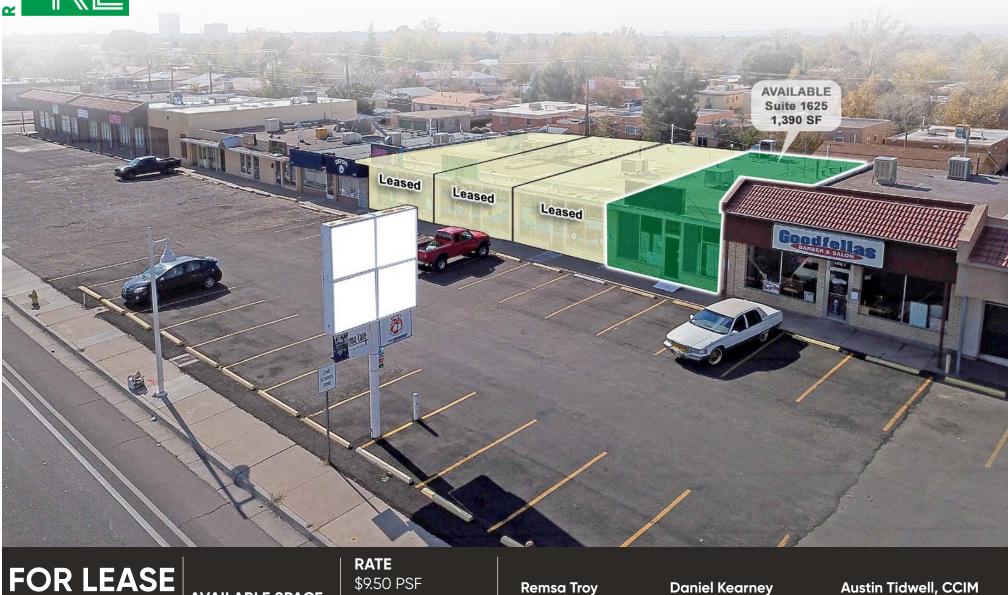
# SAN PEDRO CENTER

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



**OR SALE** 



**AVAILABLE SPACE** Suite 1625: 1,390 SF **Modified Gross** PRICE \$495,000

rtroy@resolutre.com 505.337.0777

505.337.0777

dkearney@resolutre.com atidwell@resolutre.com 505.337.0777



## **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
- 2 Available Suites
- 1,470 SF Each Suite
- Up to 2,940 SF
- 3.68/1,000 SF Parking Ratio
- Zoned MX-L



TRADER

## AREA TRAFFIC GENERATORS

Walmart S Smith's WI THE UNIVERSITY OF WE SMITH'S WINDERSTON THE DOWN MEXICO THE UNIVERSITY OF NEW MEXICO STEPS THE UNIVERSITY OF STEPS STEPS THE UNIVERSITY OF STEPS THE STEPS THE UNIVERSITY OF STEPS THE STE

## Remsa Troy

rtroy@resolutre.com | 505.337.0777

## Daniel Kearney dkearney@resolutre.com | 505.337.0777

Austin Tidwell atidwell@resolutre.com | 505.337.0777

# **DEMOGRAPHIC SNAPSHOT** 2023









130,666 DAYTIME POPULATION 3-MILE RADIUS

#### **TRAFFIC COUNTS** San Pedro Dr: 13,525 VPD

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 & 140. 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.



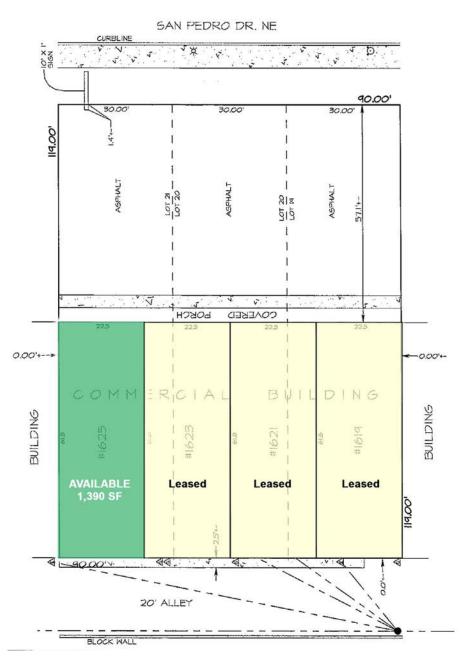
## **PROPERTY OVERVIEW**

Lease Rate:	\$9.50 Modified Gross	
Available SF:	1,390 SF	
Lot Size:	.25 Acres	
Year Built:	1962	
Zoning:	MX-L	
Submarket:	Southeast Heights	

Spaces	Lease Rate	Occupancy	Space Size
Suite 1625	\$9.50 Modified Gross	Vacant	1,390 SF

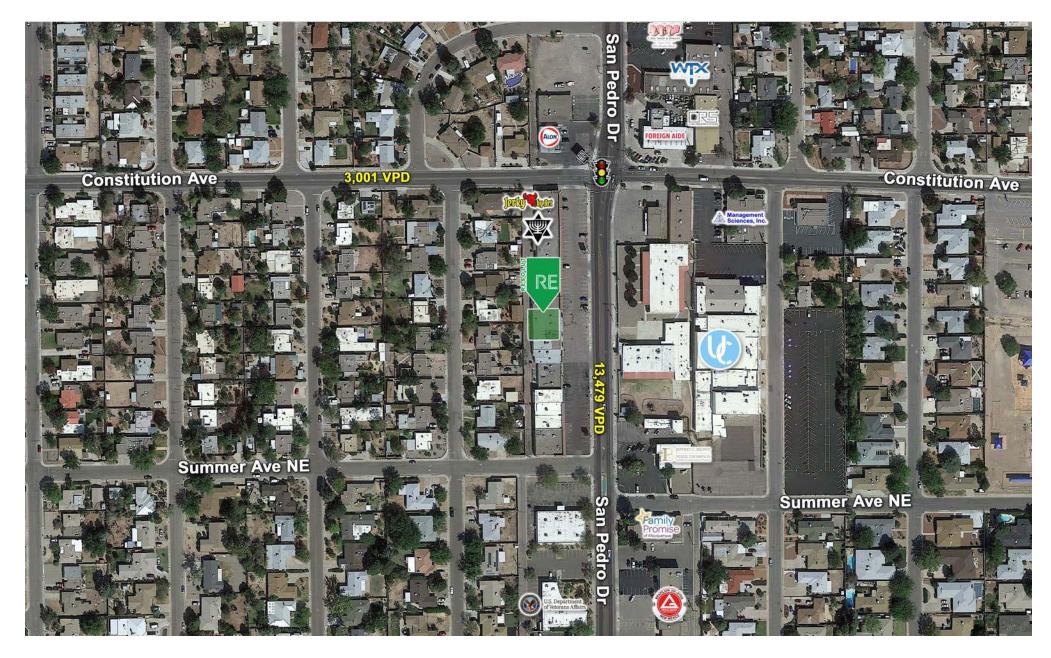


# SAN PEDRO CENTER | 1625 San Pedro Drive Northeast, Albuquerque, NM

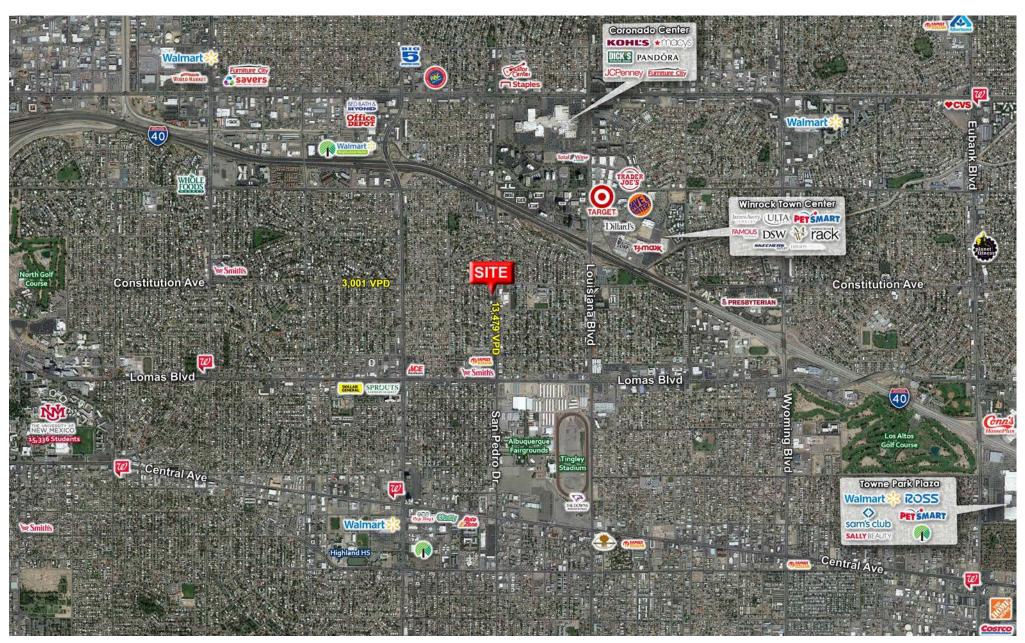


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



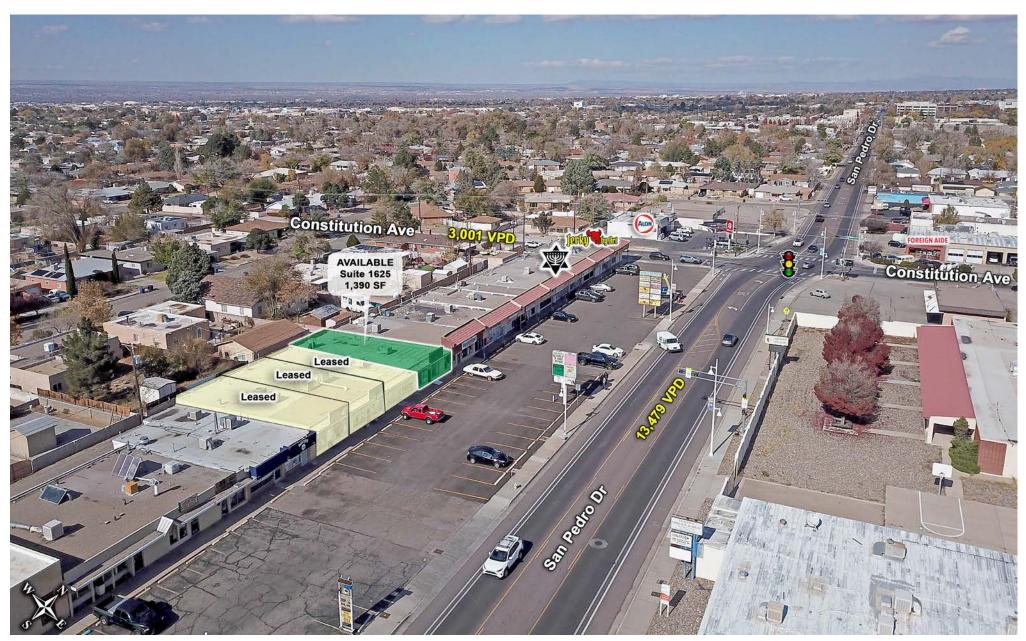






The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.







```
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.
```