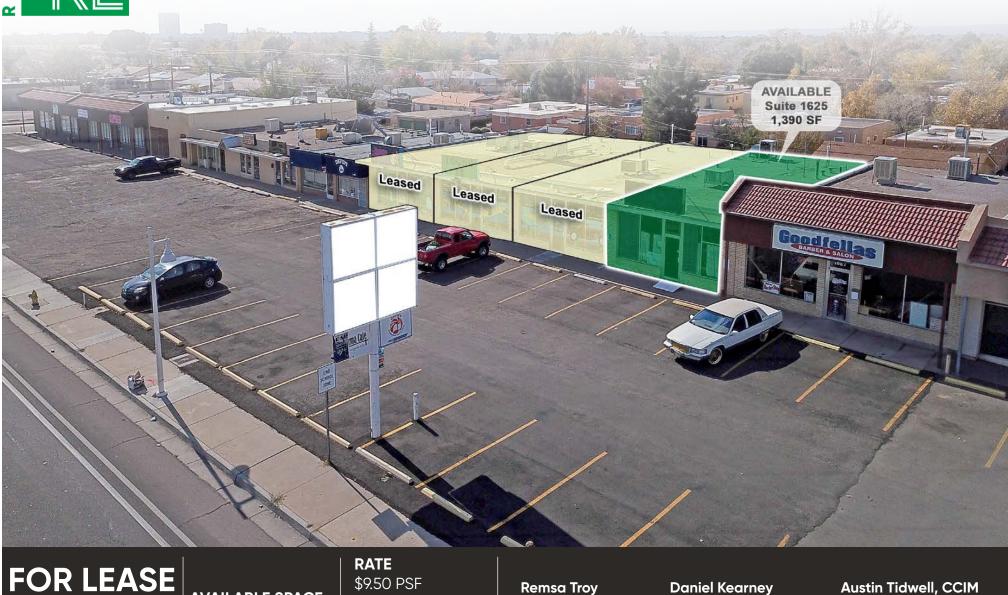
SAN PEDRO CENTER

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

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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.



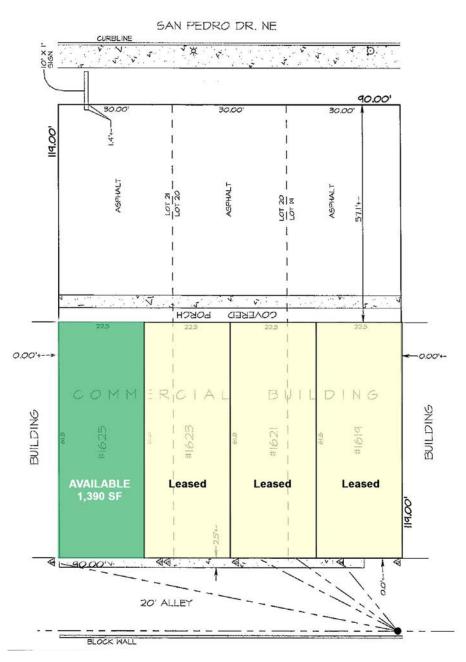
PROPERTY OVERVIEW

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

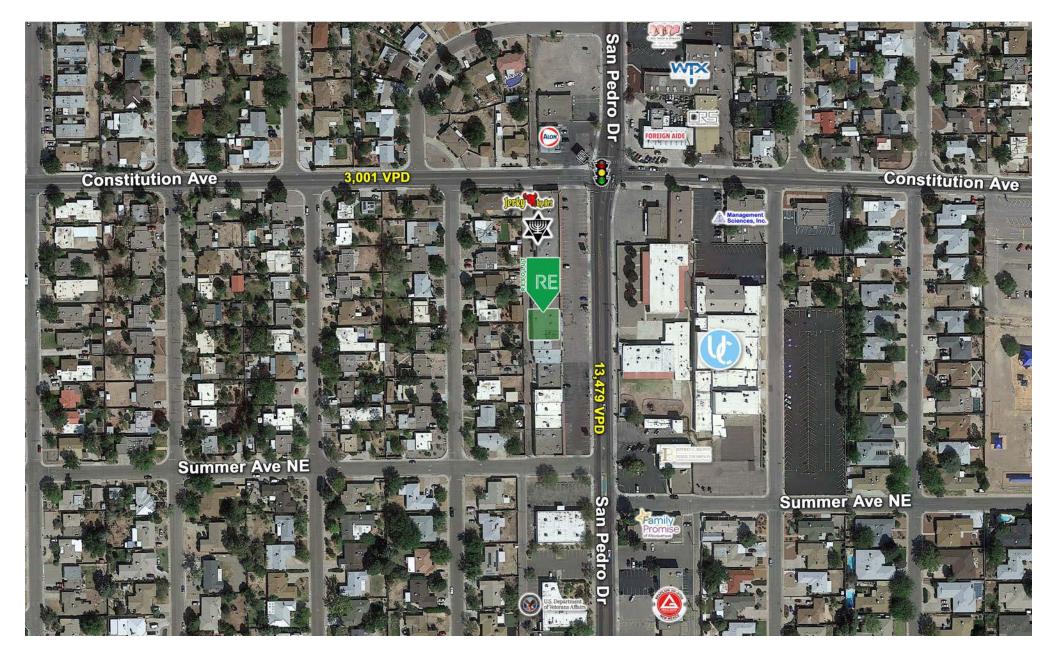


SAN PEDRO CENTER | 1625 San Pedro Drive Northeast, Albuquerque, NM

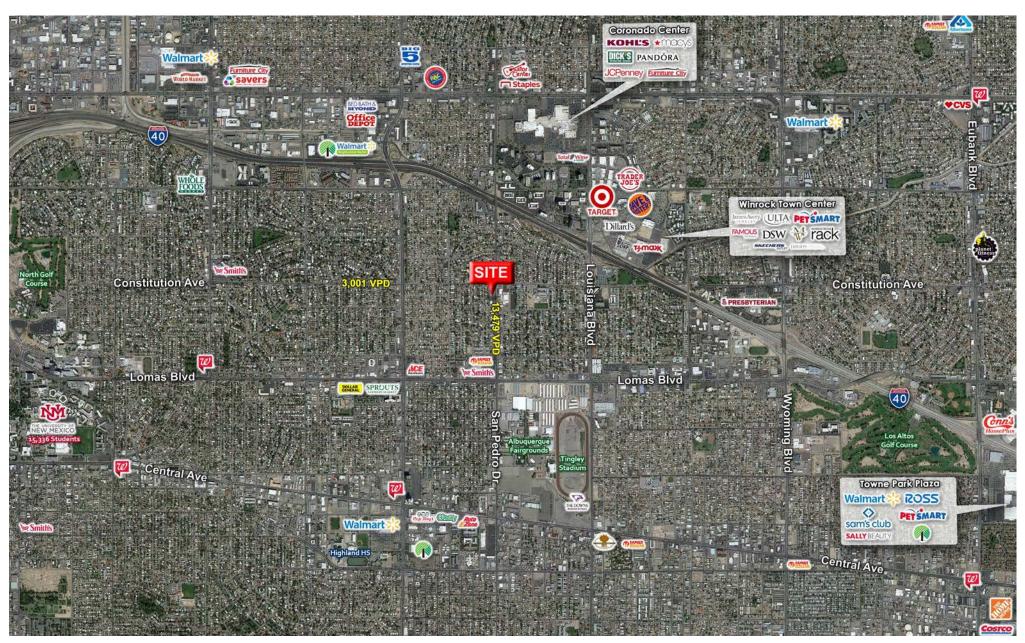


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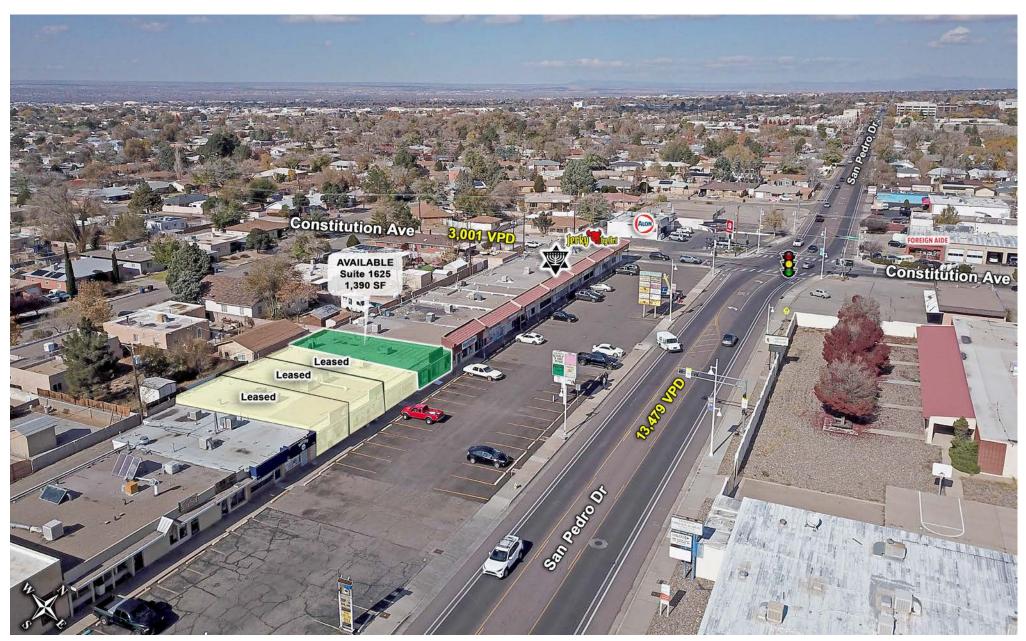






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