



STAND-ALONE ON SAN MATEO

NEC SAN MATEO & PHOENIX

2708-2710 SAN MATEO BOULEVARD NORTHEAST, ALBUQUERQUE, NM 87110



SOLD

TOTAL SF: 3,503 SF

Daniel Kearney

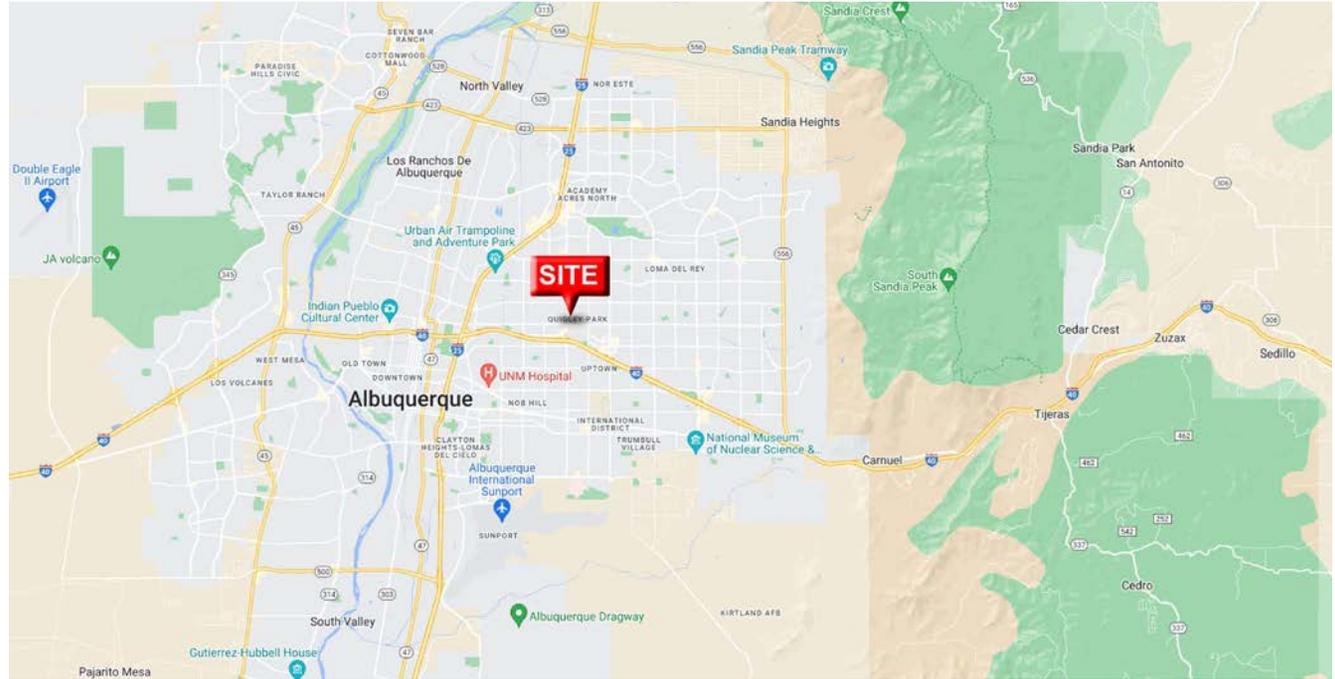
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PROPERTY HIGHLIGHTS

- Highly Visible to San Mateo Blvd.
- 1,602 SF Vacant - Office Buildout
- 1,901 SF Occupied - Fred Loya
- \$49,206 Potential NOI
- Large Monument Sign (10'x8')
- Left in / Left out access
- MX-M Zoning
- 95' Frontage
- 0.30 Acres



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022

 **116,101**
POPULATION
3-MILE RADIUS

 **\$64,224.00**
AVG HH INCOME
3-MILE RADIUS

 **168,324**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
San Mateo: 31,175 VPD
Menaul: 27,398 VPD
(Sites USA 2022)

PROPERTY OVERVIEW

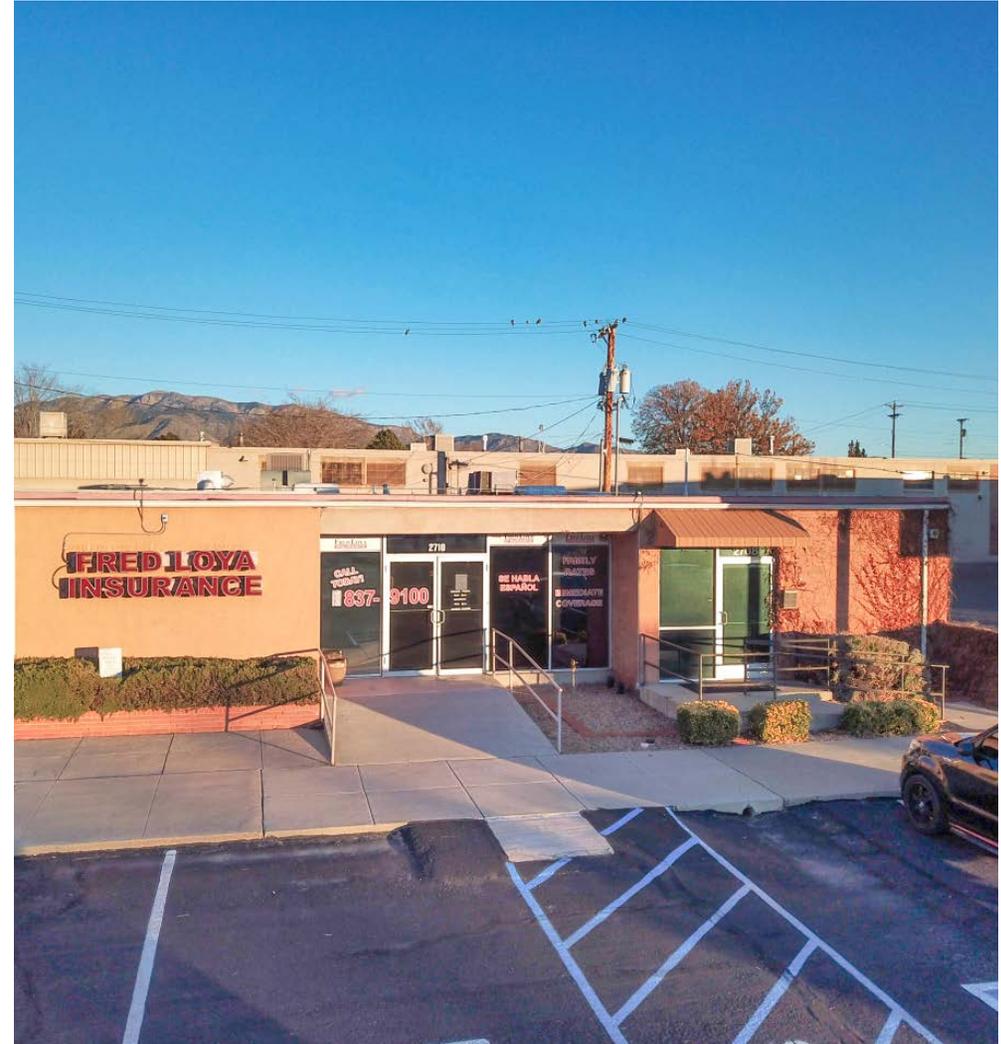
2708 San Mateo is a 3,503 SF, two tenant retail/office building located in the NE Heights. Current tenant (Fred Loya) occupies 1901 SF, lease expired in September of 2025. Vacancy totals 1,602 SF and is currently an office buildout. If vacancy is leased at \$14.00 PSF (market rent), then potential NOI for the whole building is \$49,526.00. This property is highly visible to San Mateo and has a large monument sign that is grandfathered with the City of Albuquerque. Vacancy is currently built out with 3 offices & a breakroom/restroom. Property is ideal for an investor or owner/occupant for sale, or could be leased.

LOCATION OVERVIEW

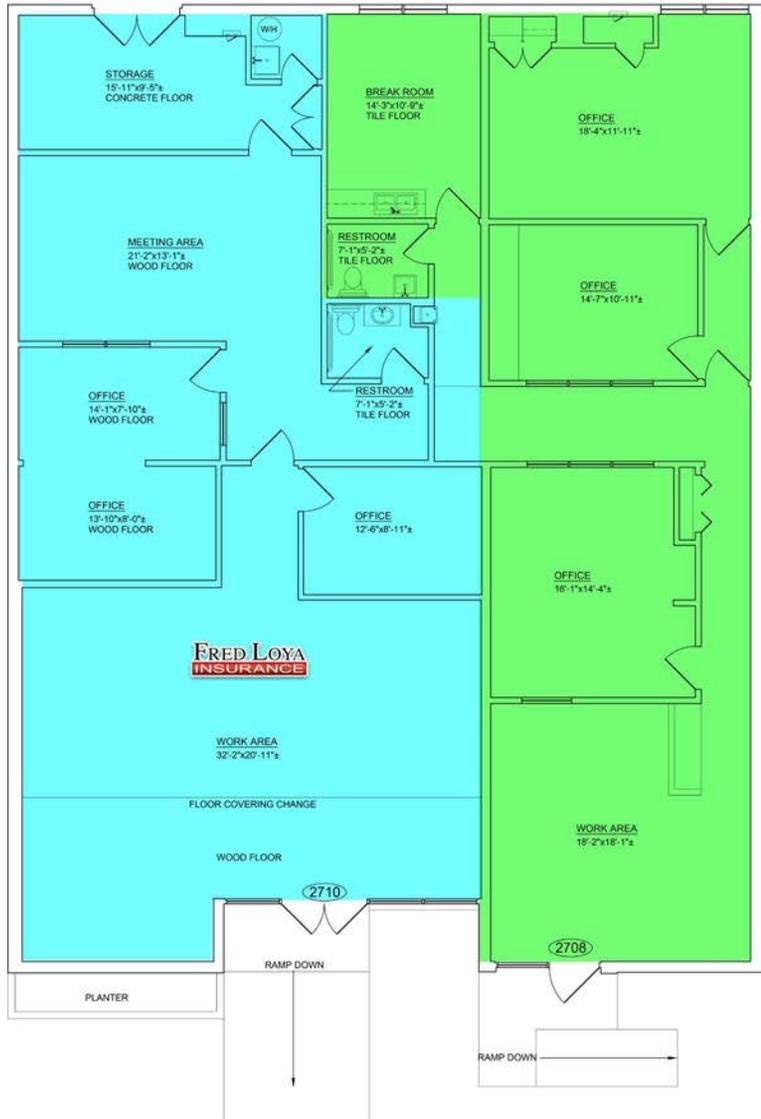
2708 San Mateo is located one block north of the Menaul/San Mateo intersection along San Mateo Blvd. This building is less than 3 minutes from the I-40/San Mateo intersection in Albuquerque's NE Heights. Property is 5-minute drivetime to Albuquerque Uptown.

PROPERTY OVERVIEW

Sale Price:	SOLD
Zoning:	MX-M
Submarket:	NE Heights



STAND-ALONE ON SAN MATEO | 2708-2710 San Mateo Boulevard Northeast, Albuquerque, NM 87110



2708/2710 SAN MATEO BLVD NE

NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-7"± UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

2708 AREA	1602.88 SQ. FT.
2710 AREA	1901.10 SQ. FT.
TOTAL AREA	3503.98 SQ. FT.

PROJECT: 2708/2710 SAN MATEO BLVD N.E.	
DESCRIPTION: AS-BUILT DRAWING	
CLIENT: KING CAPITAL	
SHEET # 01 OF 01	 SCALE: 1/4"=1'-0" DATE: 09/13/2022
MEASURED BY: PM DESIGNED BY: N.A. DRAFTED BY: PM CHECKED BY: M.G. REVISED:	
2022 2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011 2010 2009 2008 2007 2006 2005 2004 2003 2002 2001 2000 1999 1998 1997 1996 1995 1994 1993 1992 1991 1990 1989 1988 1987 1986 1985 1984 1983 1982 1981 1980 1979 1978 1977 1976 1975 1974 1973 1972 1971 1970 1969 1968 1967 1966 1965 1964 1963 1962 1961 1960 1959 1958 1957 1956 1955 1954 1953 1952 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938 1937 1936 1935 1934 1933 1932 1931 1930 1929 1928 1927 1926 1925 1924 1923 1922 1921 1920 1919 1918 1917 1916 1915 1914 1913 1912 1911 1910 1909 1908 1907 1906 1905 1904 1903 1902 1901 1900 1899 1898 1897 1896 1895 1894 1893 1892 1891 1890 1889 1888 1887 1886 1885 1884 1883 1882 1881 1880 1879 1878 1877 1876 1875 1874 1873 1872 1871 1870 1869 1868 1867 1866 1865 1864 1863 1862 1861 1860 1859 1858 1857 1856 1855 1854 1853 1852 1851 1850 1849 1848 1847 1846 1845 1844 1843 1842 1841 1840 1839 1838 1837 1836 1835 1834 1833 1832 1831 1830 1829 1828 1827 1826 1825 1824 1823 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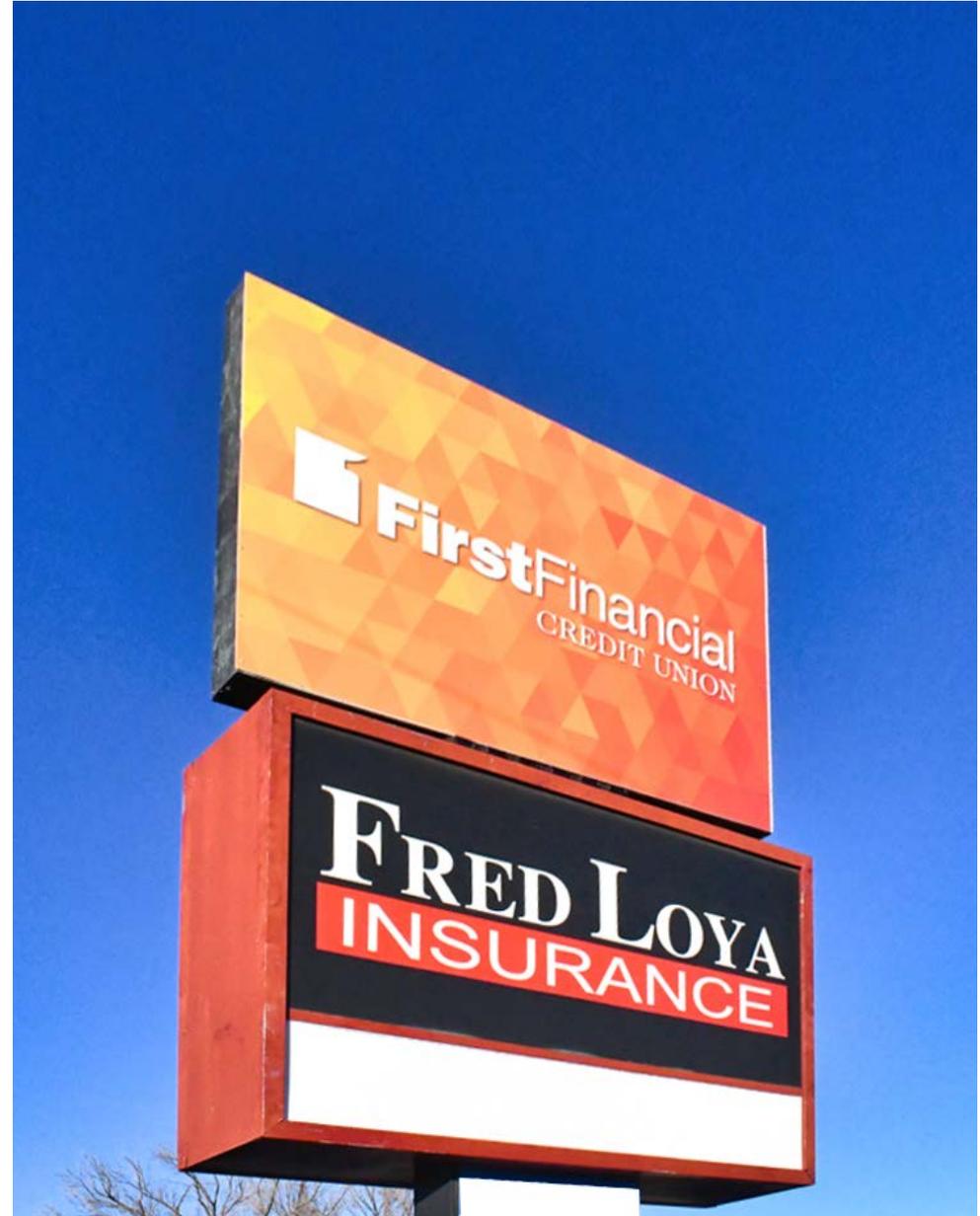
CONCEPTUAL RENDERS

If property refaced as shown,
potential rents could be
increased by 20-30%.



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