



# HIGH VISIBILITY RETAIL | ± 2653 SF

3100 SAN MATEO BLVD NE ALBUQUERQUE, NM 87110



## Property Overview

Welcome to Laramie Square, a well-positioned neighborhood retail center located at the signalized intersection of San Mateo & Candelaria. 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.

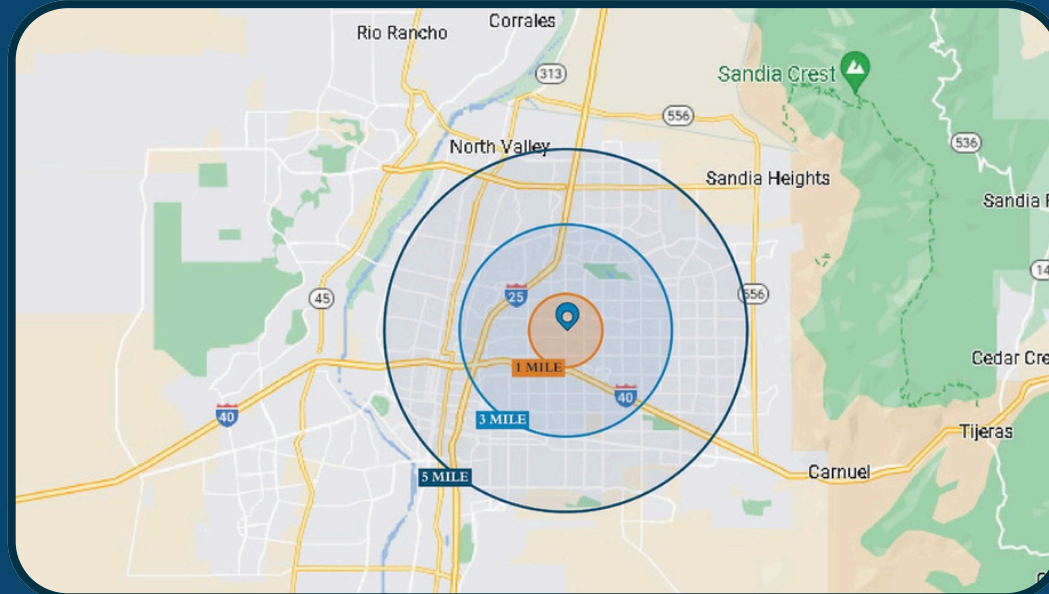
## PROPERTY DETAILS

|                     |                                               |
|---------------------|-----------------------------------------------|
| 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 3238   2653 SF                          |
| Lease Type          | Triple Net                                    |
| Lease Rate          | \$7.50 - \$12.00 + \$2.98 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

- DENSE RESIDENTIAL TRADE AREA WITH OVER 90,000 PEOPLE WITHIN 3 MILES
- MOVE IN READY SPACE AVAILABLE
- NEWLY RENOVATED FASCAD AND POLY SIGNS
- UNOBSTRUCTED VISIBILITY FROM SAN MATEO BLVD
- 2ND GENERATION BOXING STUDIO AVAILABLE
- AMPLE PARKING

SHADOW ANCHORED BY STARBUCKS, CHICK-FIL-A, ALBERTSONS, UPS & NATIONAL RETAILERS



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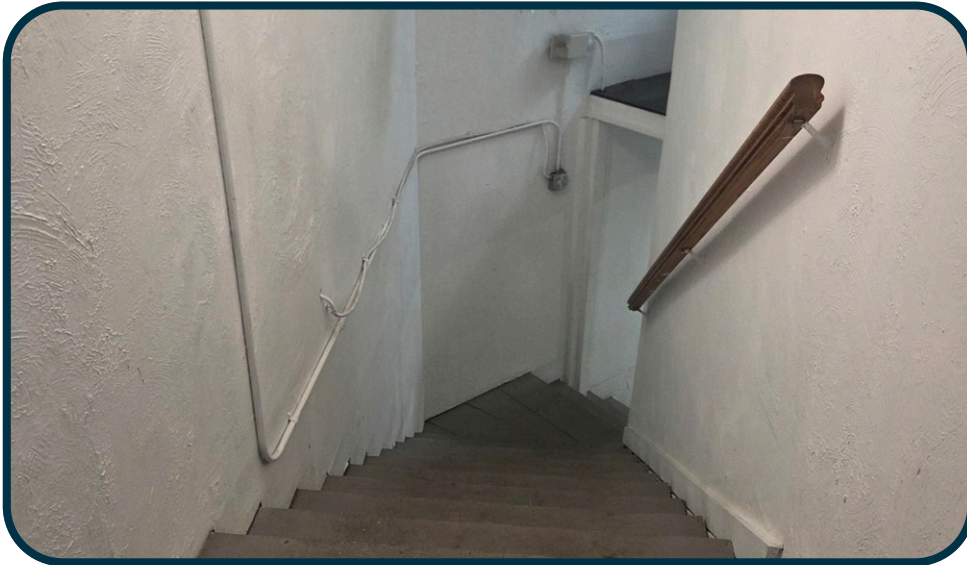
Actively leasing — limited availability in high-traffic corridor.

|         |         |        |        |         |        |         |         |         |        |         |         |         |         |        |         |        |         |        |        |         |        |         |         |         |         |         |         |
|---------|---------|--------|--------|---------|--------|---------|---------|---------|--------|---------|---------|---------|---------|--------|---------|--------|---------|--------|--------|---------|--------|---------|---------|---------|---------|---------|---------|
| 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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ALBUQUERQUE NM 87111

SUITE 3238 | 2653 SF





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