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FOR LEASE

LEASE

Now Leasing | Willow Village Center – SE ABQ

955 SAN PEDRO SE

Albuquerque, NM 87108

PRESENTED BY:

ZANE VAN WINKLE, M.S.
(REAL ESTATE &
INFRASTRUCTURE)

O: 505.503.5862

zane.vanwinkle@svn.com

NM #REC-2025-0309

**JOEL T WHITE, MAI (NON-
PRACTICING)**

O: 505.503.2634

joel.white@svn.com

NM #33465

HUNTER GREENE

O: 505.450.5612

hunter.greene@svn.com

NM #33022



SVN
WALT ARNOLD COMMERCIAL
BROKERAGE, INC.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN)
NNN:	\$1.27 SF/yr
AVAILABLE SF:	3,082 - 13,354 SF
LOT SIZE:	3.2 Acres
BUILDING SIZE:	47,564 SF

PROPERTY DESCRIPTION

Willow Village Shopping Center offers **two flexible lease opportunities** in the heart of Southeast Albuquerque. Both suites provide excellent visibility, generous parking, and proximity to major community anchors, including Kirtland Air Force Base and Albuquerque International Sunport.

PROPERTY HIGHLIGHTS

- Two suites available: **13,354 SF** and **3,082 SF**
- Endcap and inline locations with strong visibility on San Pedro SE
- Ample fenced surface parking
- Ideal for **education, nonprofits, government, retail services**, or **back-office operations**

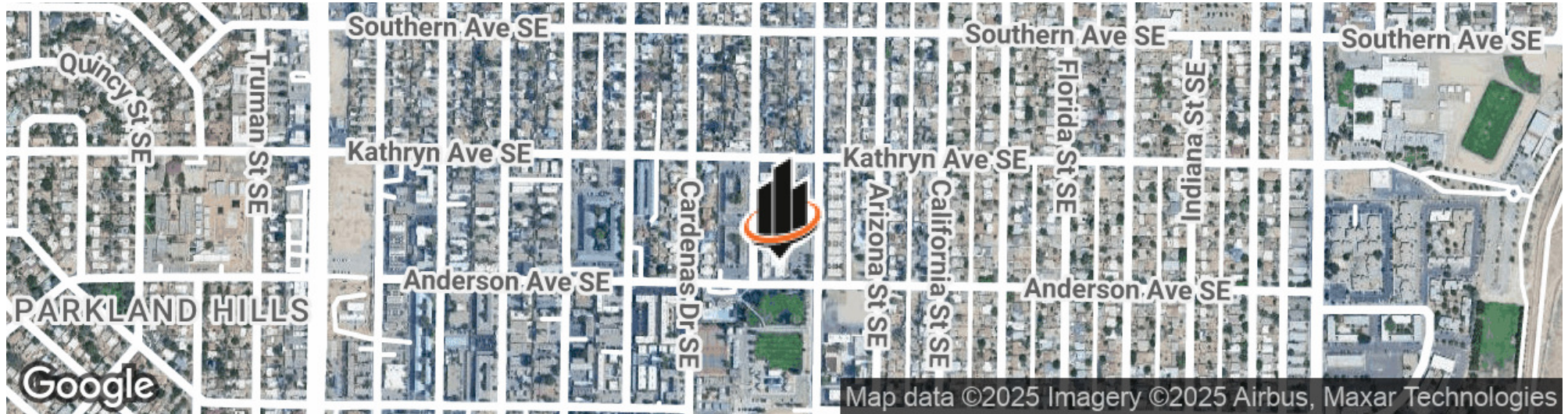
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LOCATION ADVANTAGES



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- **High-visibility** corner location
- **Strong traffic counts** and exposure
- **Easy access** to public transportation
- Close to CNM and UNM
- Adjacent to renovated park and pool
- Ample surface parking
- Patrolling on-site security
- Centrally located in a **vibrant, growing community**

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	3,082 - 13,354 SF	LEASE RATE:	\$9.00 SF/yr

AVAILABLE SPACES
SUITE

955 San Pedro	Available	13,354 SF	NNN	\$9.00 SF/yr
917 San Pedro Dr SE	Available	3,082 SF	NNN	\$9.00 SF/yr

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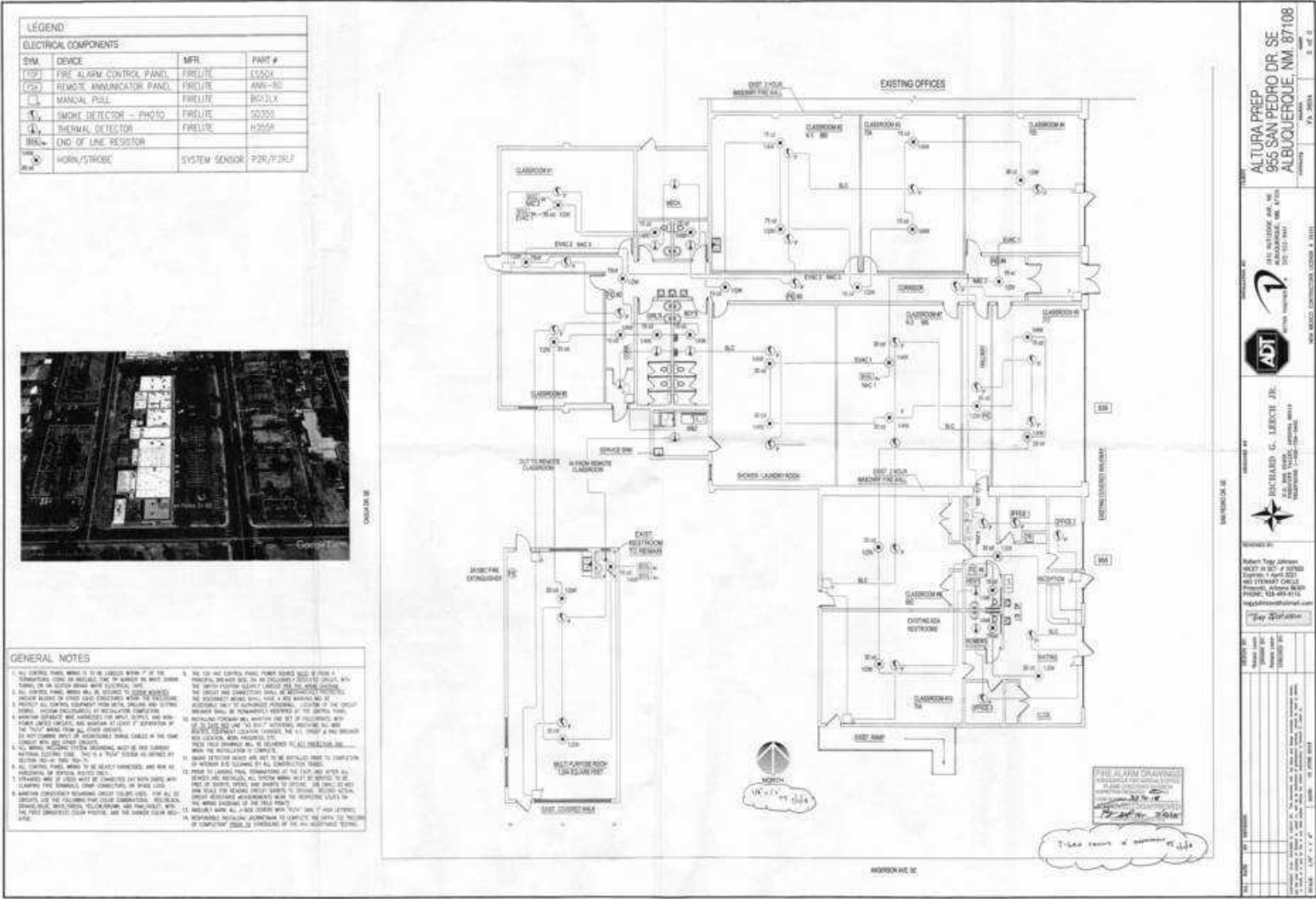
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FLOOR PLANS

(Not to Scale)



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ADDITIONAL PHOTOS



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13,354 SF SUITE - ADDITIONAL PHOTOS



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13,354 SF SUITE - ADDITIONAL PHOTOS



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3,082 SF SUITE - ADDITIONAL PHOTOS



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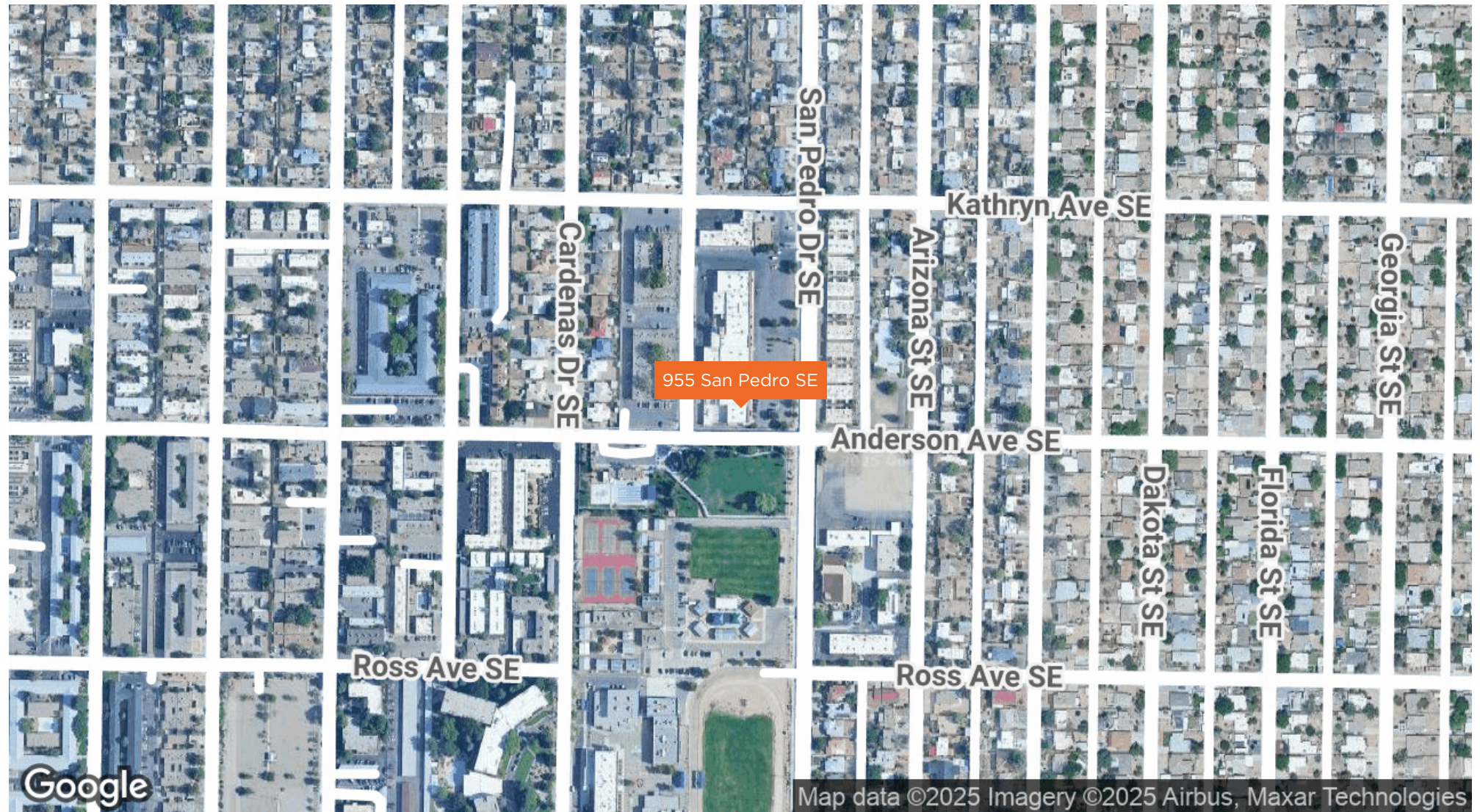
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LOCATION MAP



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RETAILER MAP



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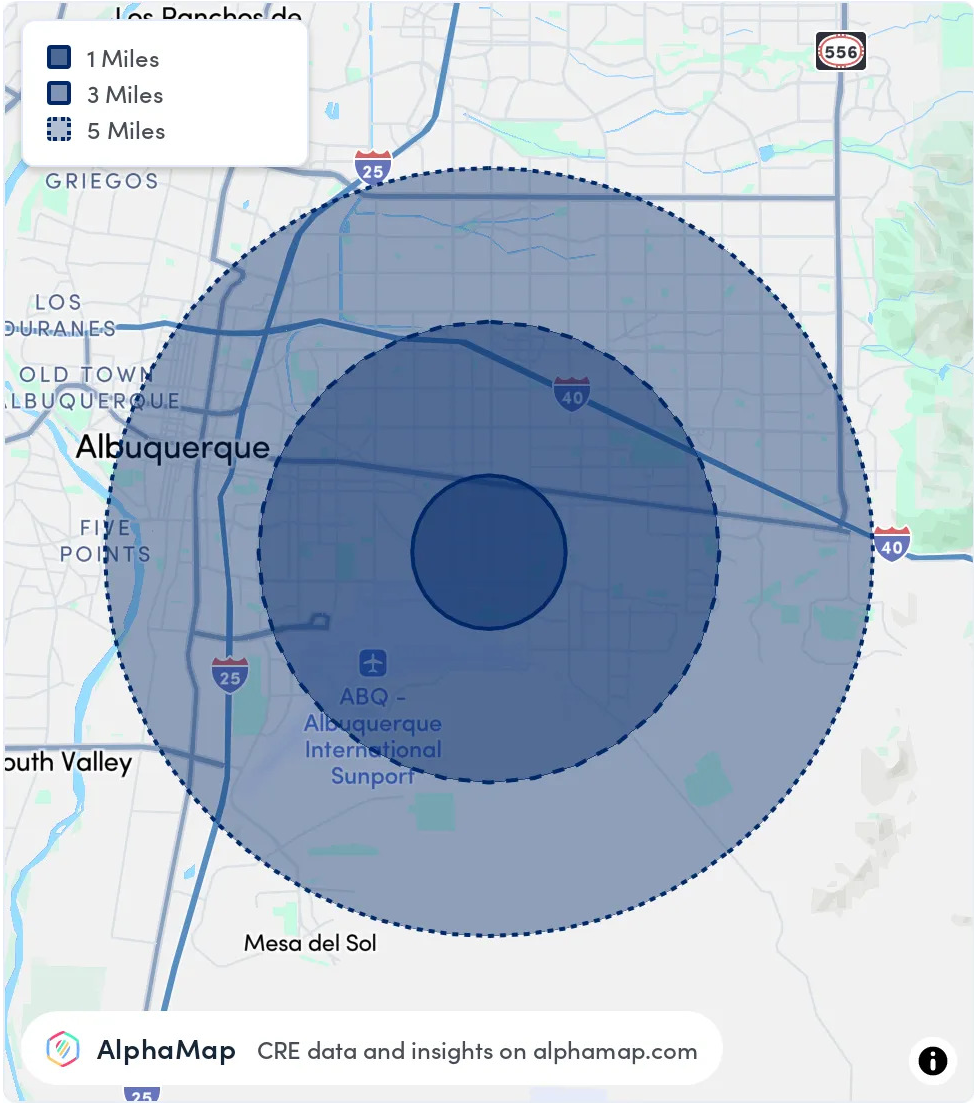
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,077	84,715	220,622
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	41	39	40
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	8,117	38,673	99,977
PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$52,107	\$73,877	\$79,096
AVERAGE HOUSE VALUE	\$234,169	\$278,953	\$295,411
PER CAPITA INCOME	\$24,812	\$33,580	\$35,952

Map and demographics data derived from AlphaMap



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