



# SAN PEDRO CENTER

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



**FOR LEASE  
OR SALE**

**AVAILABLE SPACE**  
Suite 1625: 1,390 SF

**RATE**  
\$9.50 PSF  
Modified Gross  
**PRICE**  
\$495,000

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**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



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2023**

 **137,216**  
**POPULATION**  
3-MILE RADIUS

 **\$76,336**  
**AVG HH INCOME**  
3-MILE RADIUS

 **130,666**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
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

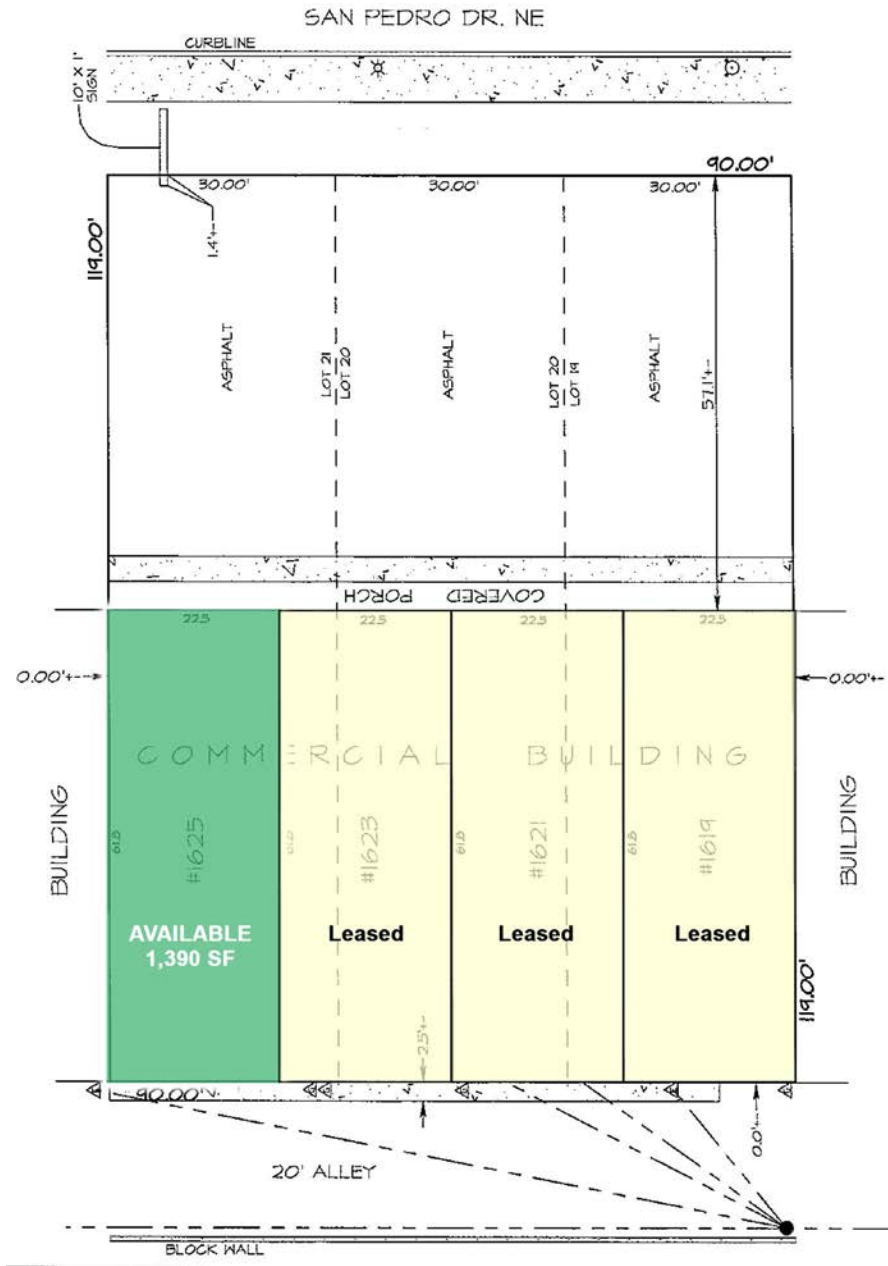
Just south of Uptown & I40. This building sits right on San Pedro Dr NE, south of San Pedro Dr NE & Constitution Ave NE with exposure to over 6,794 cars per day with an excellent monument and building signage.

## 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

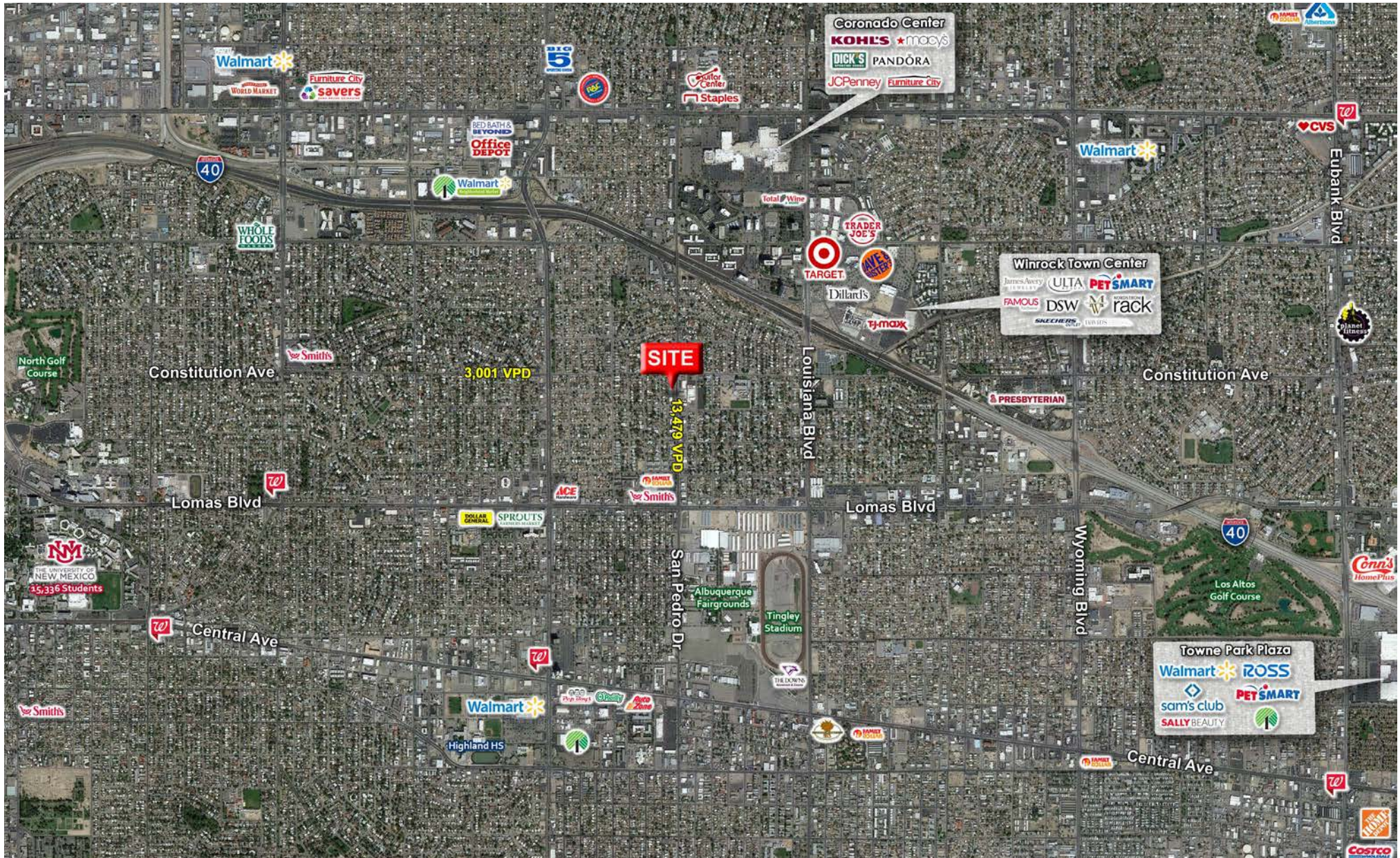








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