



ICONIC RETAIL | OFFICE BUILDING NORTHEAST HEIGHTS

SOUTHEAST CORNER OF SAN MATEO BLVD. NE AND PALO DURO AVE. NE
3636 SAN MATEO BLVD NE, ALBUQUERQUE, NM 87110



FOR SALE

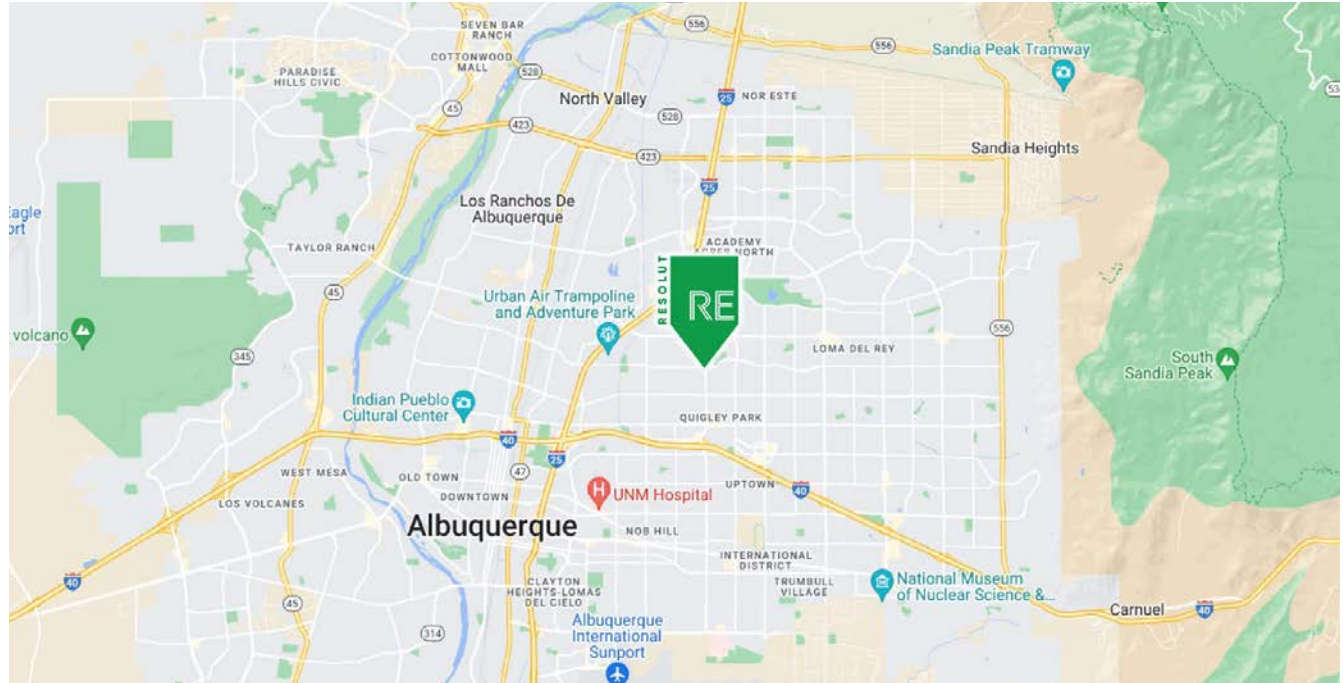
AVAILABLE SPACE
4,784 SF

PRICE
\$750,000

Rob Powell, CCIM
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PROPERTY HIGHLIGHTS

- Monte’s Cigar Shop Business is NOT FOR SALE. Business is closing. Only building for sale.
- Largest Humidor in the state of New Mexico
- Multi-level building with Handicap elevator
- State-of-the-art humidifying system
- Member lounge area
- 4,784 SF
- Zoning: C-1
- 13 parking spaces (2.71/1,000 SF)
- Cigar shop ready
- Upgraded security system




AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **105,848**
POPULATION
3-MILE RADIUS

 **\$90,474.00**
AVG HH INCOME
3-MILE RADIUS

 **149,751**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
San Mateo Blvd NE:
26,061 VPD
Comanche: 9,006 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

3636 San Mateo Blvd in the vibrant city of Albuquerque, New Mexico, offers a unique and attractive opportunity for potential buyers. This commercial property, renowned for its prime location and rich history, has been a staple in the community for years, catering to cigar enthusiasts and casual visitors alike.

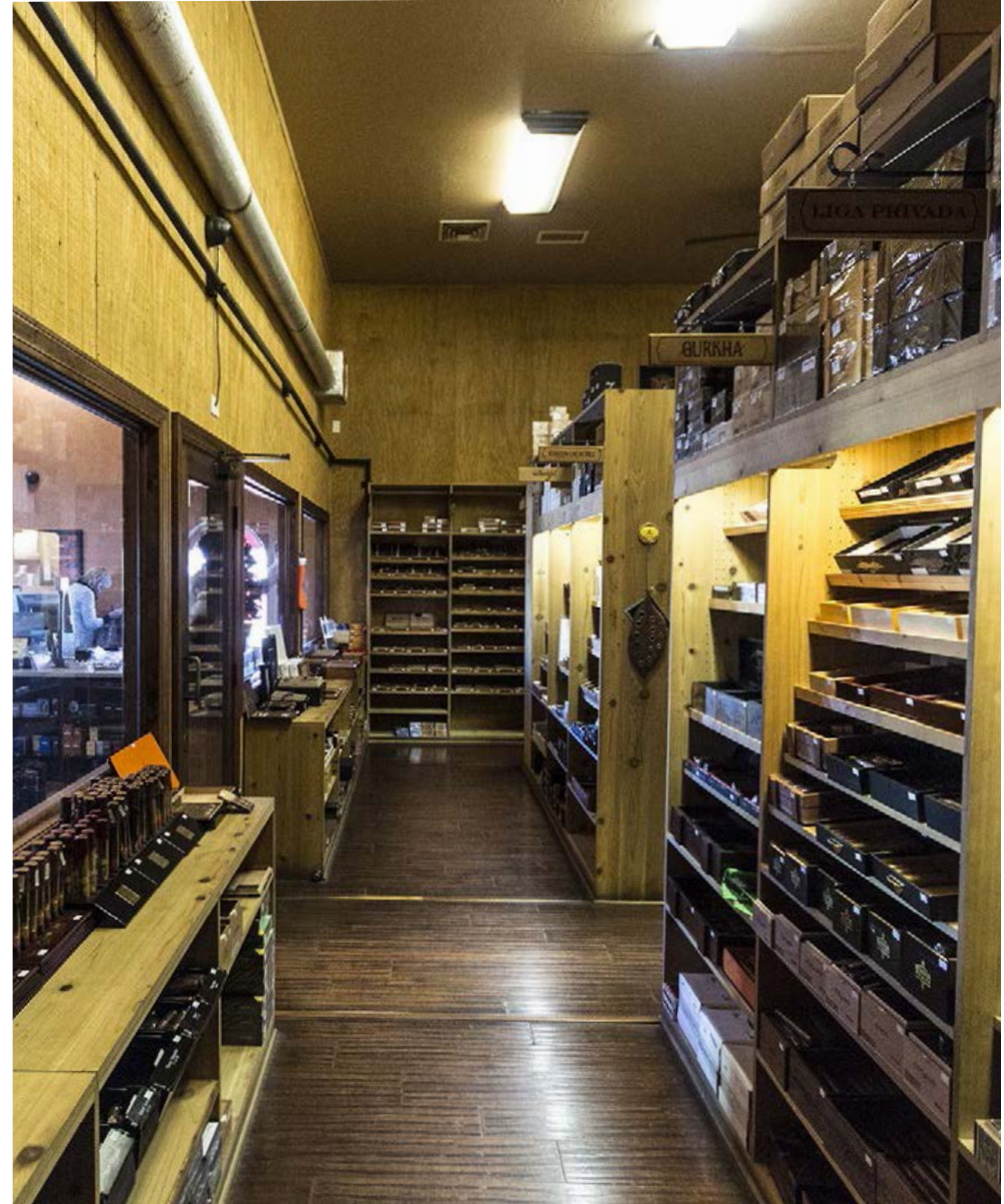
Building Specifications:

- **Square Footage (4,784 SF):** The building boasts a generous and well-utilized square footage, ensuring ample space for retail operations, customer seating, and inventory storage.
- **Layout:** Thoughtfully designed to maximize functionality and customer experience, the layout includes a spacious sales floor, a dedicated smoking lounge, private offices, and storage areas.
- **Condition:** The property is well-maintained, showcasing both modern amenities and classic charm. Recent updates and regular upkeep ensure the building is in excellent condition, ready for immediate use.

Community and Neighborhood:

- **Demographics:** The area surrounding 3636 San Mateo Blvd is a bustling commercial district with a diverse customer base. The neighborhood is known for its vibrant mix of businesses, residential communities, and recreational facilities.
- **Growth Potential:** Albuquerque is a growing city with a robust economy. The San Mateo Blvd corridor, in particular, is experiencing significant development and investment, making this property a wise investment for future growth and success.

3636 San Mateo Blvd is more than acquiring a building; it's investing in a piece of Albuquerque's commercial heritage. The property's proven track record, combined with its prime location and excellent condition, presents a unique opportunity for savvy investors looking to capitalize on a thriving market.



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LOCATION OVERVIEW

- **Prime Location:** Situated on San Mateo Blvd, one of Albuquerque's most trafficked and well-known thoroughfares, the property benefits from high visibility and easy accessibility. Proximity to major highways and public transportation hubs adds to its desirability.
- **Parking:** Adequate on-site parking is available, providing convenience for both customers and staff.
- **Ambiance:** The interior ambiance of Monte's Cigar Shop is unmatched, featuring warm, inviting decor that enhances the customer experience. High-quality finishes and attention to detail create an upscale environment.
- **Versatility:** While currently operating as a cigar shop, the versatile layout and prime location make the property suitable for various retail or service-oriented businesses.



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