



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

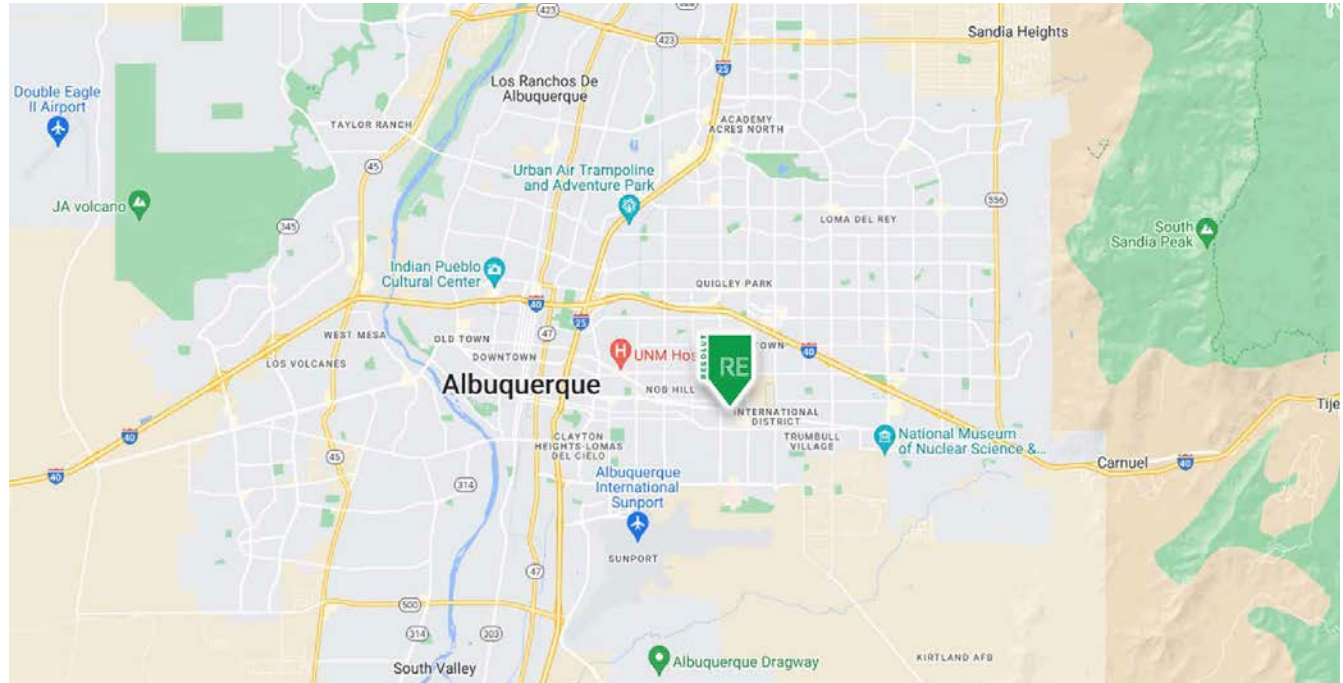
RATE
\$16.00 - \$26.00 PSF NNN
NNNs* \$4.20
* Estimate provided by Landlord and subject to change

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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





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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

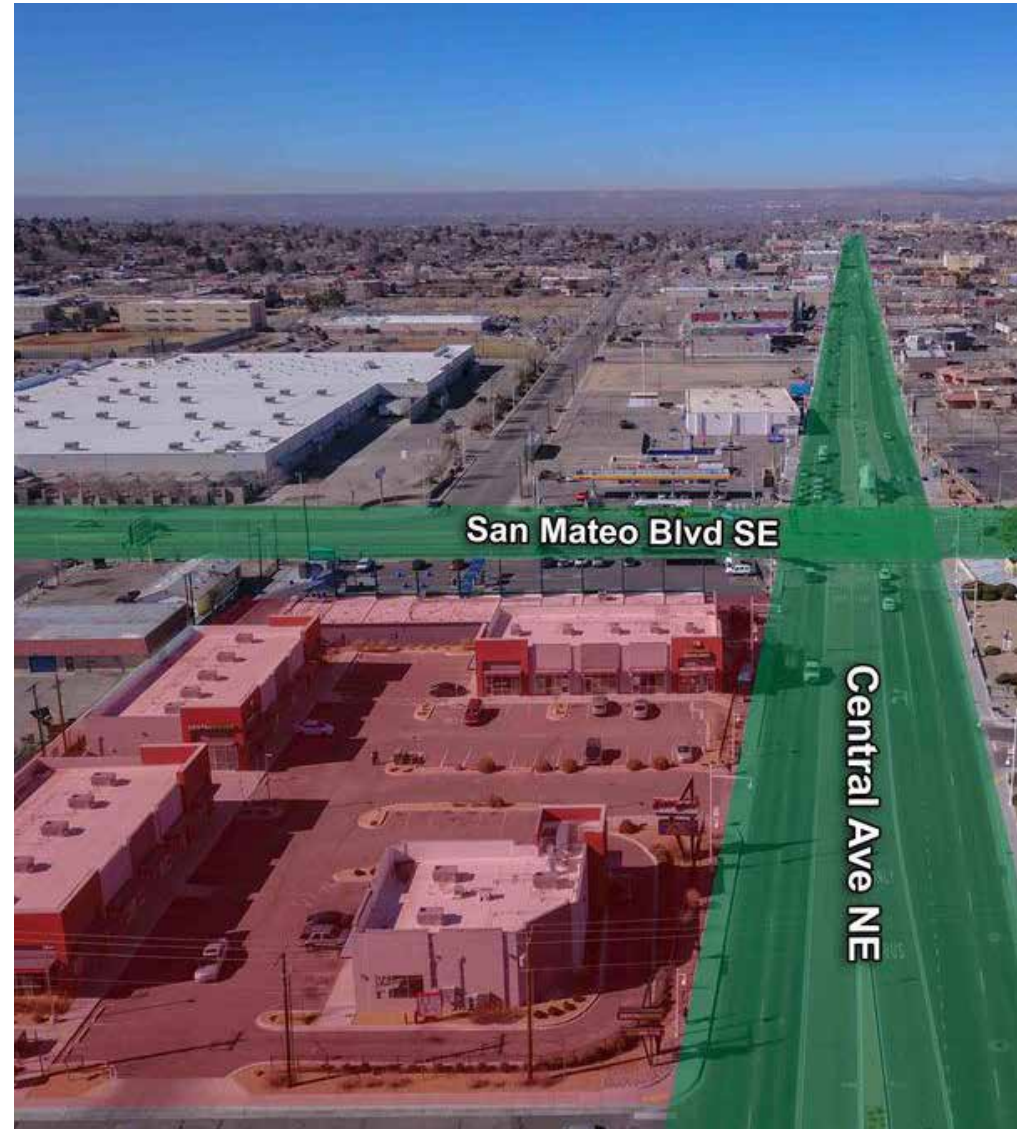
 **TRAFFIC COUNTS**
Central Ave: 19,875 VPD
San Mateo Blvd: 28,406 VPD
(Costar 2021)

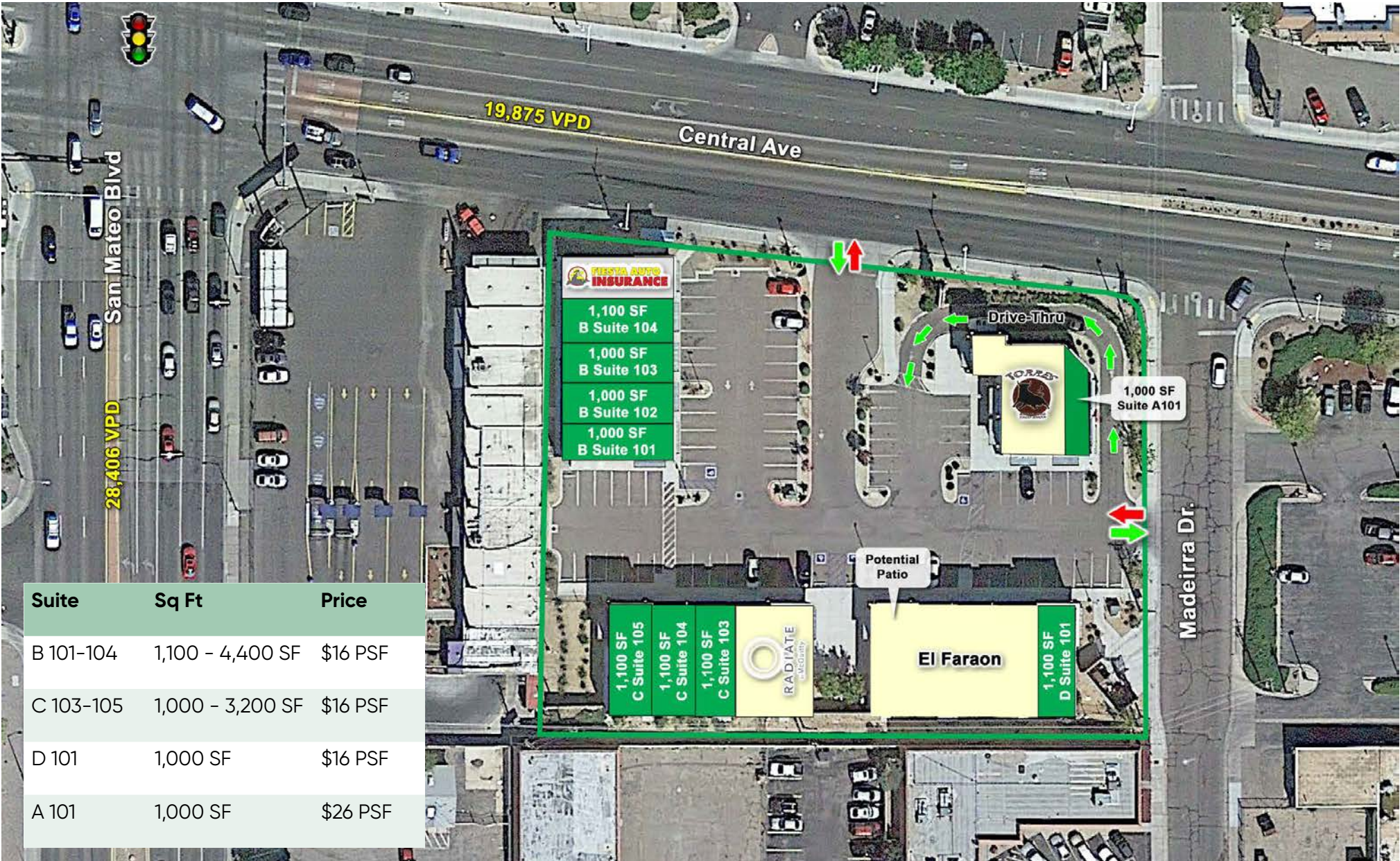
PROPERTY OVERVIEW

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, come 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



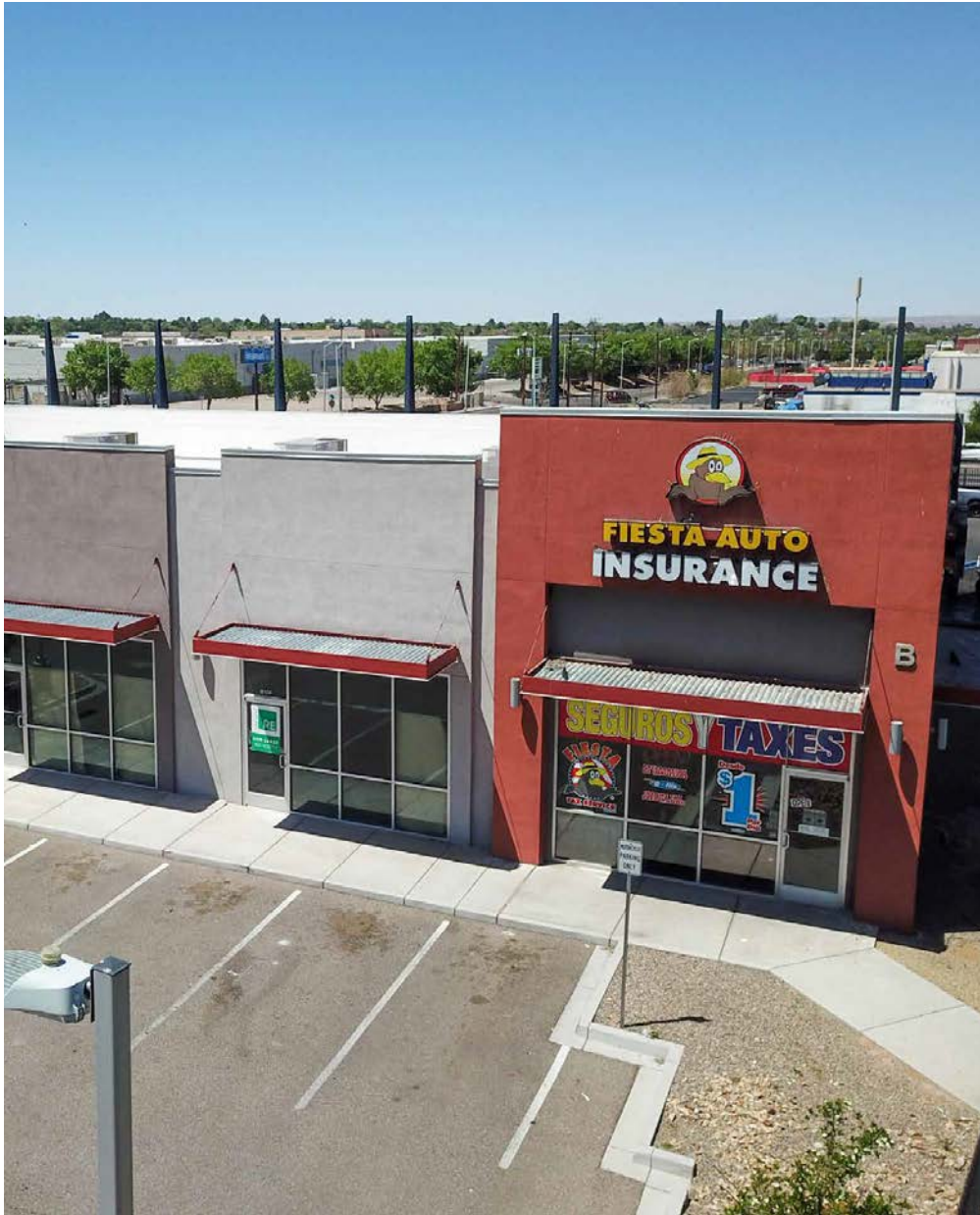


Suite	Sq Ft	Price
B 101-104	1,100 - 4,400 SF	\$16 PSF
C 103-105	1,000 - 3,200 SF	\$16 PSF
D 101	1,000 SF	\$16 PSF
A 101	1,000 SF	\$26 PSF

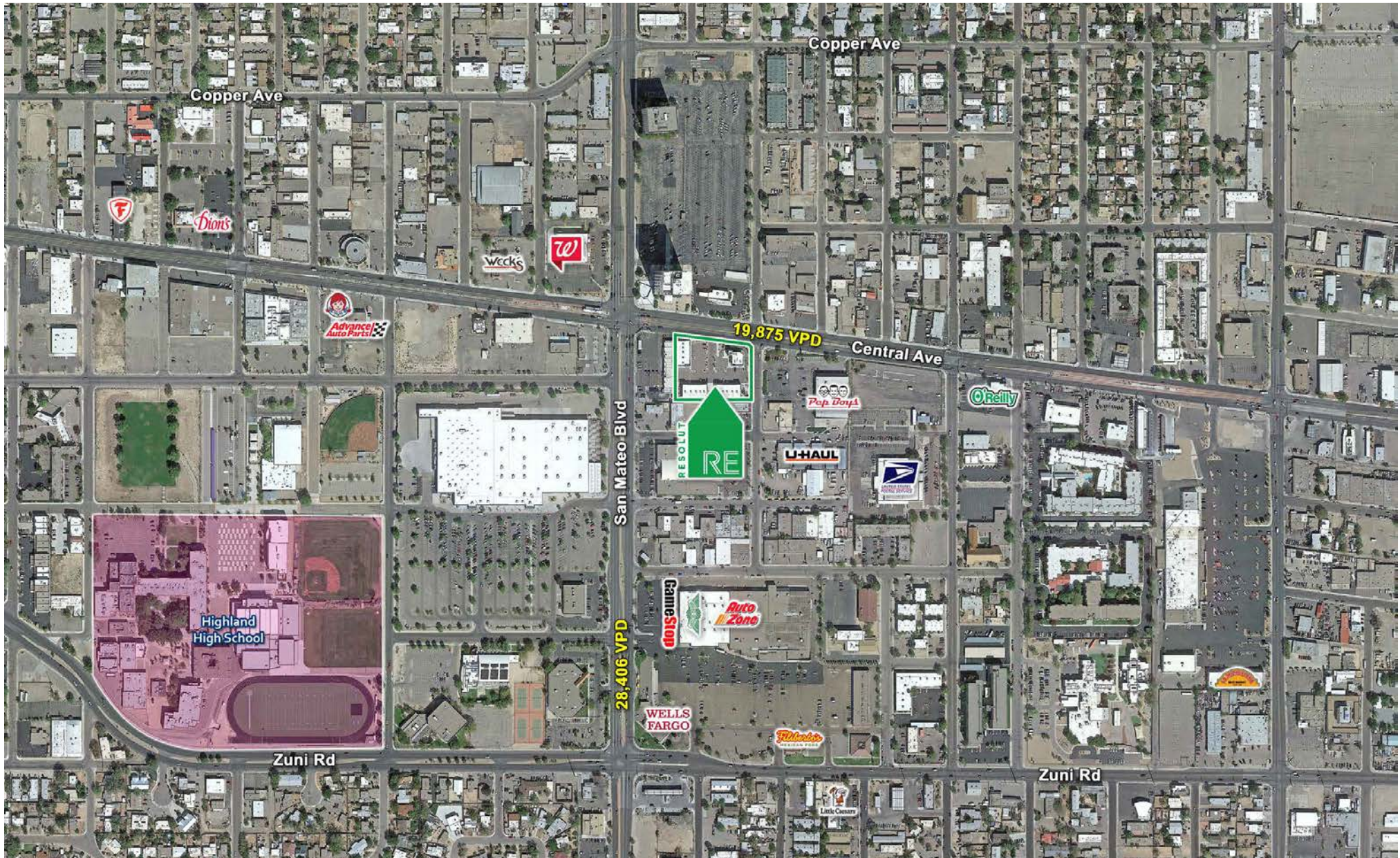
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