

SAN MATEO SQUARE

NEQ OF SAN MATEO BLVD & CANDELARIA RD
3300 San Mateo Blvd, Albuquerque, NM 87110



FOR LEASE

AVAILABLE SPACE
+/- 2,569 SF

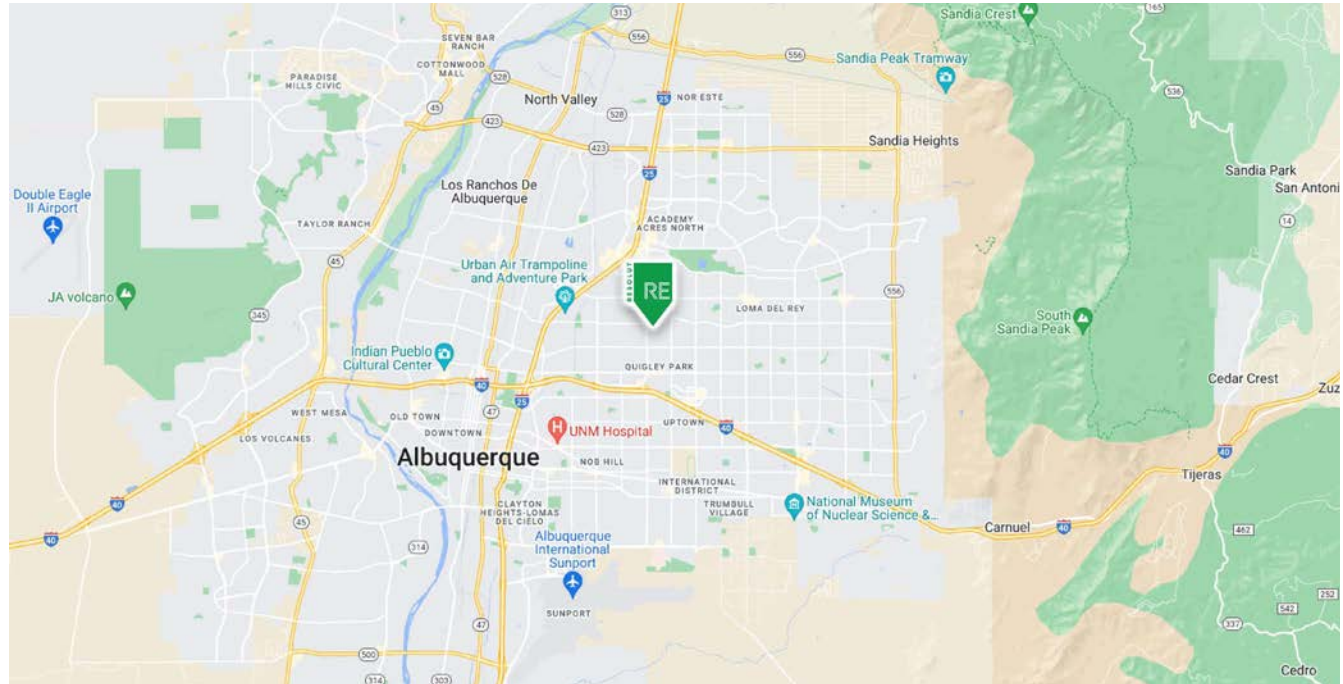
RATE
\$9.00 PSF NNN
NNNs* \$2.75
* Estimate provided by Landlord
and subject to change

Remsa Troy
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505.337.0777

Daniel Kearney
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505.337.0777

PROPERTY HIGHLIGHTS

- Monument/Facade Signage
- Easy Access
- Ample Parking
- High Volume National Clothing Anchor
- Visible to Over 30,000 Cars per Day
- In a Growing Retail Trade Area
- Turn Key Fitness Space
- Two Story Unit



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **106,616**
POPULATION
3-MILE RADIUS

 **\$86,466.00**
AVG HH INCOME
3-MILE RADIUS

 **146,966**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
San Mateo Blvd: 29,328 VPD
Candelaria Rd: 16,820 VPD
(Costar 2021)

PROPERTY OVERVIEW

3300 San Mateo Blvd NE in Albuquerque, NM 87110 is a practical choice for businesses seeking a well-connected spot. Nestled along the San Mateo corridor, this location offers natural visibility to passing traffic, ensuring your business won't go unnoticed. The property's proximity to Interstate 40 and other major routes simplifies access for customers and employees alike. Demographically diverse neighborhoods in the vicinity mean a broader customer base, and the presence of neighboring businesses fosters potential collaboration. Additionally, ample on-site parking and nearby amenities provide convenience for all. Consider this straightforward opportunity for your business needs in Albuquerque.

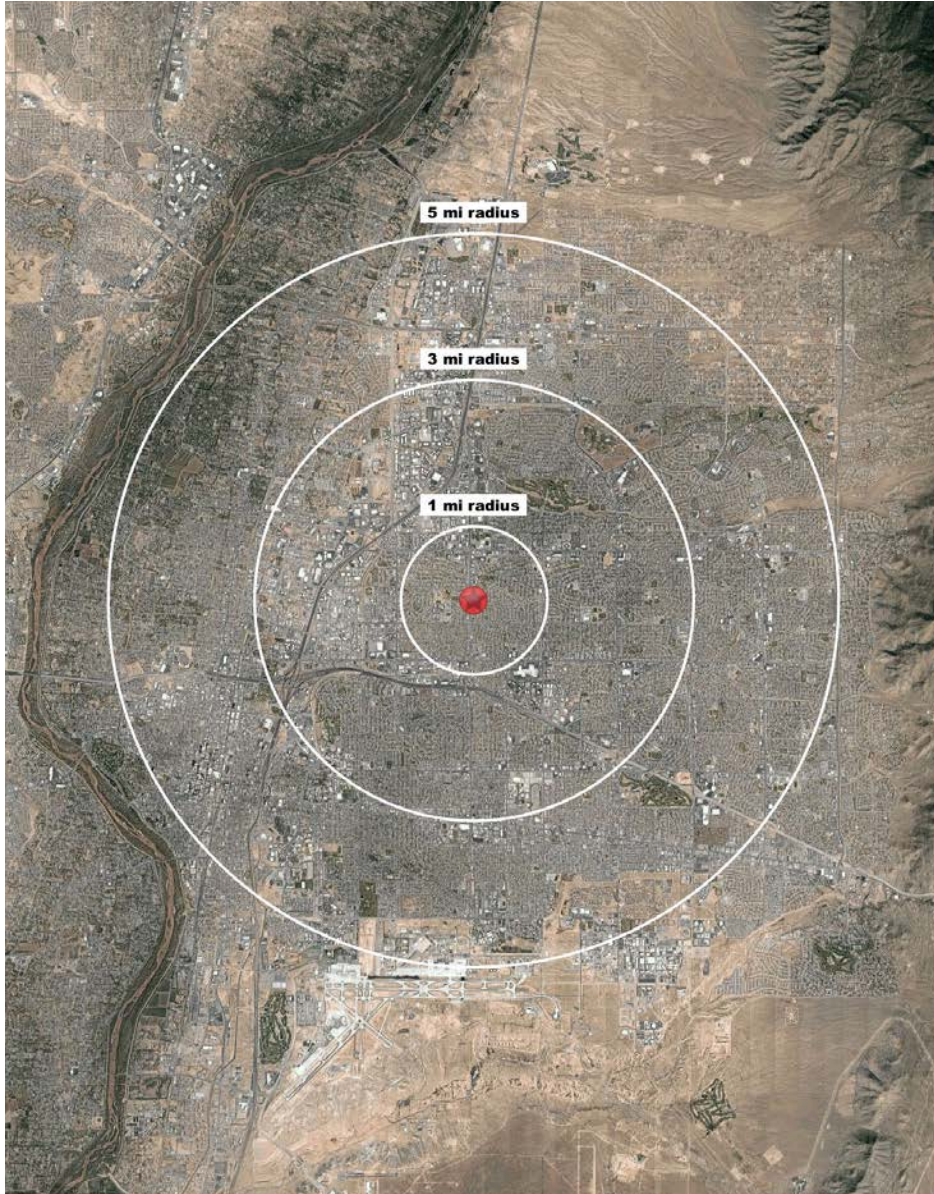
PROPERTY OVERVIEW

Lease Price:	\$9.00
Available SF:	+/-2,569 SF



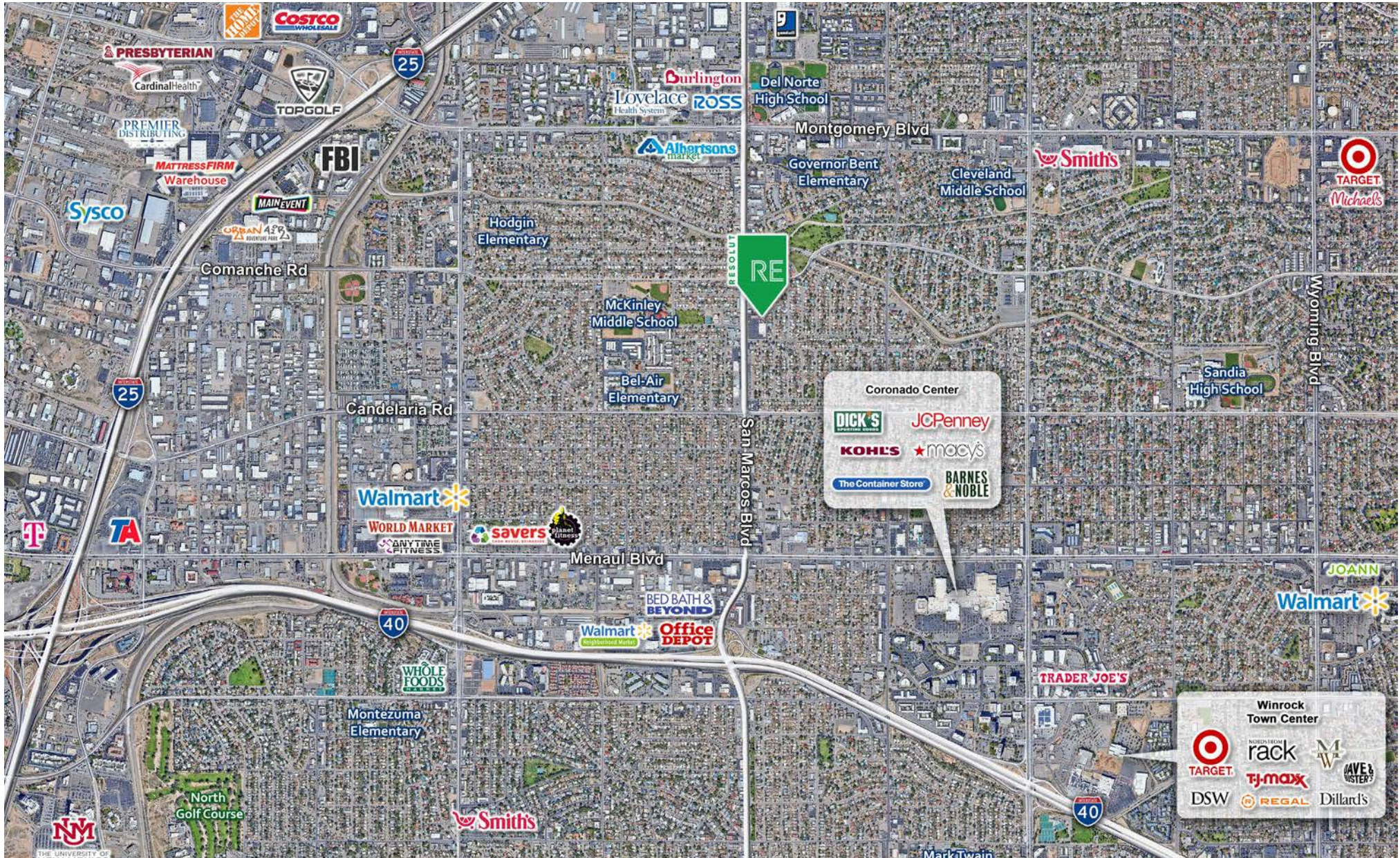


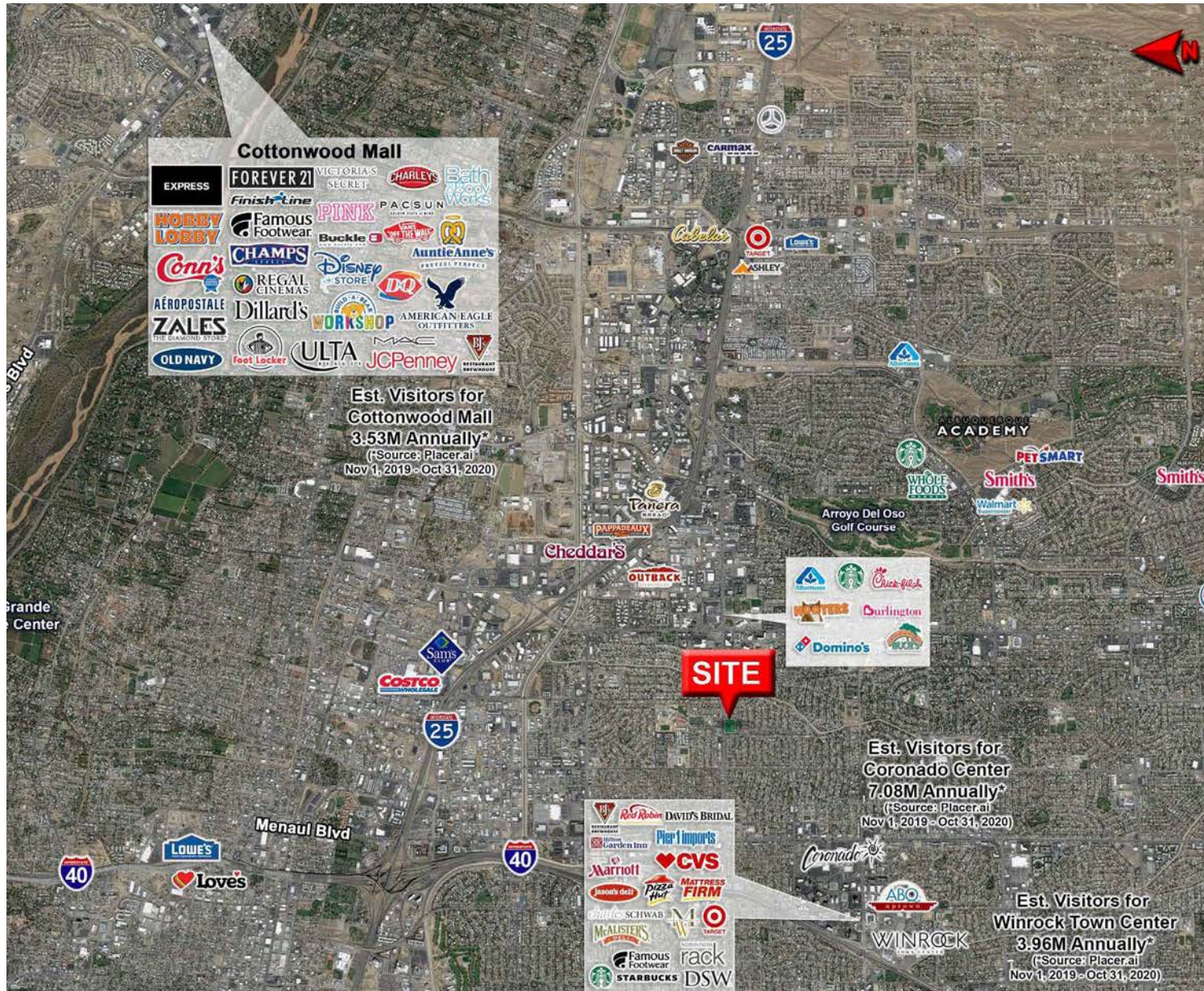
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3300 San Mateo Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	16,436	106,616	310,525
2028 Projected Population	16,228	105,677	308,848
2020 Census Population	16,452	107,100	312,051
2010 Census Population	16,671	108,287	312,622
Projected Annual Growth 2023 to 2028	-0.3%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2023	-0.1%	-0.1%	-
2023 Median Age	40.3	41.6	40.5
Households			
2023 Estimated Households	7,740	51,440	143,146
2028 Projected Households	7,734	51,564	144,031
2020 Census Households	7,673	51,049	142,138
2010 Census Households	7,566	50,141	137,859
Projected Annual Growth 2023 to 2028	-	-	0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	56.4%	59.2%	56.8%
2023 Estimated Black or African American	3.8%	4.1%	4.0%
2023 Estimated Asian or Pacific Islander	2.6%	3.5%	4.6%
2023 Estimated American Indian or Native Alaskan	5.8%	5.3%	4.8%
2023 Estimated Other Races	31.5%	27.9%	29.7%
2023 Estimated Hispanic	47.8%	41.0%	43.2%
Income			
2023 Estimated Average Household Income	\$81,327	\$86,466	\$90,481
2023 Estimated Median Household Income	\$62,951	\$63,807	\$66,250
2023 Estimated Per Capita Income	\$38,384	\$41,867	\$41,977
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.2%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.8%	5.1%
2023 Estimated High School Graduate	24.1%	18.4%	19.8%
2023 Estimated Some College	28.8%	23.9%	22.1%
2023 Estimated Associates Degree Only	8.8%	8.8%	8.7%
2023 Estimated Bachelors Degree Only	17.3%	21.3%	21.0%
2023 Estimated Graduate Degree	15.3%	20.6%	20.3%
Business			
2023 Estimated Total Businesses	1,342	11,829	25,742
2023 Estimated Total Employees	8,347	111,199	230,465
2023 Estimated Employee Population per Business	6.2	9.4	9.0
2023 Estimated Residential Population per Business	12.2	9.0	12.1

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