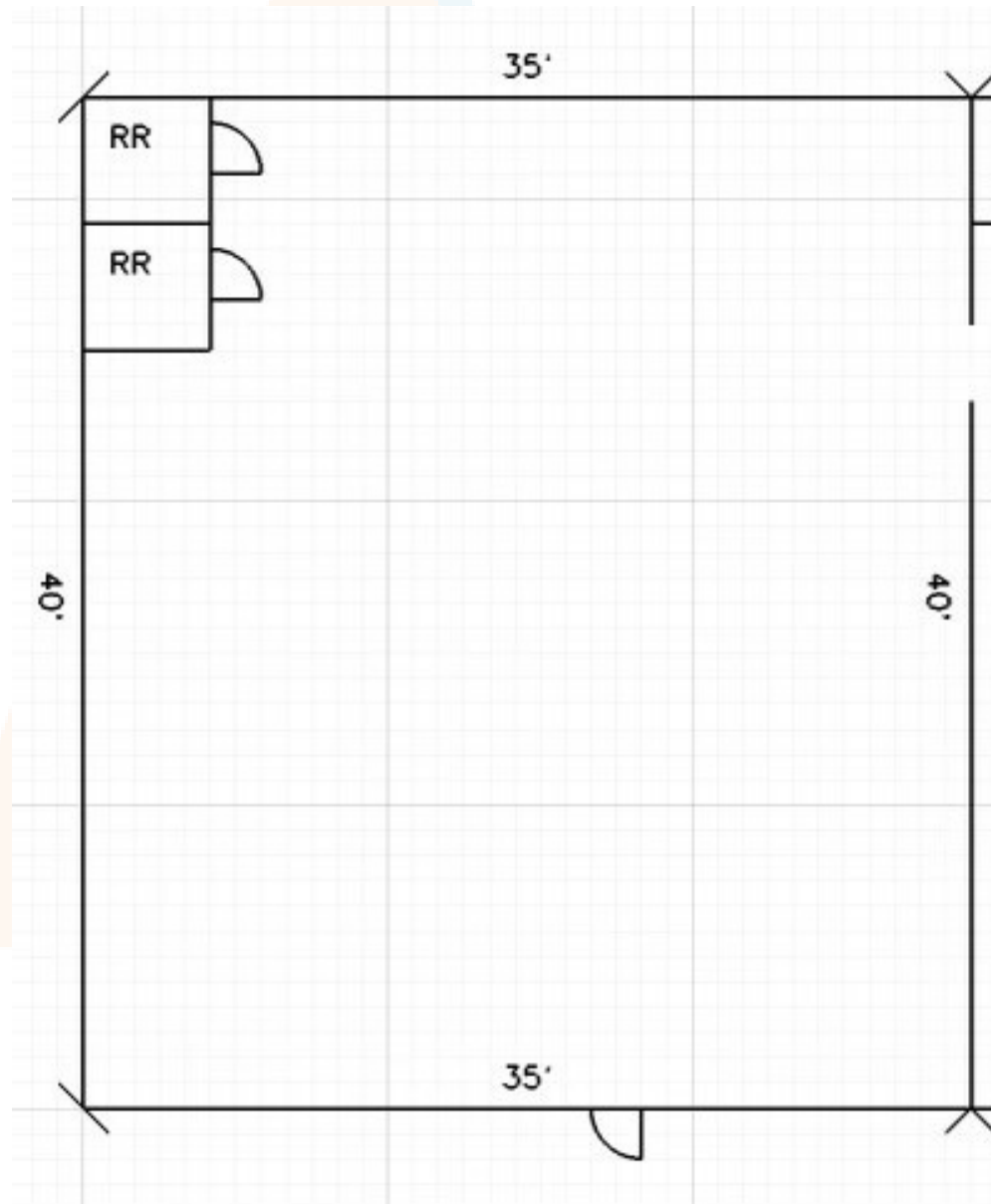


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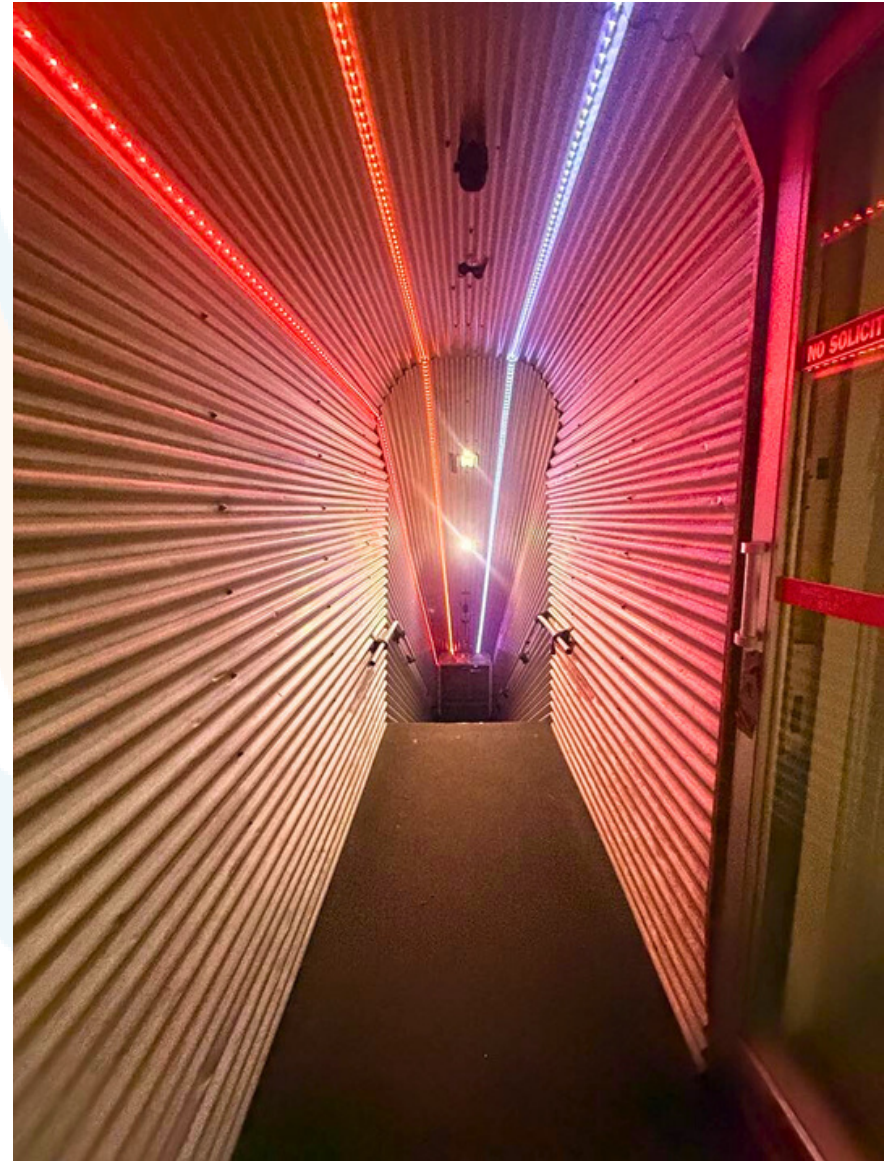
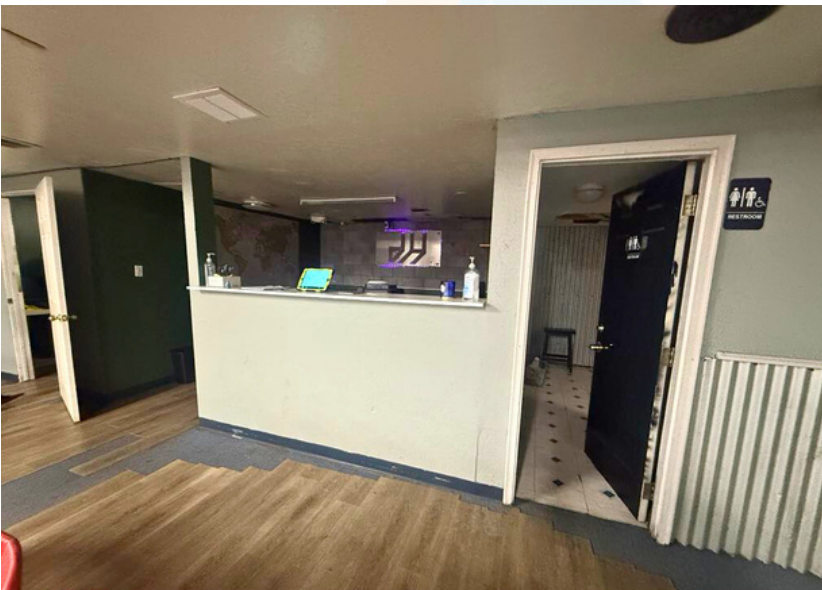
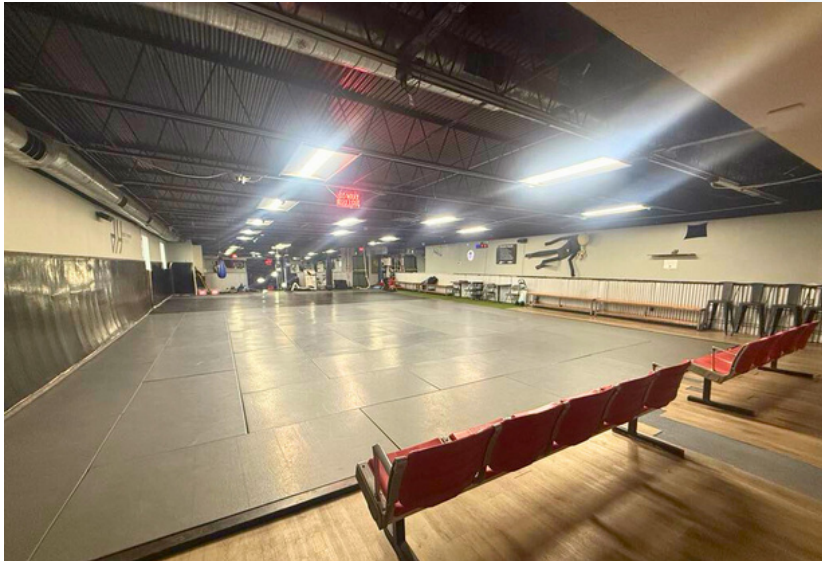
SUITE 3204 | 1,407 SF | \$1,789/ MONTH



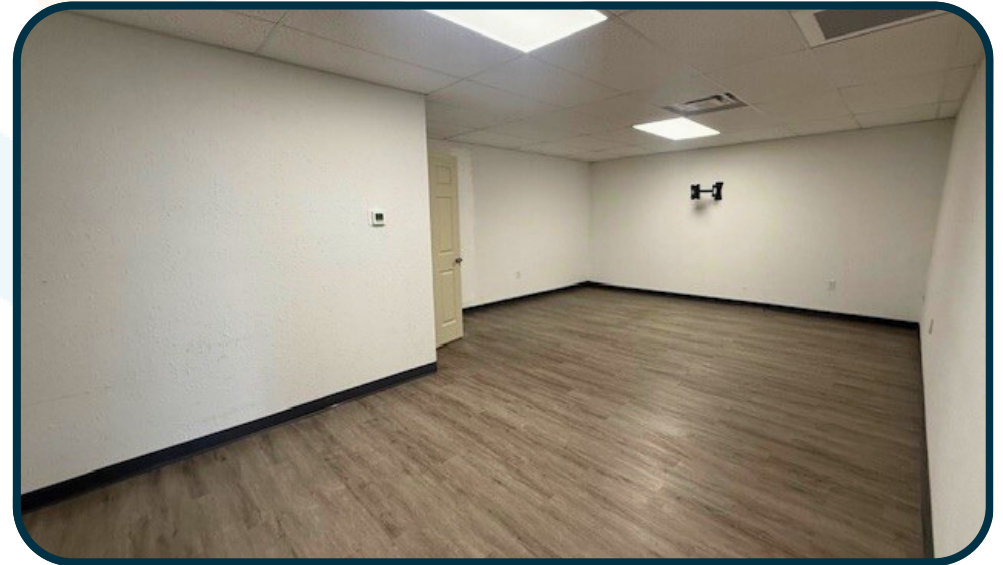
SUITE 3204 | 1,407 SF | \$1,789/ MONTH



SUITE 3208 | 2,000 SF | 1,793/MONTH OR SUITE 3208-B | 3,640 SF | \$3,264/MONTH



SUITE 3244 | 1,620 SF | \$2,060.10/MONTH



SUITE 3100-A | 1,400 SF | \$1,780.33/ MONTH





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