

**Retail  
For Lease**

# Trade Winds Shopping Center

AT CENTRAL AVE. & SAN MATEO BLVD.



**UNDER NEW OWNERSHIP WITH  
TENANT IMPROVEMENT ALLOWANCE**

**±1,000 - 4,400 SF  
Available**

5400 Central Ave. SE | Albuquerque, NM 87108

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**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

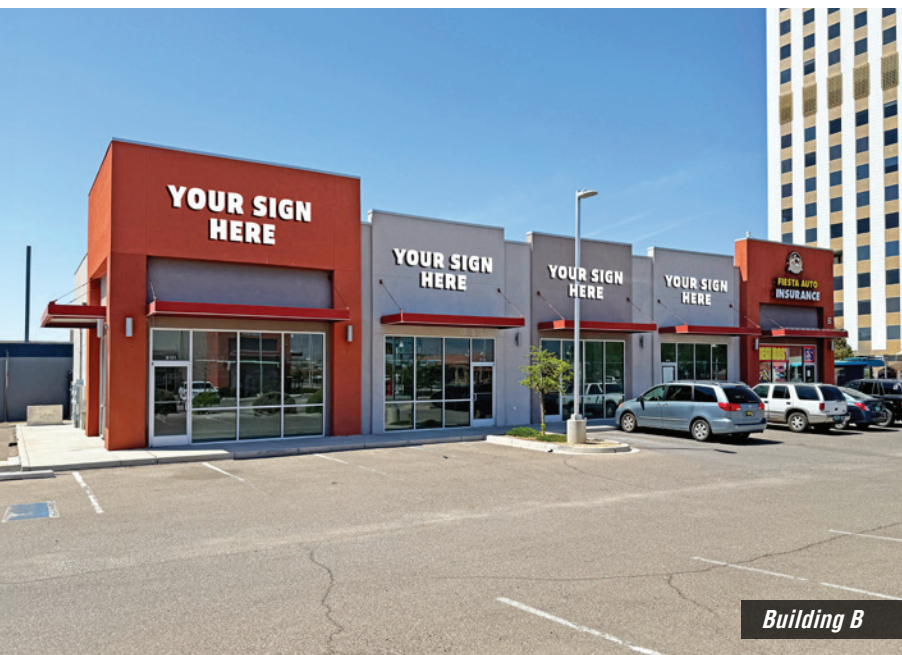


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*Building A*



*Building B*



*Suite A-101*



*Building C*



*Shell Interiors For Custom Buildout*

## 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** See Advisors

## 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 approvalment allowance for a custom-built space
- Ample parking with a 4.1:1000 ratio



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**THE PROPERTY**

**San Mateo Blvd. SE**

**CPD 24,000**

**Building B**  
±1,100-4,400 SF Available

**Building C**  
±1,100-3,300 SF Available

**Building D**  
Fully Leased

**Building A**  
±1,000 SF Available

**TRADE WINDS SHOPPING CENTER**

**Central Ave. SE**

**CPD 17,200**

**UPCOMING HOUSING DEVELOPMENT**

**BMO**

**Madeira Dr. SE**

**El Faraon Event Center**

**Crown Studios**

**Torres Birria & Taco Shop**

**Mister**

**FIESTA AUTO INSURANCE**

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## 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**

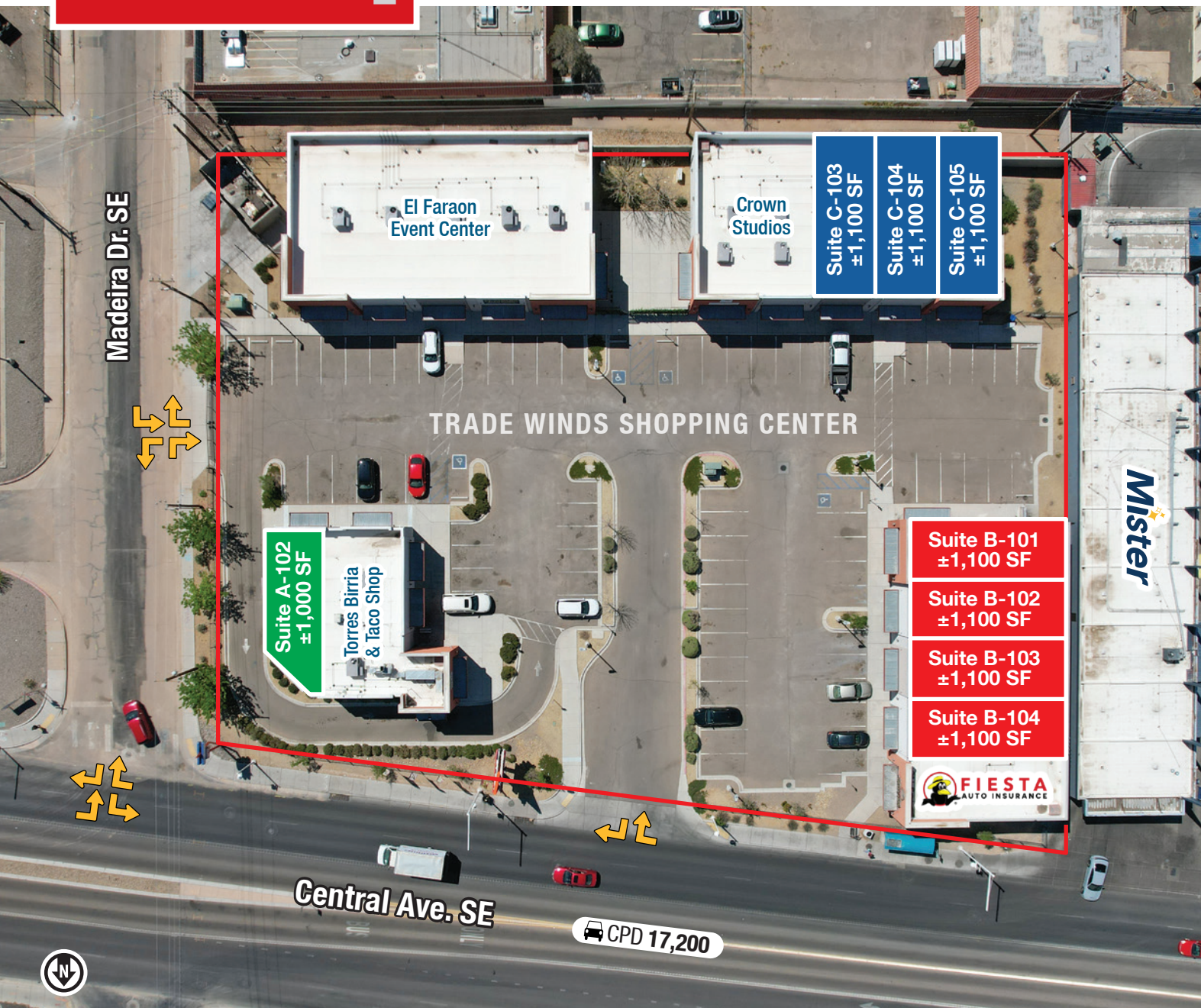
**Total:** ±3,300 SF

## LEASE RATE

See Advisors

## ZONING

MX-M 





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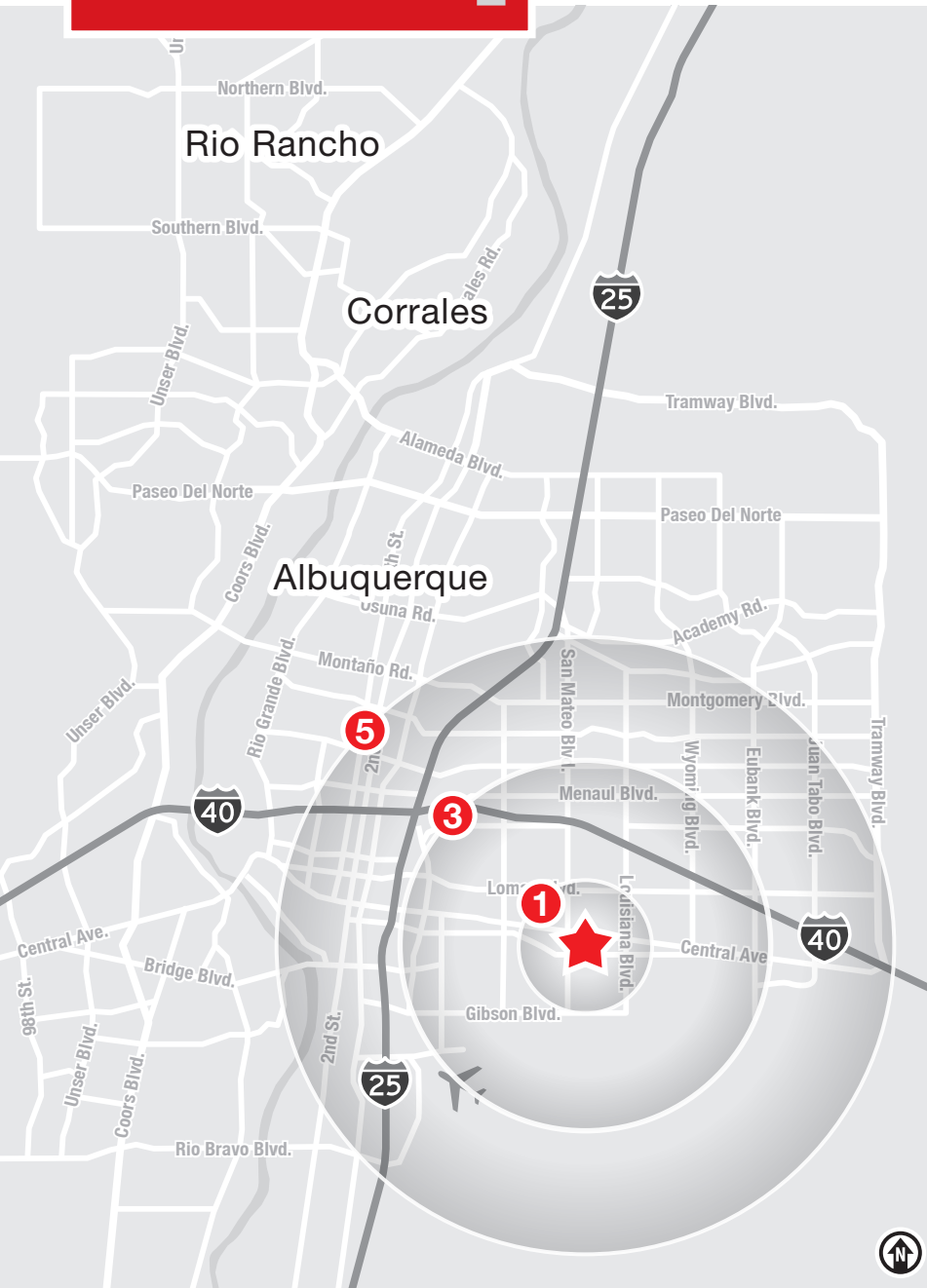
**LOCATION**





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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**

**WEEK'S**

**NAI SunVista**

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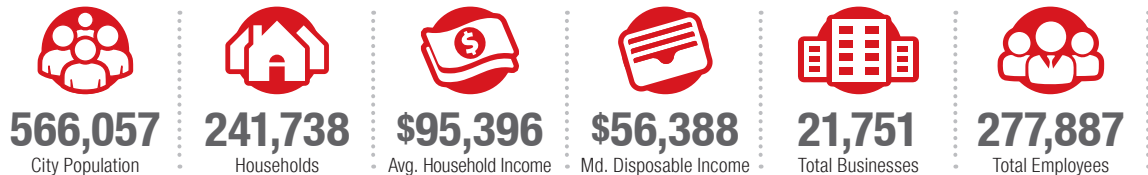
# Albuquerque

## 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.