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SAN PEDRO CENTER

SAN PEDRO DR NE & CONSTITUTION AVE NE 1625 SAN PEDRO DRIVE NORTHEAST, ALBUQUERQUE, NM



100% LEASED

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PROPERTY HIGHLIGHTS

- High Traffic Count
- Centrally Located
- High Visibility
- Monument Sign Availability
- New Parking lot
- Great for a Music/Yoga/Art/ Dance Studio & Nail/Hair Salon
- 3.68/1,000 SF Parking Ratio
- Zoned MX-L



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



137,216 POPULATION 3-MILE RADIUS



\$76,336 AVG HH INCOME 3-MILE RADIUS



130,666

DAYTIME POPULATION

3-MILE RADIUS



TRAFFIC COUNTS

San Pedro Dr: 13,525 VPD Constitution Ave: 2,452 VPD (Sites USA 2023)



PROPERTY OVERVIEW

1619–1625 San Pedro Dr. NE is a great retail strip centrally located with high visibility & high traffic count! The building is 4 separate suites of 1,470 SF but both 1623–1625 San Pedro suites can be easily opened up to all be used as one suite of 2,940 SF if the new tenant desires! Current tenants are a thrift store, wellness center, and pet salon! This would be great for music, yoga, art, dance Studios, or Nail, and Hair salons. Each suite has a kitchenette and restrooms with an open floor plan! The property features a new parking lot with a great monument sign available for new tenants! 3.68/1,000 SF parking ratio! The property is Zoned MX-L, which allows for a wide variety of uses!

LOCATION OVERVIEW

Just south of Uptown & I40. This building sits right on San Pedro Dr NE, south of San Pedro Dr NE & Constitution Ave NE with exposure to over 6,794 cars per day with an excellent monument and building signage.

PROPERTY OVERVIEW

Lease Rate: \$9.50 Modified Gross

Available SF: 1,390 SF

Lot Size: .25 Acres

Year Built: 1962

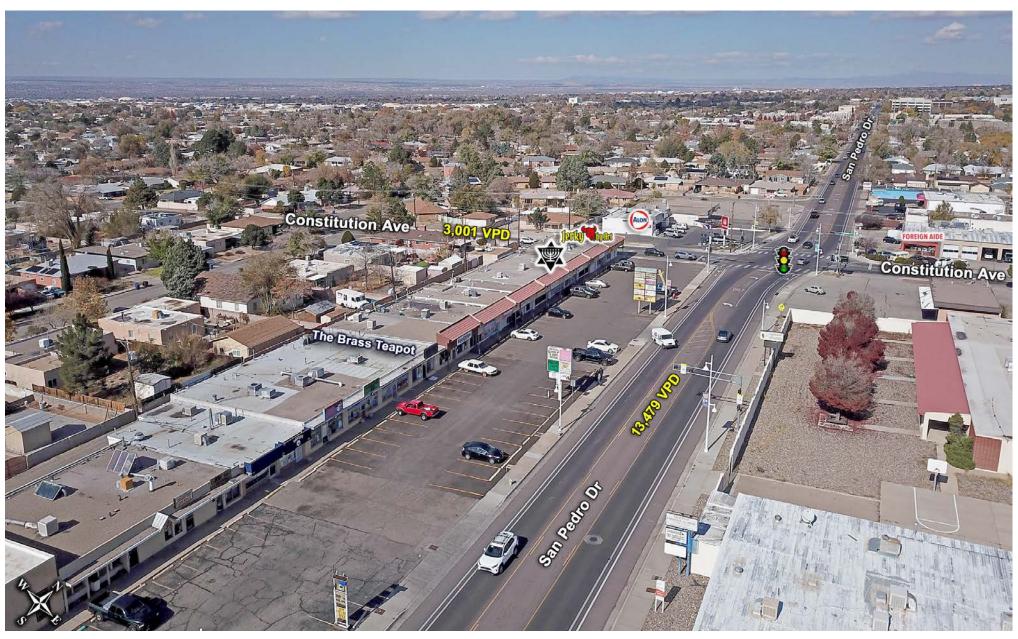
Zoning: MX-L

Submarket: Southeast Heights









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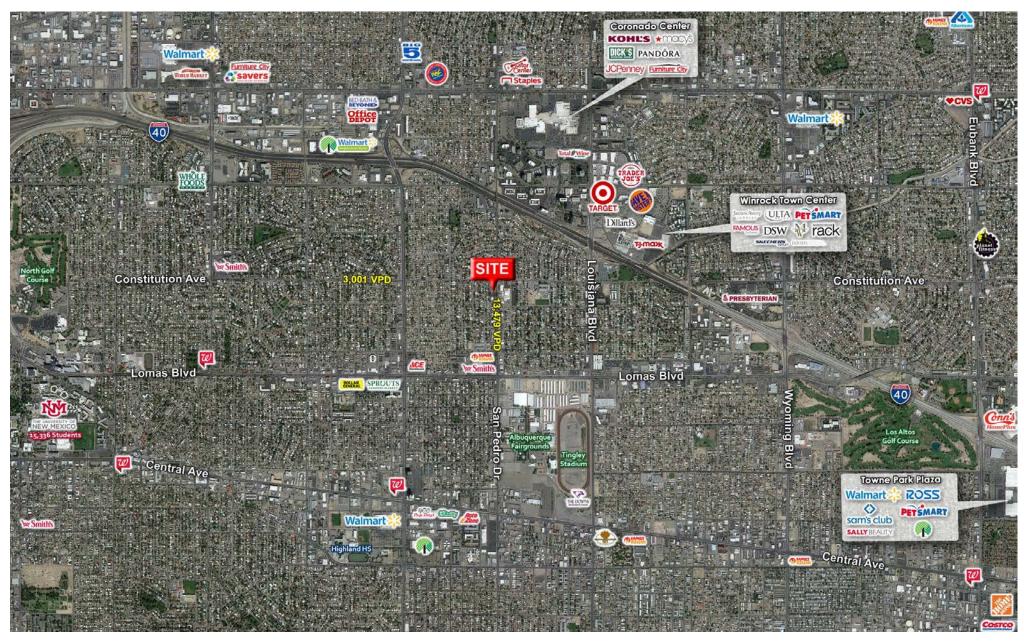












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