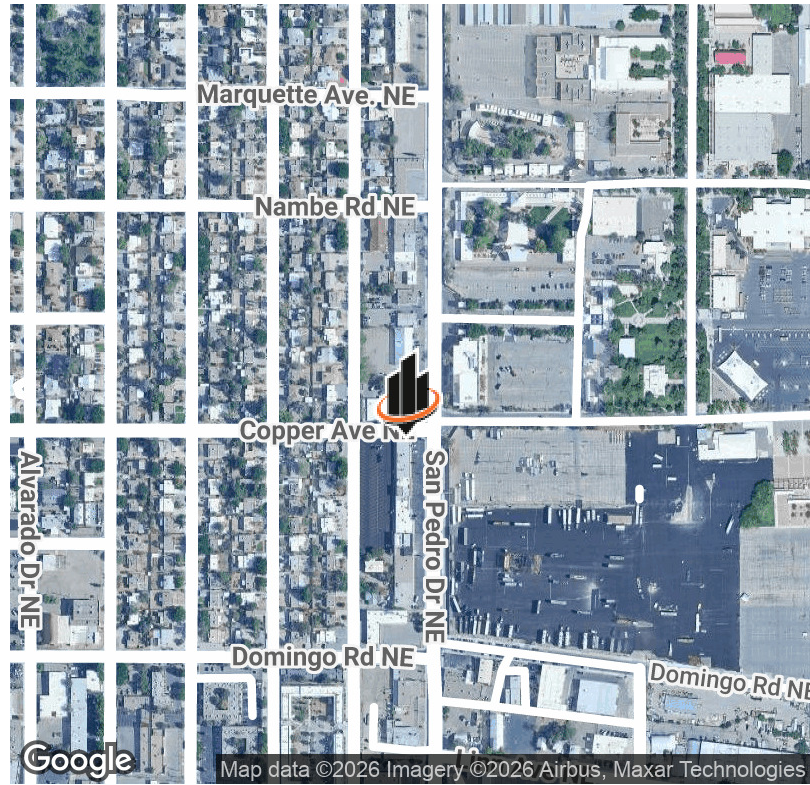




OFFERING SUMMARY

LEASE RATE:	\$10.50 SF/yr
AVAILABLE SF:	970 SF
MONTHLY RENT:	\$848.75/month
CAMS:	\$1.02/SF/yr

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 243 San Pedro Dr NE, a prime commercial space in Albuquerque. Boasting a versatile layout, this property offers a compelling environment for businesses to thrive. With ample parking, high visibility, and seamless access to major transportation routes, the location is primed for success. The well-maintained exterior and customizable interiors provide the perfect canvas for businesses to create their ideal space. Whether it's a retail storefront, office space, or a new concept, this property offers the flexibility and potential to bring any vision to life. Elevate your business in this dynamic and strategic location.

PROPERTY HIGHLIGHTS

- **PRIME LOCATION IN ALBUQUERQUE, NM**
- **HIGH VISIBILITY WITH STRONG FOOT TRAFFIC**
- **AMPLE ON-SITE PARKING**
- **WELL-MAINTAINED, PROFESSIONALLY MANAGED PROPERTY**
- **FLEXIBLE LEASE TERMS WITH COMPETITIVE PRICING**



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LOCATION OVERVIEW

Situated in the heart of Albuquerque, 243 San Pedro Dr NE is surrounded by a vibrant mix of local retailers, making it an ideal location for a Retail / Strip Center tenant. The nearby Winrock Town Center and Coronado Center offer a diverse range of shopping and dining options, while the University of New Mexico and Kirtland Air Force Base create a strong, stable customer base. With its convenient access to major transportation routes and a bustling, growing community, the area presents an exciting opportunity for retailers looking to establish or expand their presence in Albuquerque.



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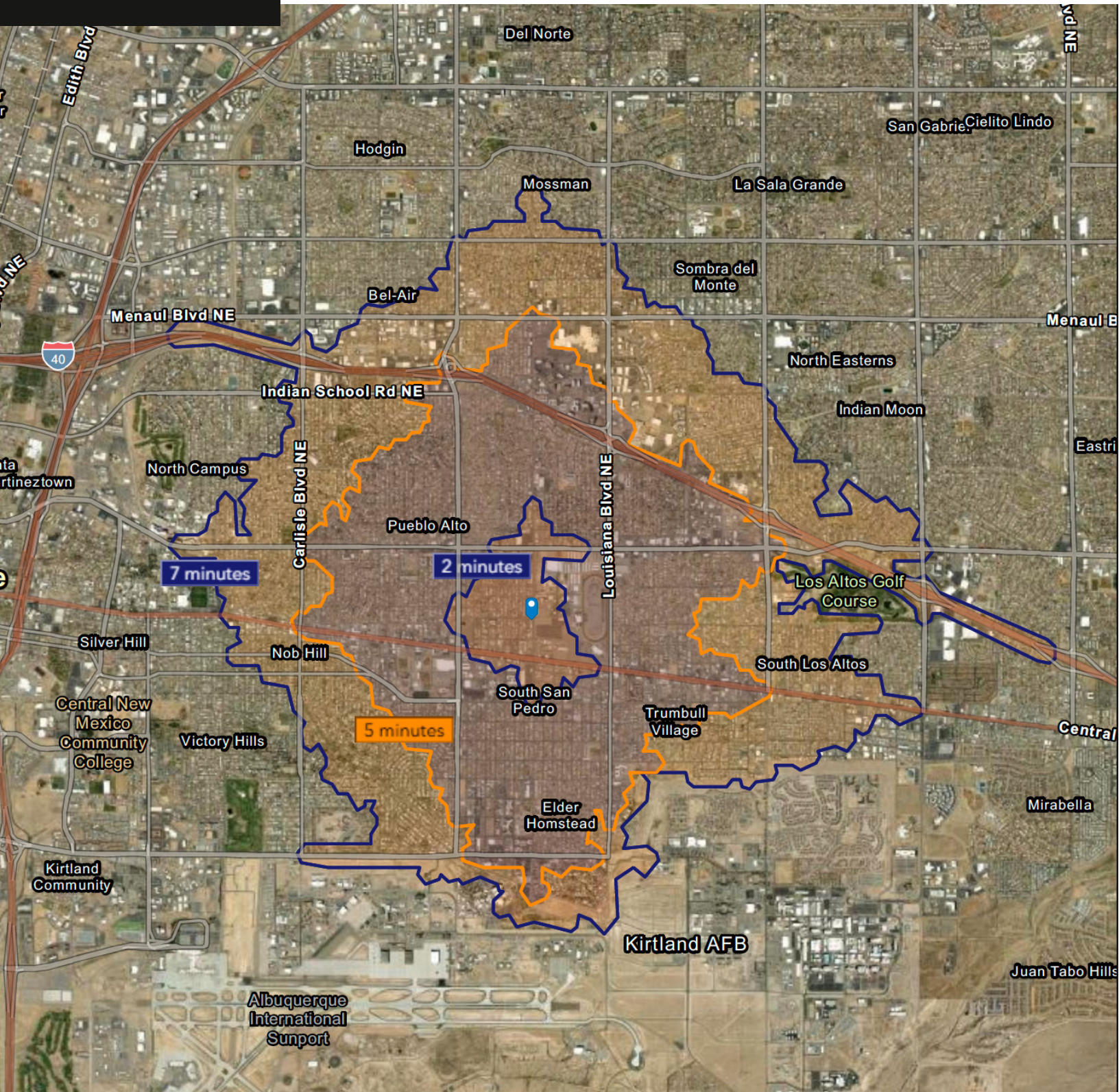
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Drive Time Map

243 San Pedro Dr NE



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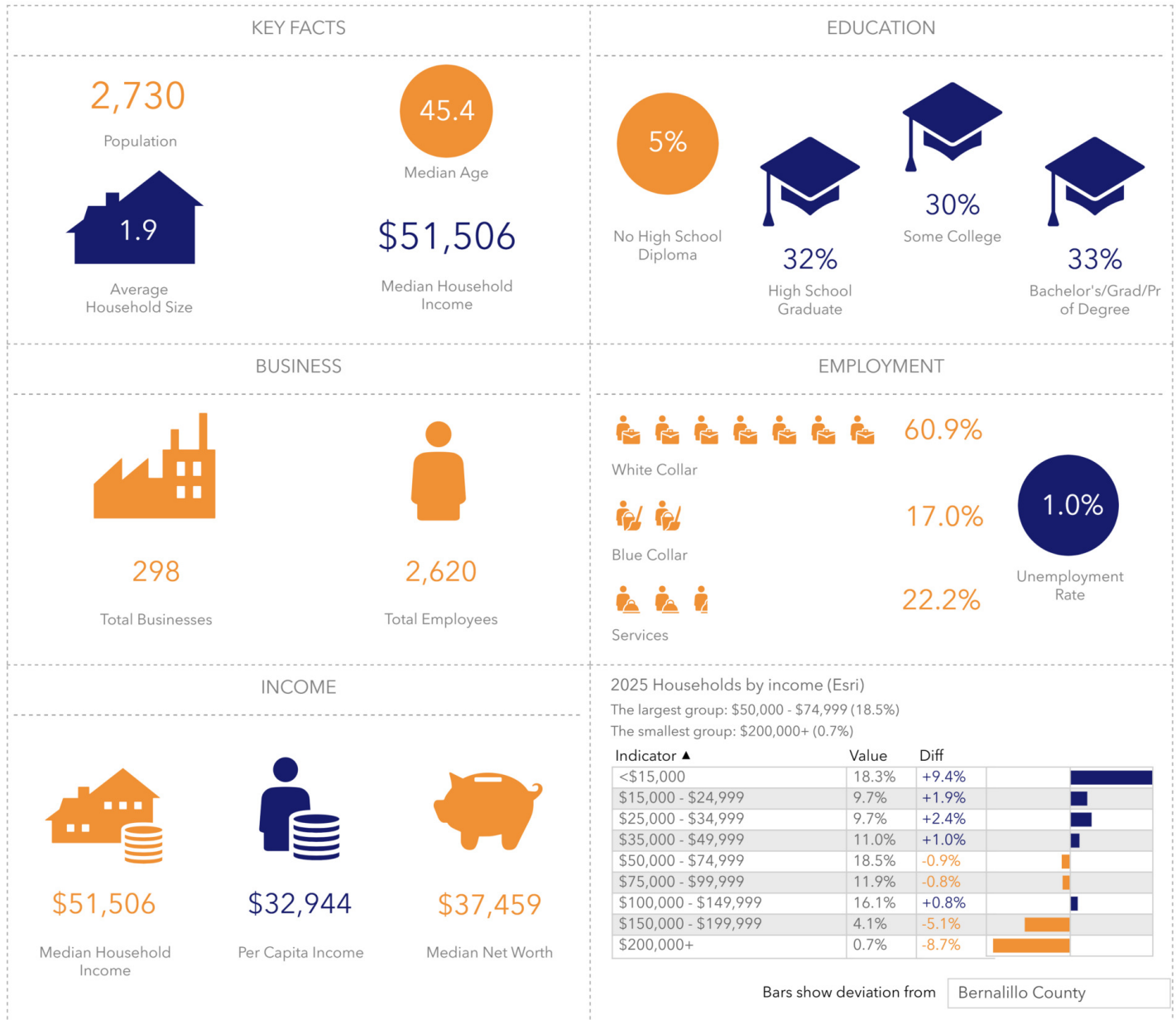
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A map of the Fair West area in Albuquerque, New Mexico, showing bus routes and stops. The map includes a scale bar (0 to 0.11 miles) and a north arrow. The area is bounded by Marquette Ave NE to the north and Central Ave NE to the south. Major streets shown include Marquette Ave NE, Grand Ave NE, Copper Ave NE, Zia Rd NE, Domingo Rd NE, and Central Ave NE. Bus routes are indicated by colored lines: a blue line runs north-south along the eastern edge, and a red line runs east-west along Central Ave NE. Bus stops are marked with colored triangles and labeled with numbers: 328 (yellow), 11,717 (orange), 10,981 (orange), 15,307 (red), 18,828 (red), and 328 (yellow). The Tingley Coliseum is located in the southeast corner of the map.

Key Facts

243 San Pedro Dr NE, Albuquerque, New Mexico, 87108
Drive time of 2 minutes



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

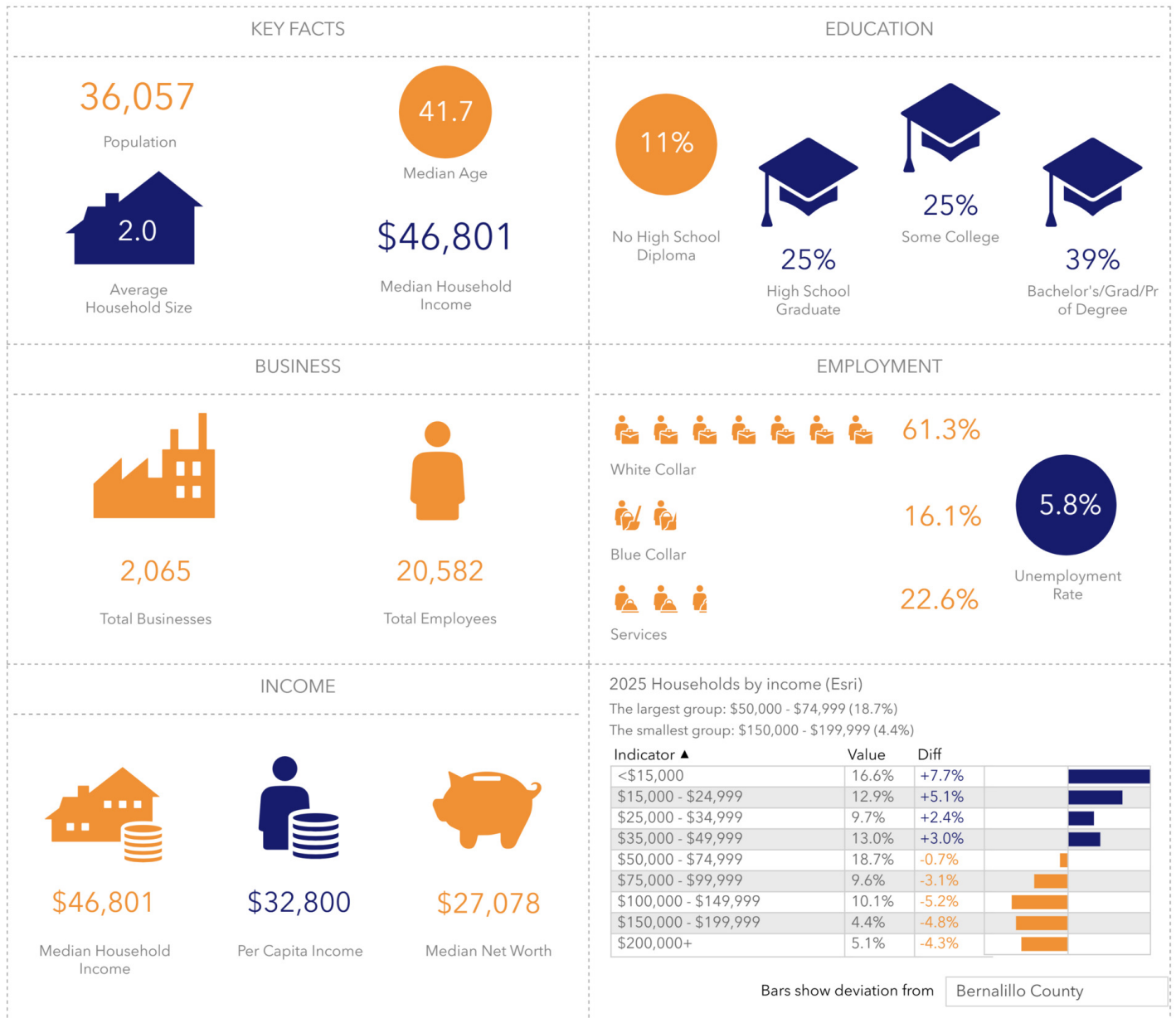
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Key Facts

243 San Pedro Dr NE, Albuquerque, New Mexico, 87108
Drive time of 5 minutes



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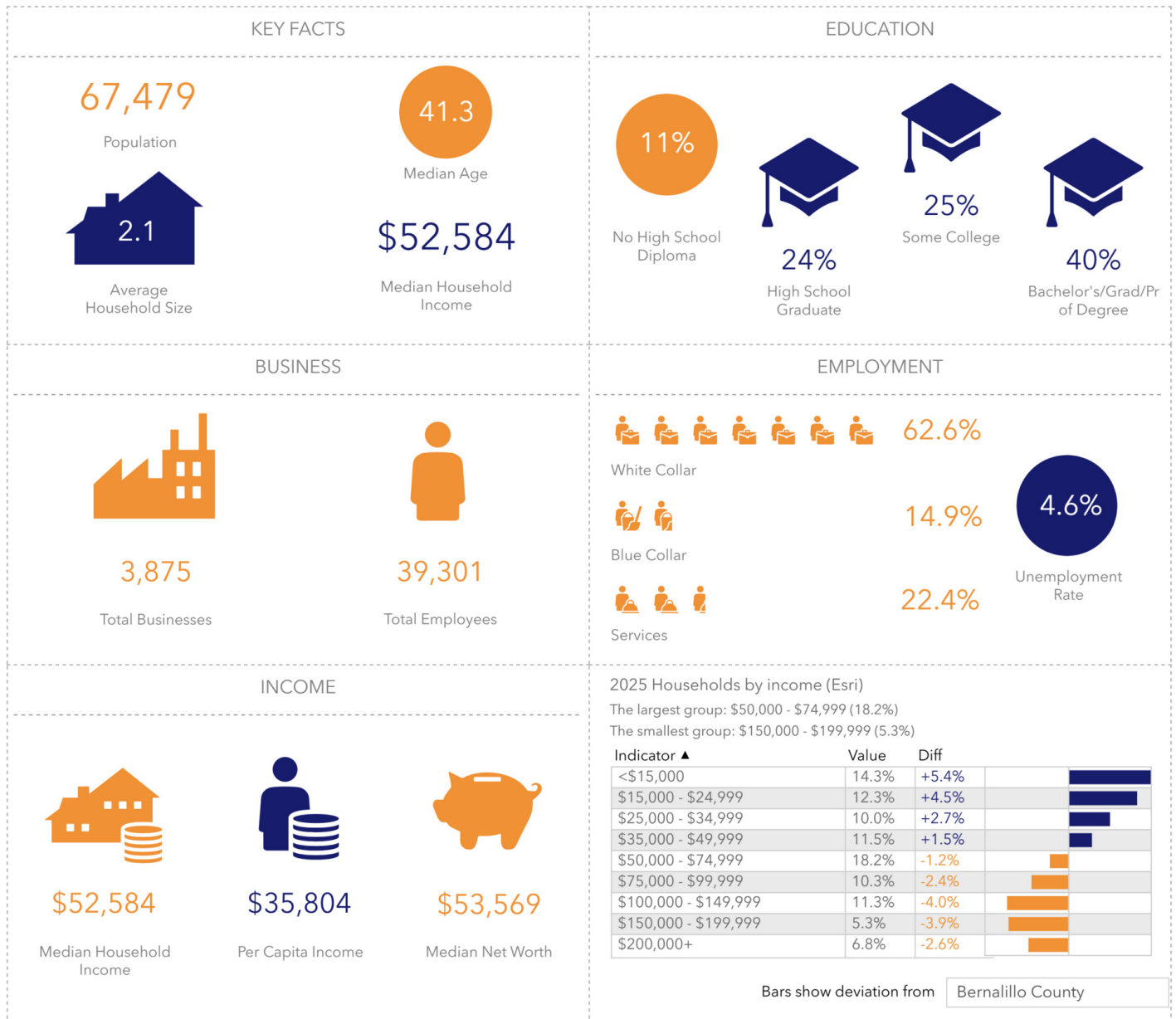
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Key Facts

243 San Pedro Dr NE, Albuquerque, New Mexico, 87108
Drive time of 7 minutes



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