# RESOLUT RE

# TRADE WINDS SHOPPING CENTER

SEQ OF CENTRAL & SAN MATEO 5400 Central Ave SE, Albuquerque, NM 87108



**FOR LEASE** 

**AVAILABLE SPACE** 1,000 - 4,400 SF

RATE

\$16.00 -\$26.00 PSF NNN NNNs\* \$4.20

\* Estimate provided by Landlord and subject to change

**Remsa Troy** 

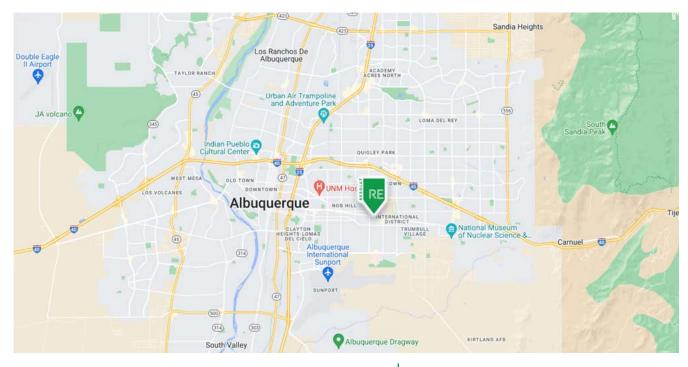
rtroy@resolutre.com 505.337.0777 **Daniel Kearney** 

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#### **PROPERTY HIGHLIGHTS**

- TIA Balance on 5+ Year Deals
- Potential Patio Space Available
- 4.1: 1,000 Parking Ratio
- Within 300' of ART
- Ample Power to Each Suite
- "UC-MS-PT Overlay"
- High Traffic & Visibility
- 2016 Construction
- 1,100, 2,200, 3,300, 4,400 SF suites



#### **AREA TRAFFIC GENERATORS**



#### **Remsa Troy**

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#### **Daniel Kearney**

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#### **DEMOGRAPHIC SNAPSHOT 2023**



107,381 POPULATION 3-MILE RADIUS



\$49,359.00 AVG HH INCOME 3-MILE RADIUS



112,427
DAYTIME POPULATION
3-MILE RADIUS



**TRAFFIC COUNTS** 

Central Ave: 19,875 VPD San Mateo Blvd: 28,406 VPD (Costar 2021)



#### PROPERTY OVERVIEW

Trade Winds shopping center located near the corner of Central & San Mateo, East of Nob Hill in Albuquerque. The former Trade Winds Motel was redeveloped with the intention of bringing affordable, new retail to the area. Prices are well under comparable lease rates for similar properties in the surrounding area. This highly visible and iconic property has many options for local and national users alike. Currently leased to Torres Burria and Taco Shop, Radiate By McQuitty DMD, and Fiesta Insurance, El Farron Events, cone and join the energy!

#### PROPERTY OVERVIEW

Lease Rate: \$16.00 - \$26.00 PSF

Building Size: 19,254 SF

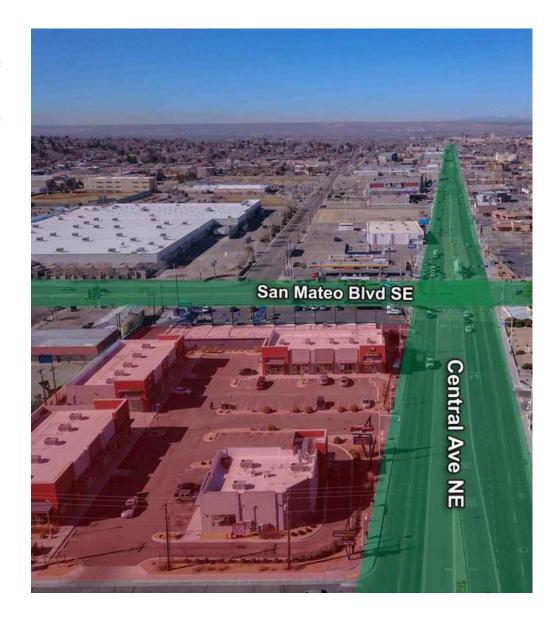
Available SF: 1,000 - 4,400 SF

Lot Size: 1.5 AC

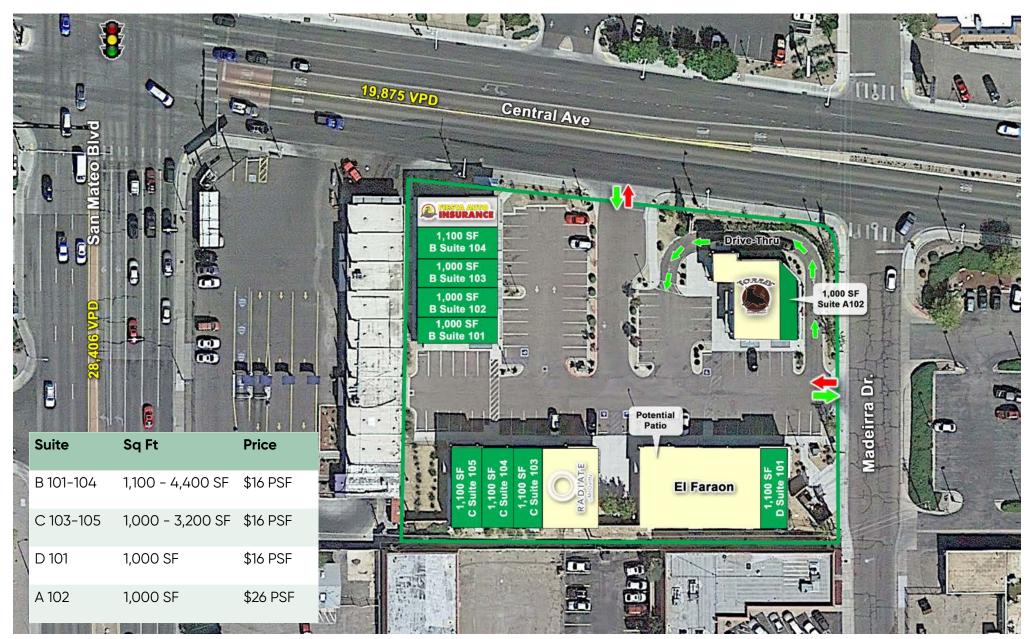
Year Built: 2016

Zoning: MX-M

Submarket: SE Heights













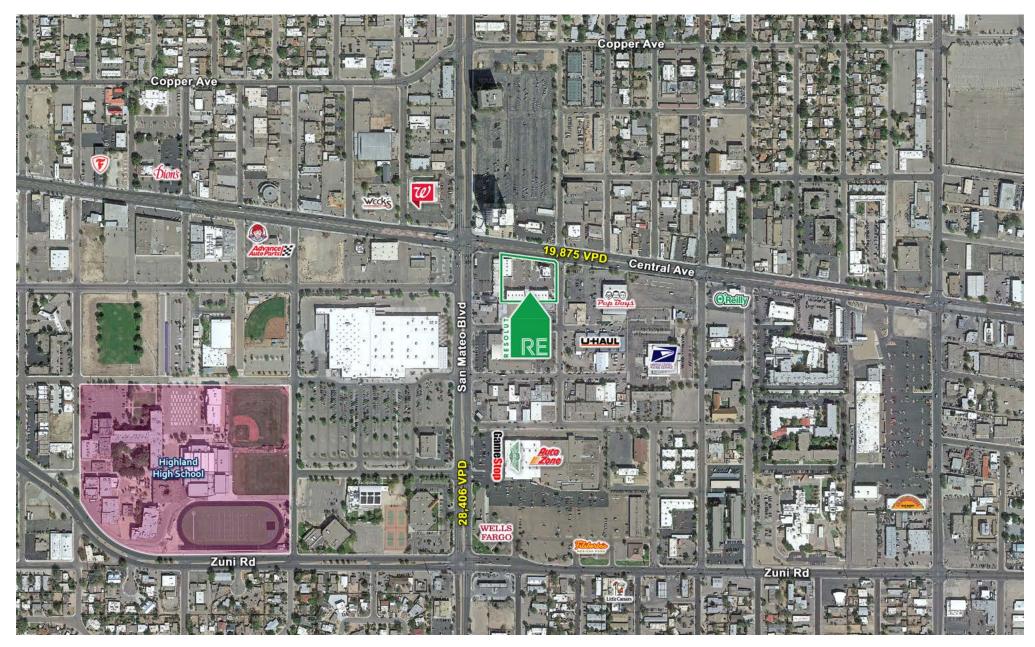
















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