



BASE 5 GLOBAL NET LEASE
RETAIL PARTNERS

PLAZA @ SAN MATEO

San Mateo just north of I-40, Albuquerque NM 87114
ANCHOR SPACES NOW AVAILABLE - UP TO 58,000 SF



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

LISTING BROKERS:
DAVID CHAVEZ - chavo@base5retail.com - 505-507-3283
KINO JAMES - kino@base5retail.com - 505-463-7191



FOR LEASE

2451 San Mateo Blvd NE

Albuquerque NM 87110



Dock

±28,292 SF

PROSPECT AVENUE



1,219 SF

1,219 SF

KÈVA JUICE



37.500 VPD

SAN MATEO BOULEVARD

FUTURE DEVELOPMENT
+/- 6,000 SF Building
or
+/- 2,700 SF Building
with Drive-Thru

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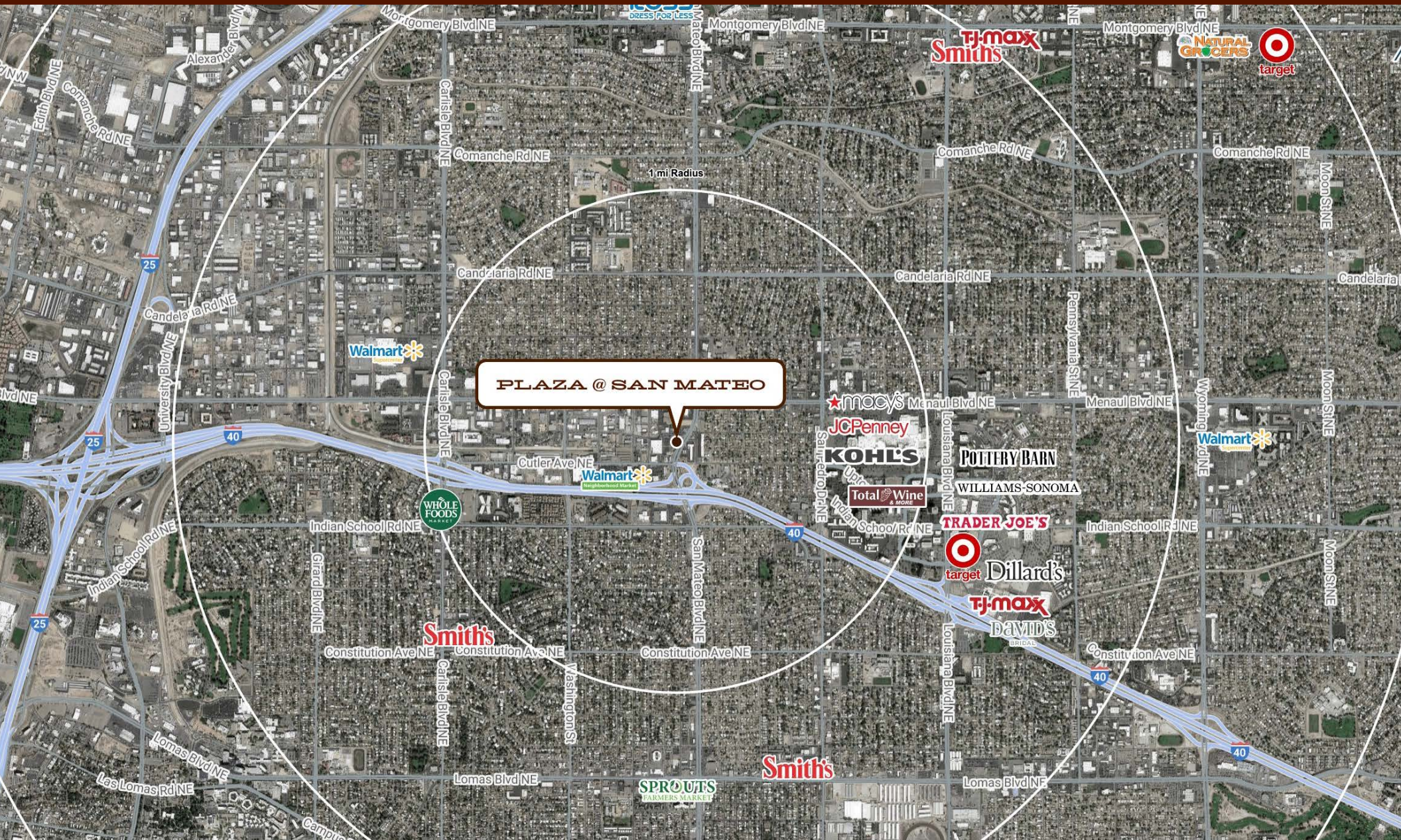


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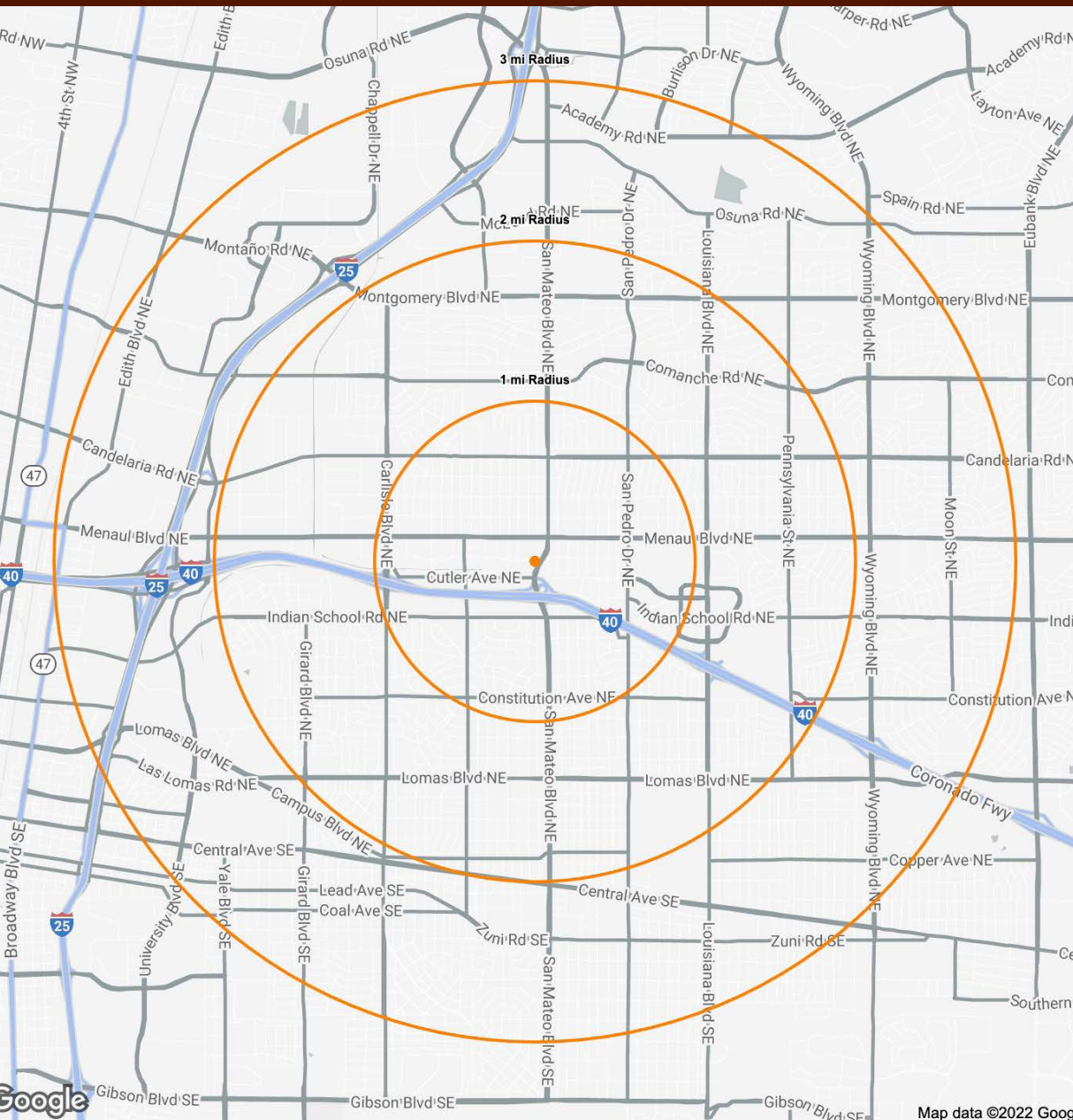


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1 MILE	3 MILES	5 MILES
10,013	71,216	183,444



1 MILE	3 MILES	5 MILES
\$99,524	\$98,253	\$92,244



1 MILE	3 MILES	5 MILES
5,928	23,766	94,352



San Mateo (37,500 VPD)

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Plaza @ San Mateo is positioned at the hard corner of San Mateo Blvd & Prospect – just north of I-40. The former Bed Bath & Beyond and Buy Buy Baby anchor spaces are available, up to 58,000 SF.

- Traffic: 37,500 VPD on San Mateo & 198,100 on I-40
- Access: Great access from the signalized intersection of San Mateo & Prospect, and cross-access with Office Depot to Cutler.
- Location: The site is located along a major retail corridor with convenient access to I-40.
- Population: The site has a large trade area draw with over 173,000 population in a 5 mile area.

Currently have opportunities for shop space tenants, and a pad site for GL or BTS.



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