

**Retail
For Lease**

Trade Winds Shopping Center

AT CENTRAL AVE. & SAN MATEO BLVD.



**UNDER NEW OWNERSHIP WITH
TENANT IMPROVEMENT ALLOWANCE**

5400 Central Ave. SE | Albuquerque, NM 87108

NA SunVista] **Got Space™**

**±1,000 - 4,400 SF
Available**

Alexis Lovato

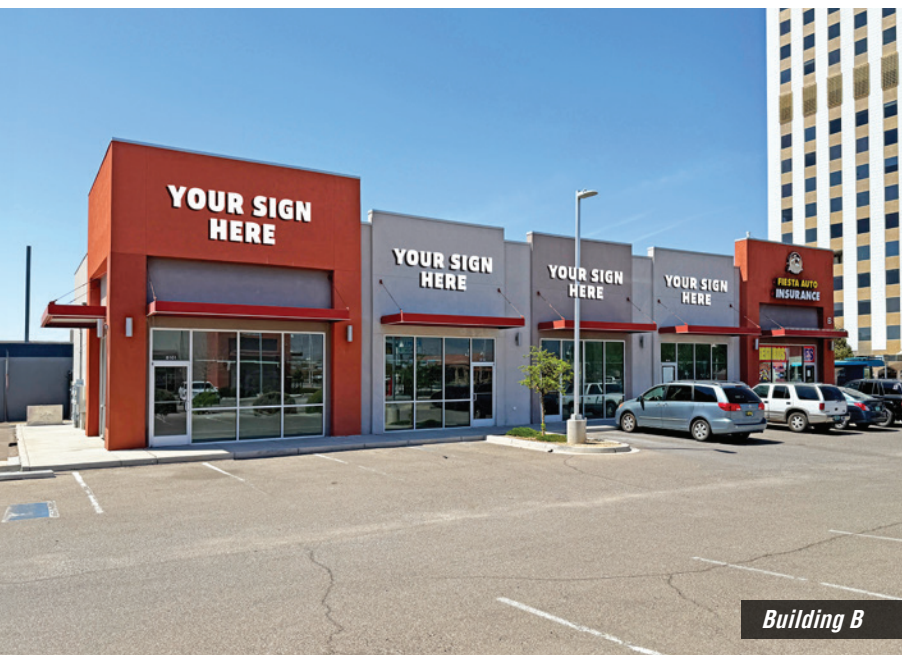
alexis@sunvista.com | 505 639 6433

Melody Torres

melody@sunvista.com | 505 280 2839

For Lease

Trade Winds Shopping Center | 5400 Central Ave. SE | Albuquerque, NM 87108



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 \$15.00/SF + NNN

HIGHLIGHTS

- ±1,000 - 4,400 SF retail space 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 approval allowance for a custom-built space
- Ample parking with a 4.1:1000 ratio

For Lease

Trade Winds Shopping Center | 5400 Central Ave. SE | Albuquerque, NM 87108

THE PROPERTY



For Lease

Trade Winds Shopping Center | 5400 Central Ave. SE | Albuquerque, NM 87108

AVAILABILITY

RETAIL SPACE

±1,000 - 4,400 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

Total: ±4,400 SF

BUILDING C

Suite C-103: ±1,100 SF

Suite C-104: ±1,100 SF

Suite C-105: ±1,100 SF

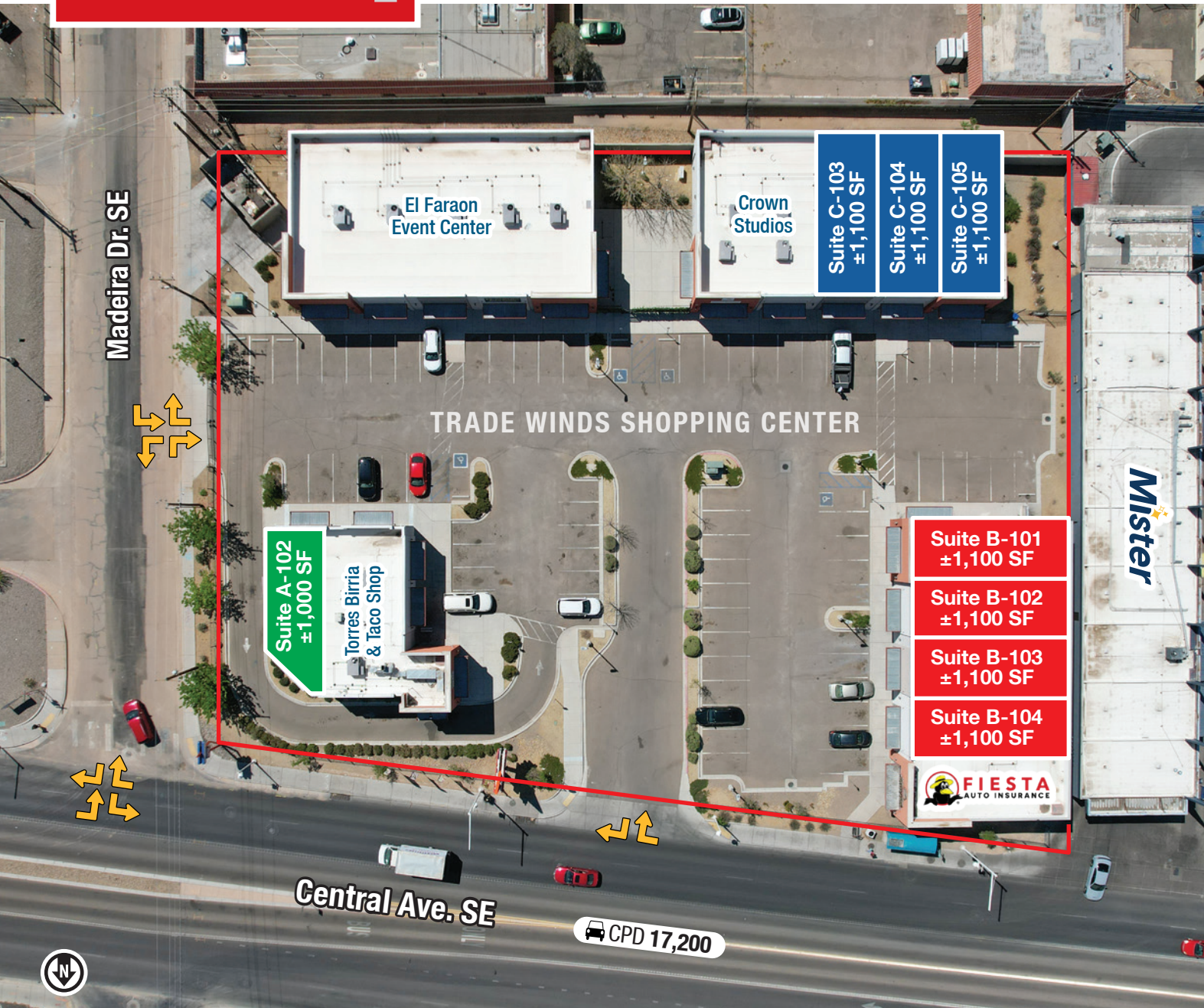
Total: ±3,300 SF

LEASE RATE

\$15.00/SF + NNN

IDO ZONING

MX-M 



For Lease

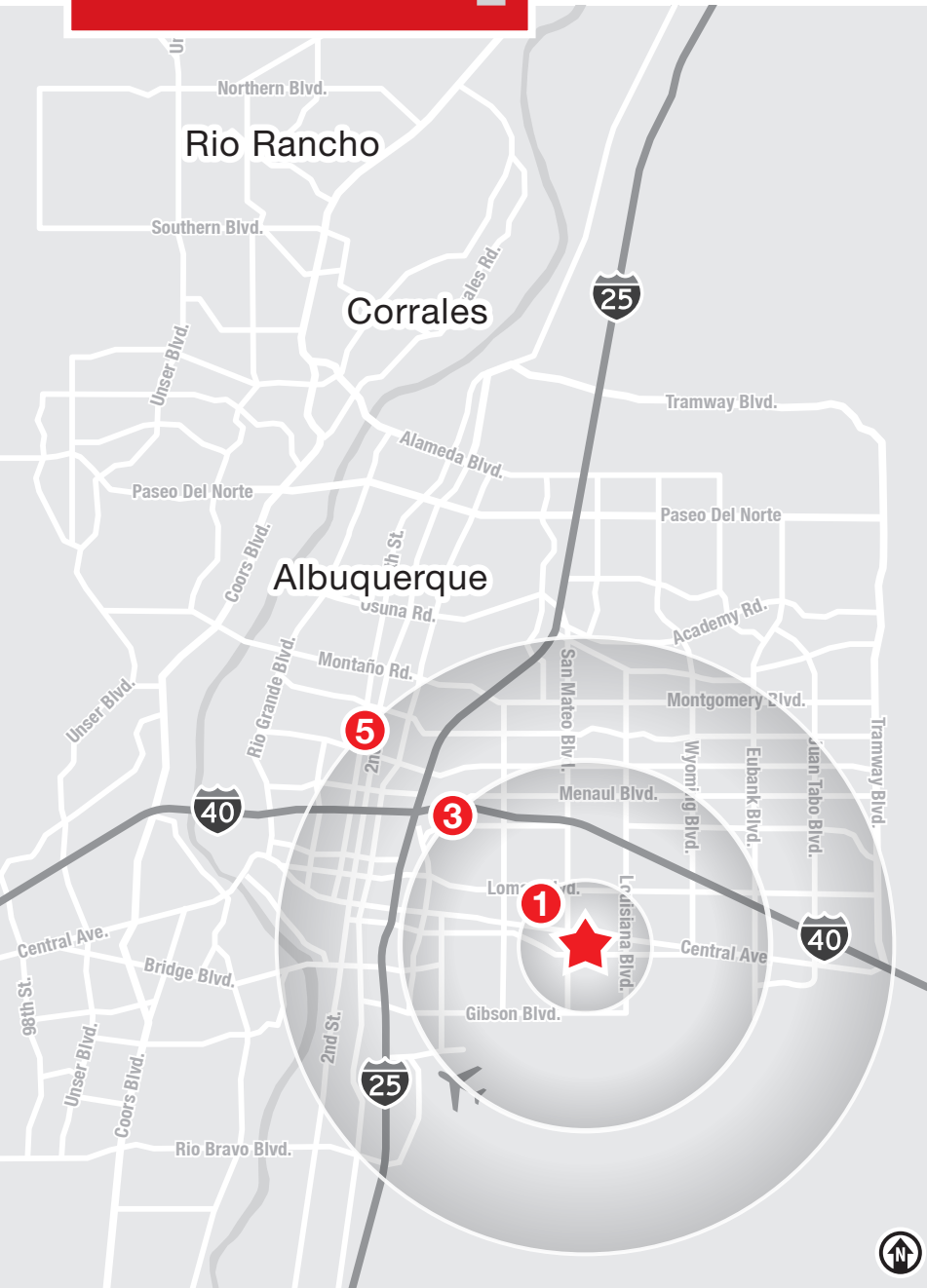
Trade Winds Shopping Center | 5400 Central Ave. SE | Albuquerque, NM 87108

LOCATION



For Lease

Trade Winds Shopping Center | 5400 Central Ave. SE | Albuquerque, NM 87108



TRADE AREA



TOTAL POPULATION

1 mile	3 mile	5 mile
15,466	106,257	248,364



AVG. HOUSEHOLD INCOME

1 mile	3 mile	5 mile
\$74,086	\$74,480	\$77,153



DAYTIME EMPLOYMENT

1 mile	3 mile	5 mile
8,029	86,946	200,324



TRAFFIC COUNTS

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

AREA RETAILERS

Mister

BMO

Pep Boys

O'Reilly
AUTO PARTS

WING STOP

Weck's

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alexis Lovato
alexis@sunvista.com
505 639 6433

Melody Torres
melody@sunvista.com
505 280 2839

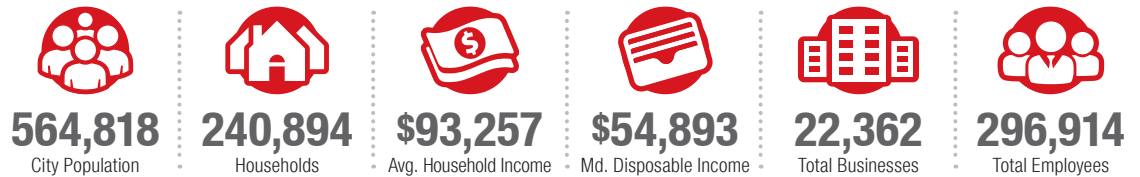
Albuquerque

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 2024 Demographics)



926,835
Albuquerque Metro Population



The Largest
City in the State



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*

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.