

# Retail For Lease



## Trade Winds Shopping Center

AT CENTRAL AVE. & SAN MATEO BLVD.



### FLEXIBLE TERMS!

Under New Ownership With  
Tenant Improvement Allowance

±1,000 - 5,500 SF  
Available

5400 Central Ave. SE | Albuquerque, NM 87108

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**NASunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence



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*Building A*



*Building B*



*Suite A-101*



*Building C*



*Suite B-105 Endcap*

## OVERVIEW

The Trade Winds shopping center is located near the corner of Central Ave. & San Mateo Blvd. just east of Nob Hill.

The former Route 66-era Trade Winds Motel was redeveloped with the intention of bringing affordable, new retail to the area. Prices are well under comparable lease rates in the area.

This highly-visible and iconic property has many options for local and national users alike.

## LEASE RATE

Flexible Terms! Landlord is ready to make a deal. See Advisors for more details.

## HIGHLIGHTS

- ±1,000 - 5,500 SF available
- Affordable, flexible, and ready for business
- High traffic flow on Central Ave.
- First-generation space available with modern construction
- Multi-family development across Central Ave. bringing more residents to the area soon
- Enhanced security on site
- Competitive lease rates
- Tenant improvement allowance for a custom-built space
- Ample parking with a 4.1:1000 ratio



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## THE PROPERTY





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## AVAILABILITY

### RETAIL SPACE

±1,000 - 5,500 SF

#### BUILDING A

**Suite A-101:** ±1,000 SF

#### BUILDING B

**Suite B-101:** ±1,100 SF

**Suite B-102:** ±1,100 SF

**Suite B-103:** ±1,100 SF

**Suite B-104:** ±1,100 SF

**Suite B-105:** ±1,100 SF

**Total:** ±5,500 SF

#### BUILDING C

**Suite C-103:** ±1,100 SF

**Suite C-104:** ±1,100 SF

**Suite C-105:** ±1,100 SF

**Total:** ±3,300 SF

### LEASE RATE

See Advisors

### ZONING

MX-M 





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**LOCATION**



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
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Albuquerque, NM 87110

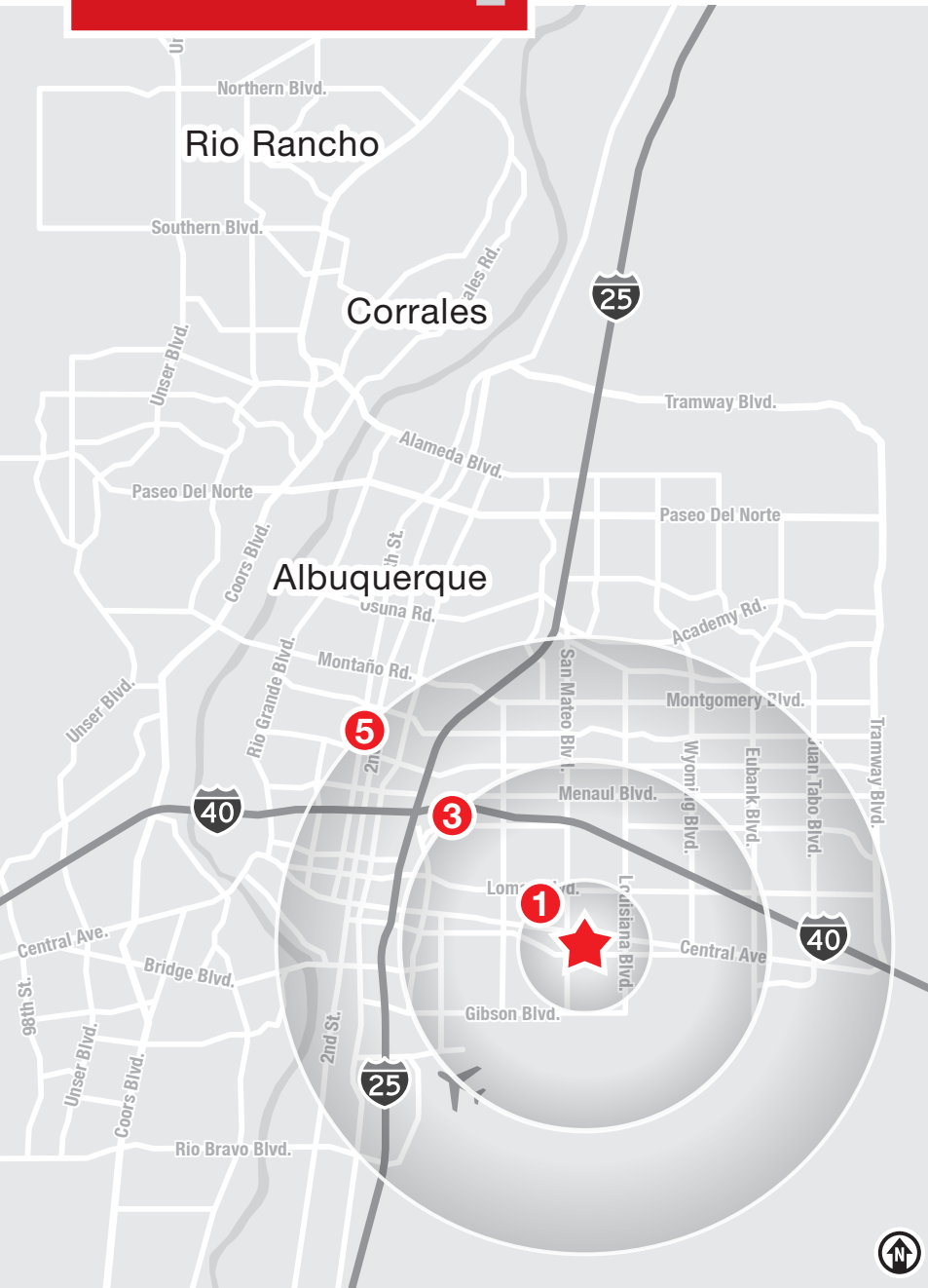
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**TRADE AREA**



## TOTAL POPULATION

1 mile	3 mile	5 mile
15,491	106,535	248,178



## AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$73,784	\$75,695	\$78,254



## DAYTIME EMPLOYMENT

1 mile	3 mile	5 mile
8,021	86,933	199,326



## TRAFFIC COUNTS

Central Ave.	San Mateo Blvd.
17,200	24,000

2025 Forecasted by Esri

## AREA RETAILERS

**Mister**

**BMO**

**Pep Boys**

**O'Reilly**  
AUTO PARTS

**WING STOP**

**Weck's**

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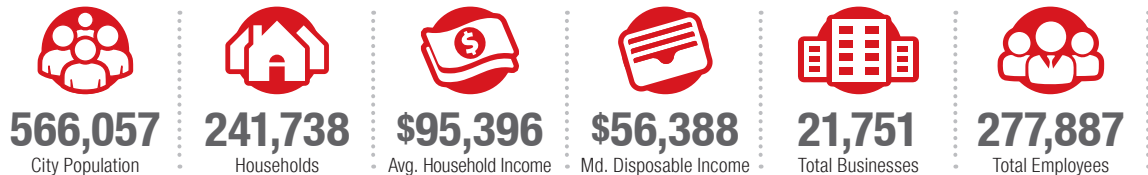
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



#### In the News

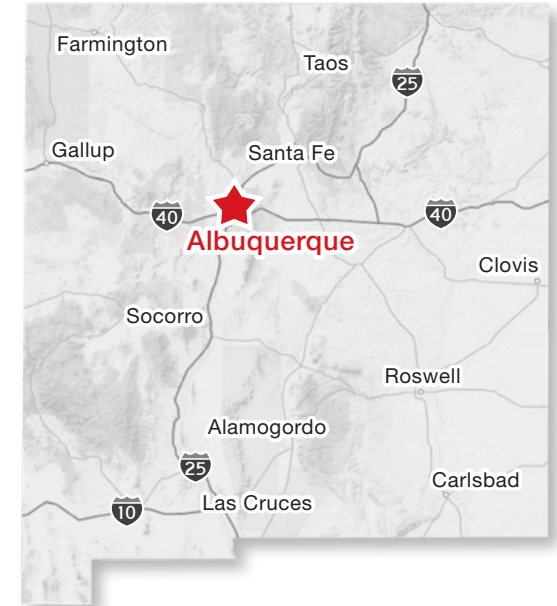
Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.