



# SAN PEDRO SOUTH SCHOOL/OFFICE

North of Gibson on San Pedro  
901 San Pedro Dr SE, Albuquerque, NM 87108



**FOR LEASE**

**AVAILABLE SPACE**  
13,000 SF

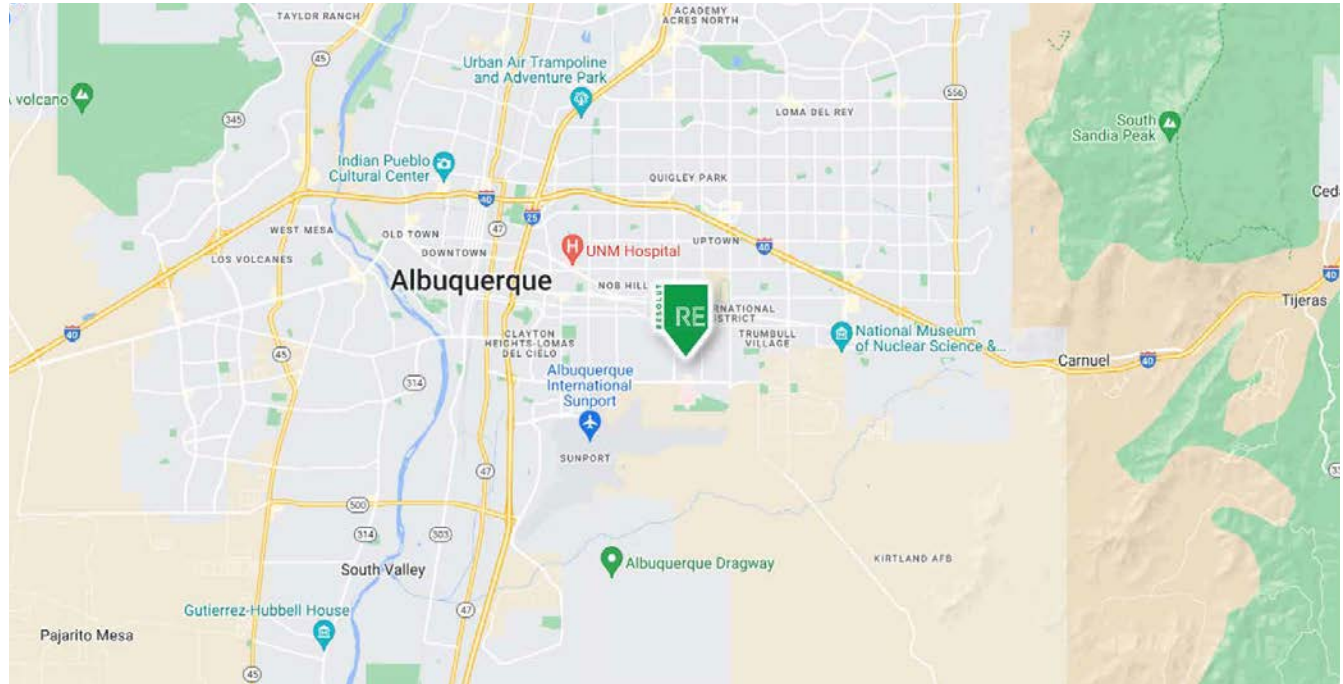
**RATE**  
\$10.00 PSF NNN  
\* Estimate provided by Landlord  
and subject to change

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**PROPERTY HIGHLIGHTS**

- Turn key school
- Separately controlled thermostats
- Gated parking lot
- Secured yard



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2023**



**91,081  
POPULATION  
3-MILE RADIUS**



**\$76,547.00  
AVG HH INCOME  
3-MILE RADIUS**



**90,689  
DAYTIME POPULATION  
3-MILE RADIUS**



**TRAFFIC COUNTS**  
San Pedro Dr: 7,334 VPD  
(Sites USA 2023)

**PROPERTY OVERVIEW**

Nestled in a picturesque neighborhood, this former school exudes charm and character, presenting a unique opportunity for a forward-thinking organization or business.

The building features modern styles. Spacious classrooms, high ceilings, and large windows contribute to an atmosphere that fosters creativity and inspiration. Next to a gorgeous park and open spaces in the interior, the property includes well-maintained outdoor areas. These spaces can be utilized for recreational activities, events, or outdoor gatherings, providing a refreshing and welcoming environment. The adaptable floor plan allows for a variety of uses, accommodating diverse business needs. The numerous classrooms, and communal spaces can be repurposed for offices, collaborative workspaces, meeting rooms, or other creative endeavors. Sunlit interiors create a positive and energizing atmosphere throughout the building. Ample natural light enhances productivity and well-being, offering an ideal setting for a wide range of activities. The property's previous use as a school contributes to its positive image. The rich history of learning and community engagement provides a unique narrative that can be woven into the branding and identity of the new occupants. The property boasts ample parking, making it convenient for both staff and visitors. Additionally, it complies with accessibility standards, ensuring inclusivity for people of all abilities. The building is situated within a friendly and supportive community. Establishing a presence in this location not only benefits from the existing community spirit but also provides an opportunity for the new occupants to actively engage and contribute to local initiatives. While maintaining its historic charm, the building is equipped with modern amenities and infrastructure. Upgraded systems, high-speed internet connectivity, and other contemporary features ensure a seamless transition for businesses adopting cutting-edge technologies. This adaptability ensures that the property is suitable for a wide range of businesses and organizations.



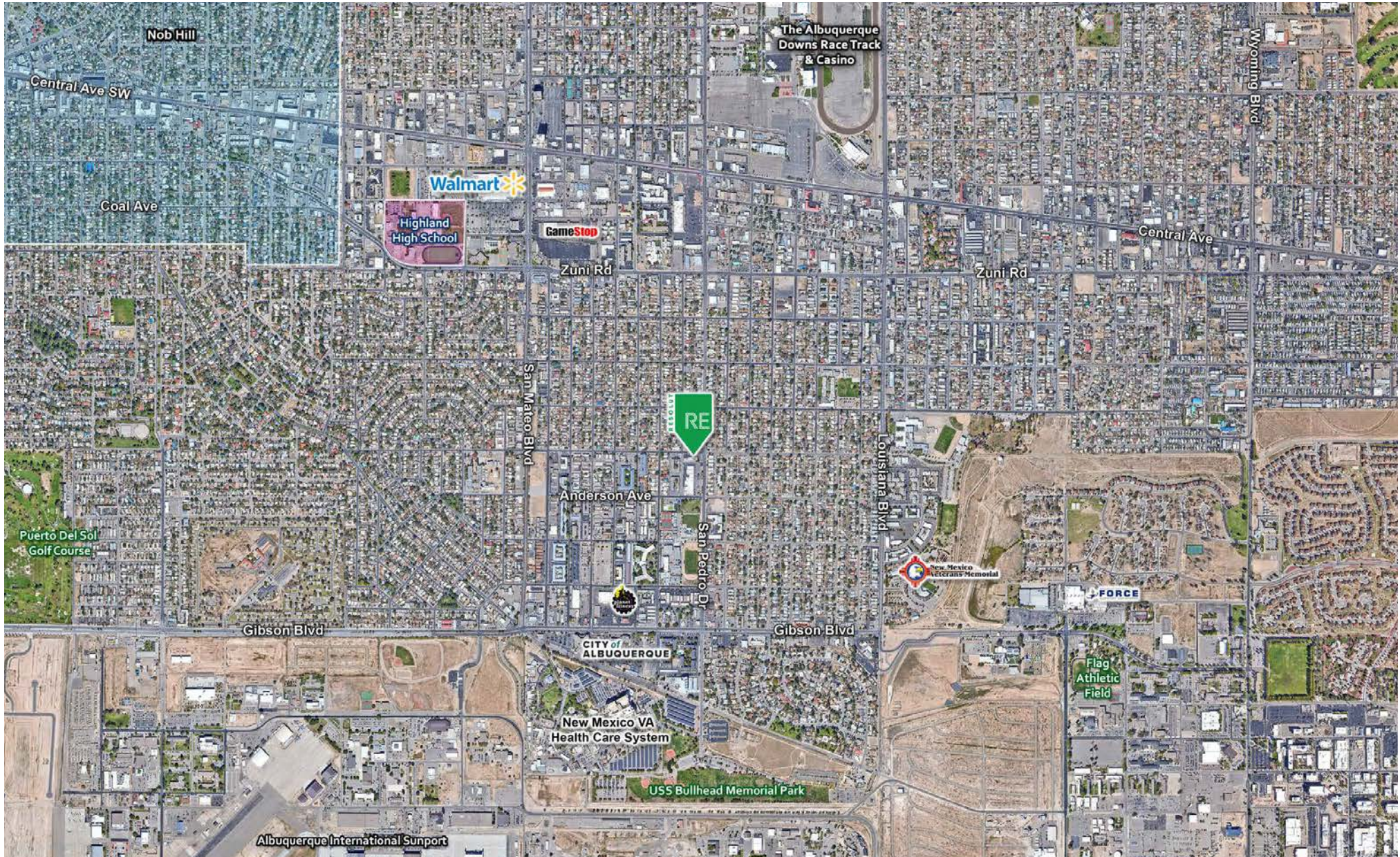
**LOCATION OVERVIEW**

Situated in a desirable and easily accessible location, the property is well-connected to major thoroughfares, public transportation, and amenities. This ensures convenience for employees, clients, and visitors alike. With a strategic and accessible location with high visibility and easy transportation access. This thriving shopping center typically experiences a steady flow of foot traffic, indicating a strong customer base and potential for increased sales for tenants. The modern and well-maintained facilities, including ample parking, comfortable common areas, and attractive landscaping, contribute to the overall appeal of the shopping center. Well-maintained infrastructure and regular upkeep contribute to the overall appeal of the shopping center, creating a positive environment for both tenants and customers.

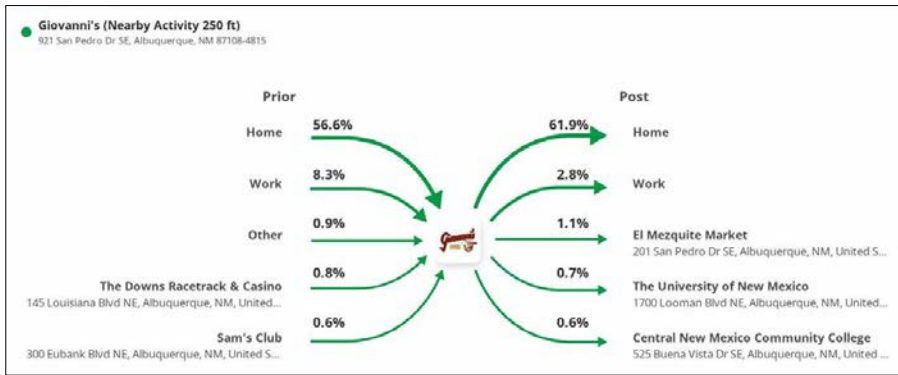


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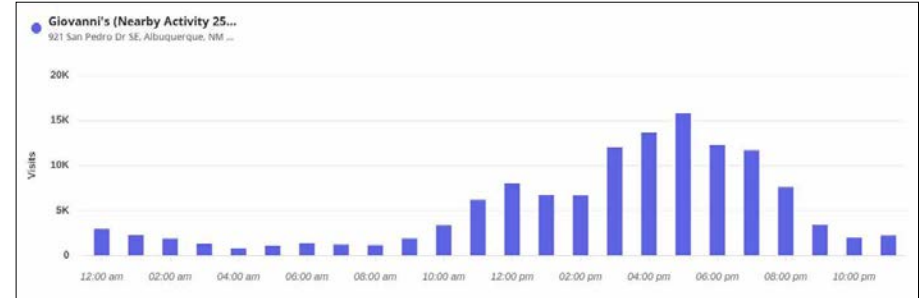




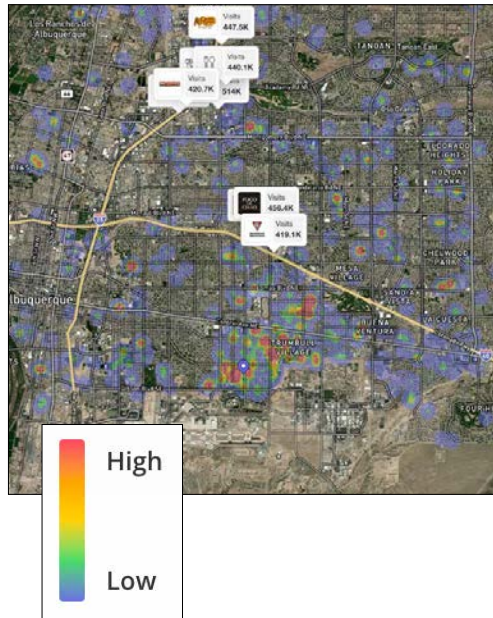
VISTOR JOURNEY



HOURLY VISITS



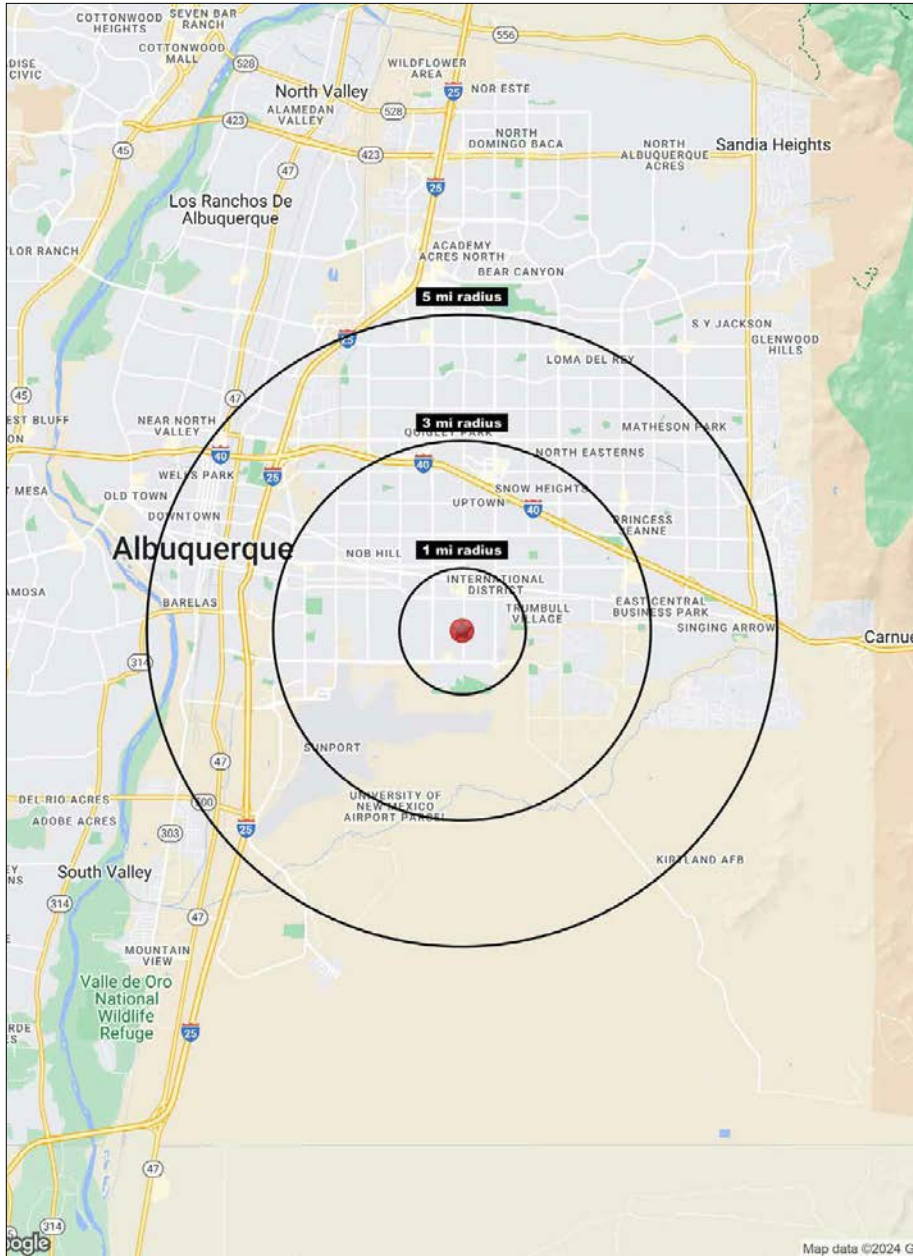
TRADE AREA - HOME LOCATION



HOURLY VISITS

**Giovanni's (Nearby Activity 250 ...)**  
921 San Pedro Dr SE, Albuquerque, NM 87...

Visits	68.2K	Visit Frequency	3.11
Visitors	22K	Avg. Dwell Time	51 min



**Summary Profile**

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.0652/-106.578



901 San Pedro Dr SE Albuquerque, NM 87108	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	19,039	91,081	227,936
2028 Projected Population	18,538	91,564	227,150
2020 Census Population	19,422	91,305	228,565
2010 Census Population	19,661	92,244	227,635
Projected Annual Growth 2023 to 2028	-0.5%	0.1%	-
Historical Annual Growth 2010 to 2023	-0.2%	-	-
2023 Median Age	37.8	37.2	38.4
<b>Households</b>			
2023 Estimated Households	9,213	42,259	104,988
2028 Projected Households	8,910	42,269	104,265
2020 Census Households	9,086	41,177	103,042
2010 Census Households	8,981	40,254	99,536
Projected Annual Growth 2023 to 2028	-0.7%	-	-0.1%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	46.5%	52.2%	53.3%
2023 Estimated Black or African American	7.2%	5.0%	4.7%
2023 Estimated Asian or Pacific Islander	3.3%	5.6%	4.8%
2023 Estimated American Indian or Native Alaskan	7.1%	5.4%	5.4%
2023 Estimated Other Races	35.9%	31.8%	31.8%
2023 Estimated Hispanic	52.5%	45.0%	45.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$50,074	\$76,547	\$80,061
2023 Estimated Median Household Income	\$38,688	\$58,647	\$61,649
2023 Estimated Per Capita Income	\$24,700	\$36,018	\$37,185
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	6.7%	4.7%	3.7%
2023 Estimated Some High School (Grade Level 9 to 11)	8.5%	6.0%	5.8%
2023 Estimated High School Graduate	26.1%	21.6%	22.2%
2023 Estimated Some College	24.9%	20.3%	22.6%
2023 Estimated Associates Degree Only	7.2%	8.3%	9.1%
2023 Estimated Bachelors Degree Only	15.8%	20.0%	19.3%
2023 Estimated Graduate Degree	10.8%	19.2%	17.3%
<b>Business</b>			
2023 Estimated Total Businesses	1,089	6,465	17,591
2023 Estimated Total Employees	8,045	61,141	149,223
2023 Estimated Employee Population per Business	7.4	9.5	8.5
2023 Estimated Residential Population per Business	17.5	14.1	13.0

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