



HIGH-VISIBILITY SAN MATEO SHOPS

SWC OF MESCALERO RD AND SAN MATEO BLVD
3401 SAN MATEO BLVD NE, ALBUQUERQUE, NM 87110



**FOR
LEASE**

AVAILABLE SPACE
1,000 SF

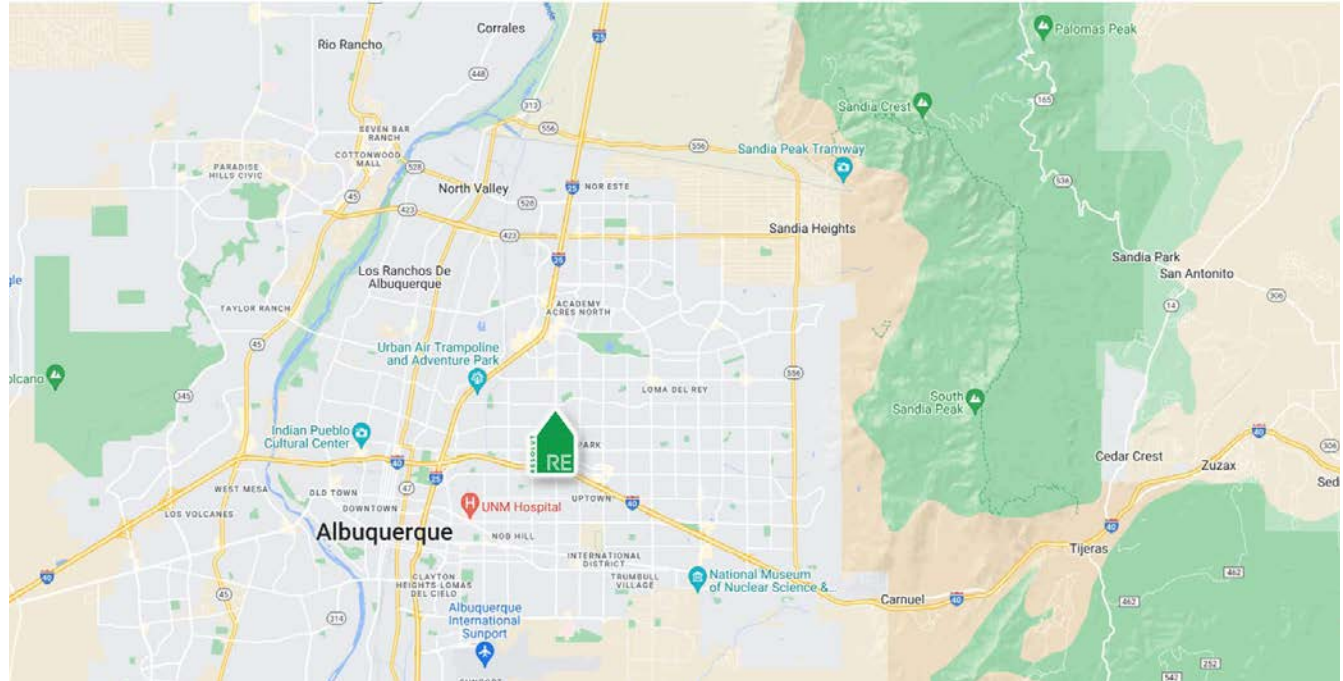
RATE
\$17.00 PSF NNN
NNNs* \$4.00
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Exposed to over 23,900 cars per day fronting San Mateo
- Endcap opportunity with multiple building signage opportunities
- Monument signage available on the South end of the shopping center securing signage in different areas of the shopping center
- Access from San Mateo, Mescalero Rd and Cherokee Rd
- Ample parking throughout Taos Square
- Located on San Mateo a growing retail corridor
- Second generation retail with flexible improvement incentives
- Centrally located with a less than 8-minute drive access to I-40 and I-25 driving North or South on San Mateo



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



107,323
POPULATION
3-MILE RADIUS



\$89,321.00
AVG HH INCOME
3-MILE RADIUS



146,895
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
San Mateo Blvd: 23,964 VPD
(Sites USA 2024)

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PROPERTY OVERVIEW

Taos Center has a second-generation retail endcap suite fronting San Mateo Blvd, in a centralized part of the city. The property offers convenient access, located less than 8 minutes from both I-40 and I-25, making it a prime location for retail businesses. A bus stop is situated on the north end of the lot, enhancing accessibility for customers and employees alike. The strip center features building and monument signage at both the north and south ends of the property, providing excellent visibility. Additionally, the property is zeroscaped, keeping landscaping costs low for tenants. Over half of the tenants have been leasing in Taos Center for more than 8 years, reflecting its strong appeal as a retail location.

LOCATION OVERVIEW

3401 San Mateo is in the NE heights trade area, visible from San Mateo but easily accessible by the multiple surrounding neighborhoods. The San Mateo corridor is known for its major national retailer presence like Raising Cane's Chicken, Chic-fil-a, DD's Discounts, T.J. Max and many more retailers. 3401 San Mateo is located in a centralized part of the city with less than 8-minute access to I-40 and I – 25 driving North or South.



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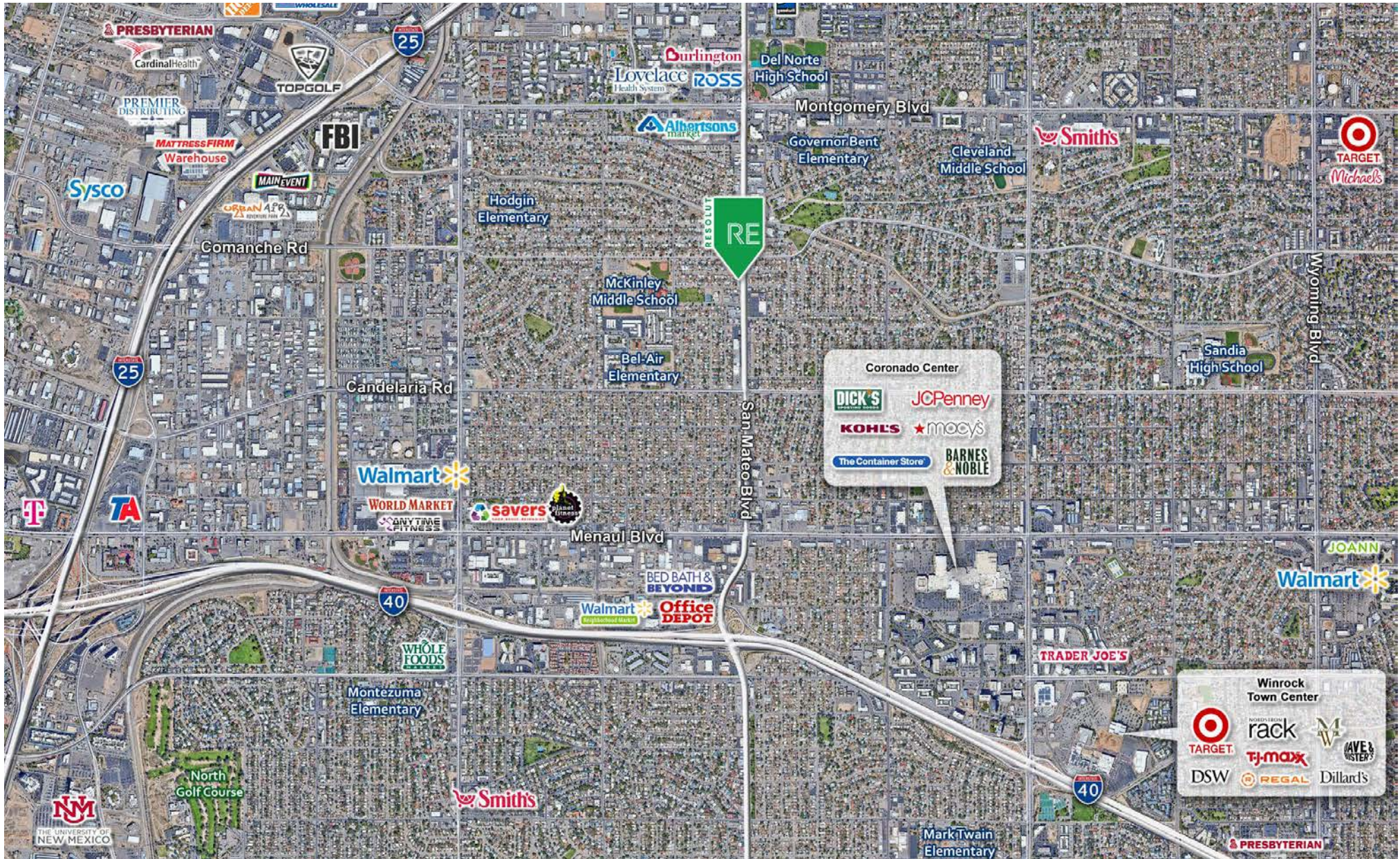
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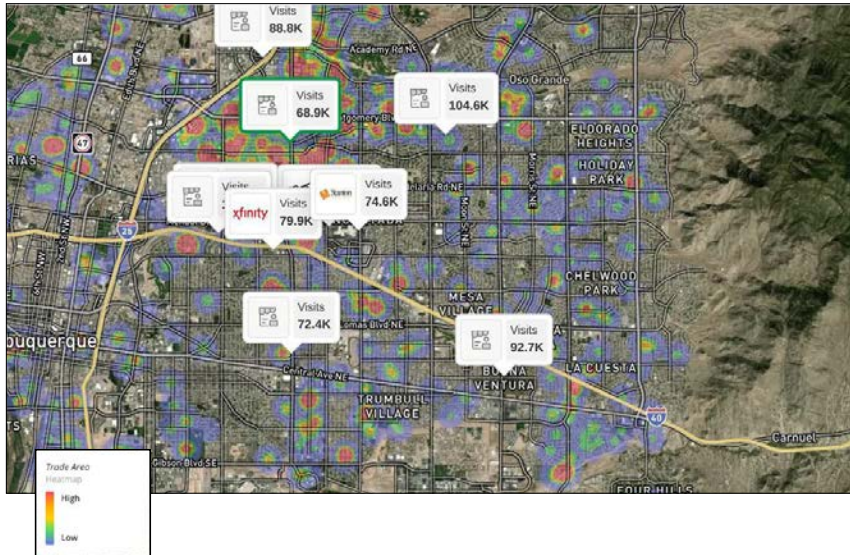
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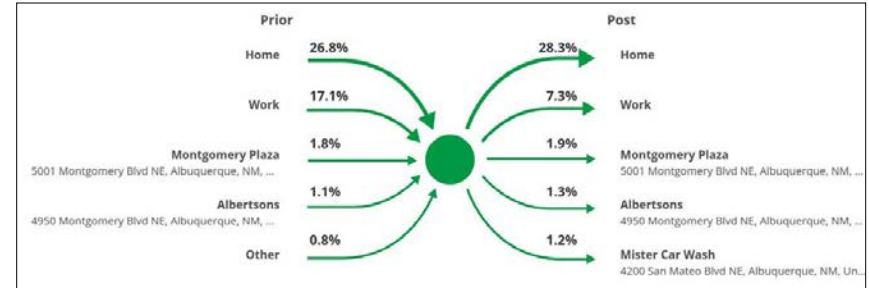
METRICS

Visits	68.9K	Visit Frequency	2.74
Visitors	25.1K	Avg. Dwell Time	11 min

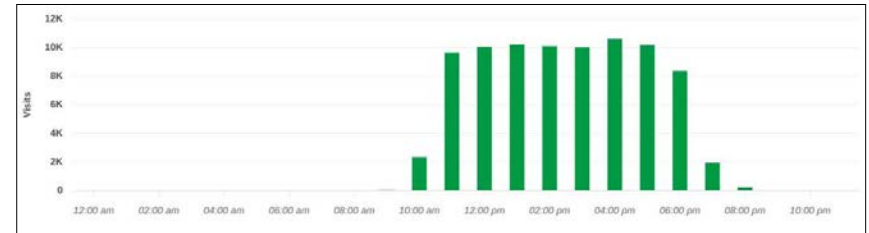
MARKET LANDSCAPE



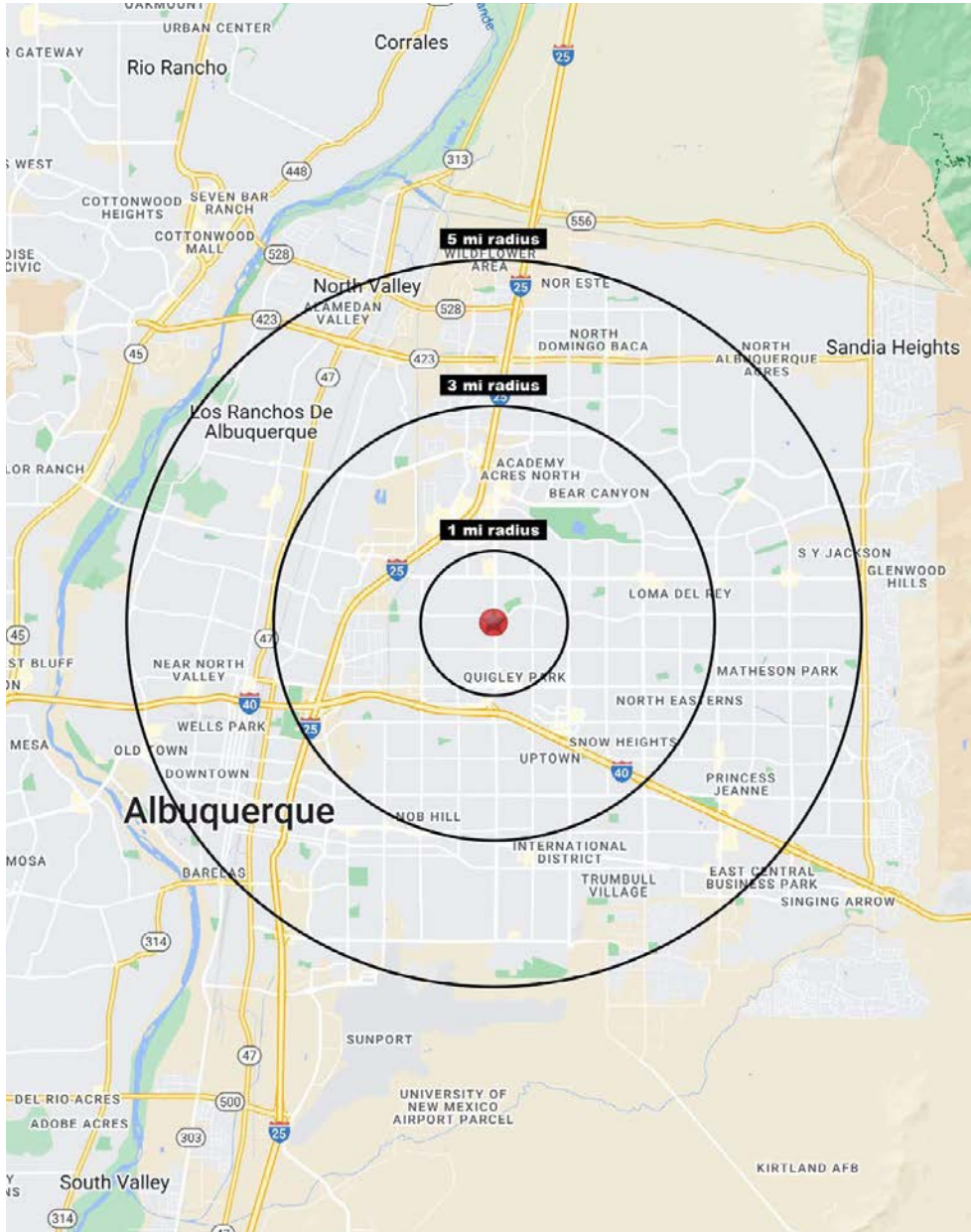
DAILY VISITS



HOURLY VISITS



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3401 San Mateo Blvd NE Albuquerque, NM 87110	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	17,549	106,432	307,595
2028 Projected Population	17,282	104,049	304,599
2020 Census Population	17,626	107,395	310,452
2010 Census Population	17,902	108,540	310,942
Projected Annual Growth 2023 to 2028	-0.3%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	-0.2%	-0.1%	-
2023 Median Age	39.6	41.7	40.9
Households			
2023 Estimated Households	8,012	51,233	143,182
2028 Projected Households	7,880	50,121	141,481
2020 Census Households	8,093	51,158	141,680
2010 Census Households	8,017	50,250	137,318
Projected Annual Growth 2023 to 2028	-0.3%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.2%	0.3%
Race and Ethnicity			
2023 Estimated White	53.6%	58.0%	56.1%
2023 Estimated Black or African American	4.0%	3.9%	3.9%
2023 Estimated Asian or Pacific Islander	2.8%	3.5%	4.6%
2023 Estimated American Indian or Native Alaskan	6.0%	5.3%	4.9%
2023 Estimated Other Races	33.6%	29.3%	30.6%
2023 Estimated Hispanic	47.7%	41.3%	43.7%
Income			
2023 Estimated Average Household Income	\$81,933	\$90,609	\$93,871
2023 Estimated Median Household Income	\$62,659	\$66,690	\$68,874
2023 Estimated Per Capita Income	\$37,508	\$43,770	\$43,943
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.1%	3.0%
2023 Estimated Some High School (Grade Level 9 to 11)	4.6%	4.6%	4.9%
2023 Estimated High School Graduate	25.0%	18.2%	19.6%
2023 Estimated Some College	27.9%	23.5%	21.7%
2023 Estimated Associates Degree Only	9.0%	8.8%	8.7%
2023 Estimated Bachelors Degree Only	17.3%	21.6%	21.4%
2023 Estimated Graduate Degree	14.9%	21.1%	20.8%
Business			
2023 Estimated Total Businesses	1,351	11,742	25,805
2023 Estimated Total Employees	8,294	112,717	230,499
2023 Estimated Employee Population per Business	6.1	9.6	8.9
2023 Estimated Residential Population per Business	13.0	9.1	11.9

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