

FOR LEASE» PASEO STRIP CENTER

7900 SAN PEDRO DR. NE | ALBUQUERQUE, NM 87109



HIGHLIGHTS

- PRIME RETAIL LOCATION IN THE NE HEIGHTS
- TRAFFIC COUNTS:
 - PASEO DEL NORTE - 43,300 VPD
 - I-25 - 128,400 VPD
 - SAN PEDRO - 16,700 VPD
- SU-2 ZONING
- 4.6:1,000 PARKING (139 TOTAL PARKING SPACES)
- SUITE A-9 IS BUILT OUT FOR A RESTAURANT
- PALOMAS PLAZA TENANTS INCLUDE: BEST BEAUTY, SQUEEZED, CHINA LUCK, HOPE CHRISTIAN, BELLA, PSYCHOSOMATIC TRANSFORMATION, JUST FIT FOODS & COMFORT DENTAL
- AREA TENANTS INCLUDE: CHICK-FIL-A, FIVE GUY BURGERS, JASON'S DELI, JIMMY JOHNS, SUBWAY, KOHL'S, LOWES, MR. CAR WASH, STARBUCKS, TARGET, PETLAND, OFFICE DEPOT, TOMATO CAFE, WALGREEN'S, WECK'S & SKECHERS



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AVAILABILITIES



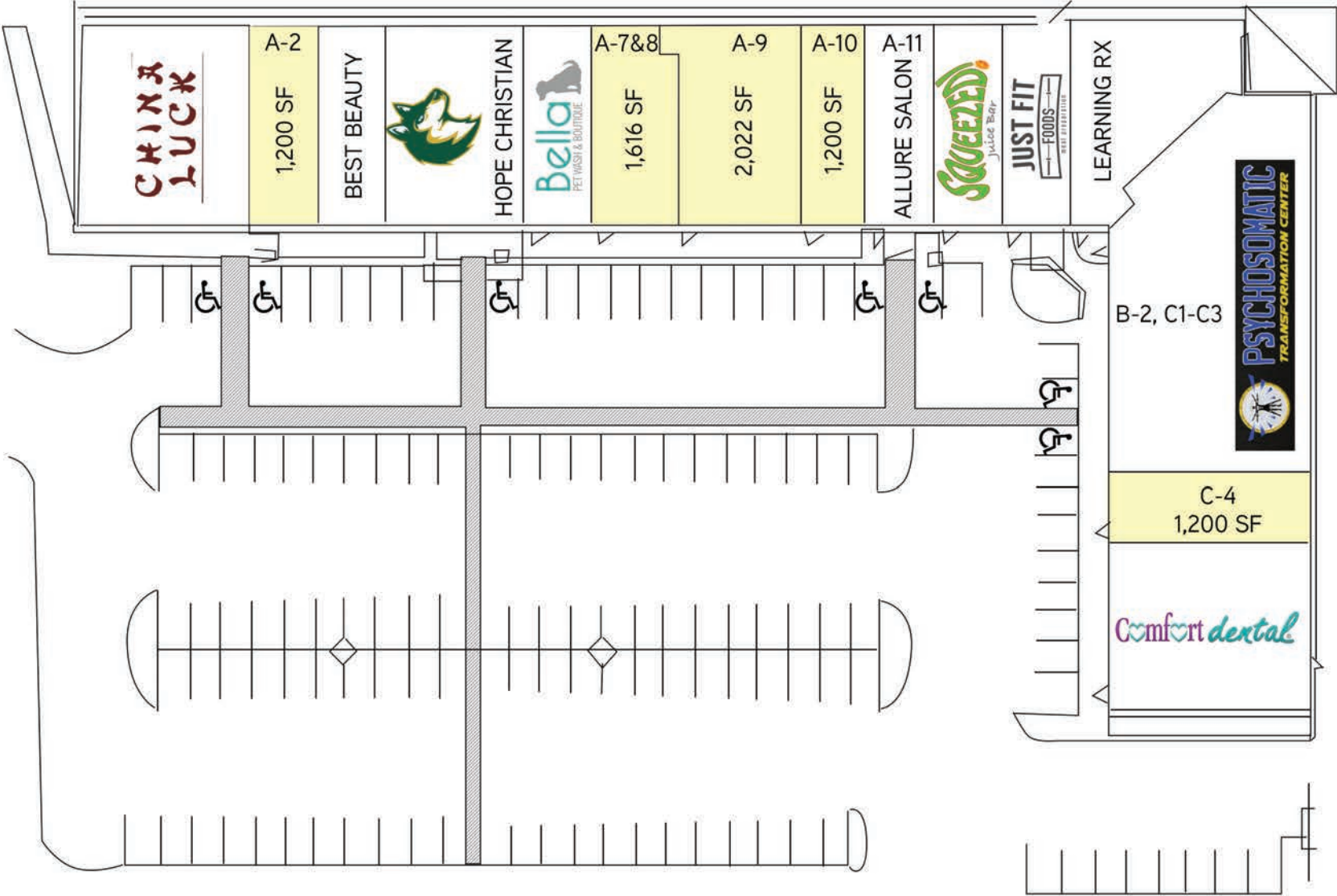
SUITE	SIZE (SF)	PRICE (PER SF)	LEASE TYPE
A-2	1,200	\$13.00	NNN*
A-7 - A-8	1,616	\$13.00	NNN*
A-9	2,022	\$13.00	NNN*
A-10	1,200	\$13.00	NNN*
C-4	1,200	\$13.00	NNN*

* NNN FEES ARE APPROXIMATELY \$3.61 PER SF



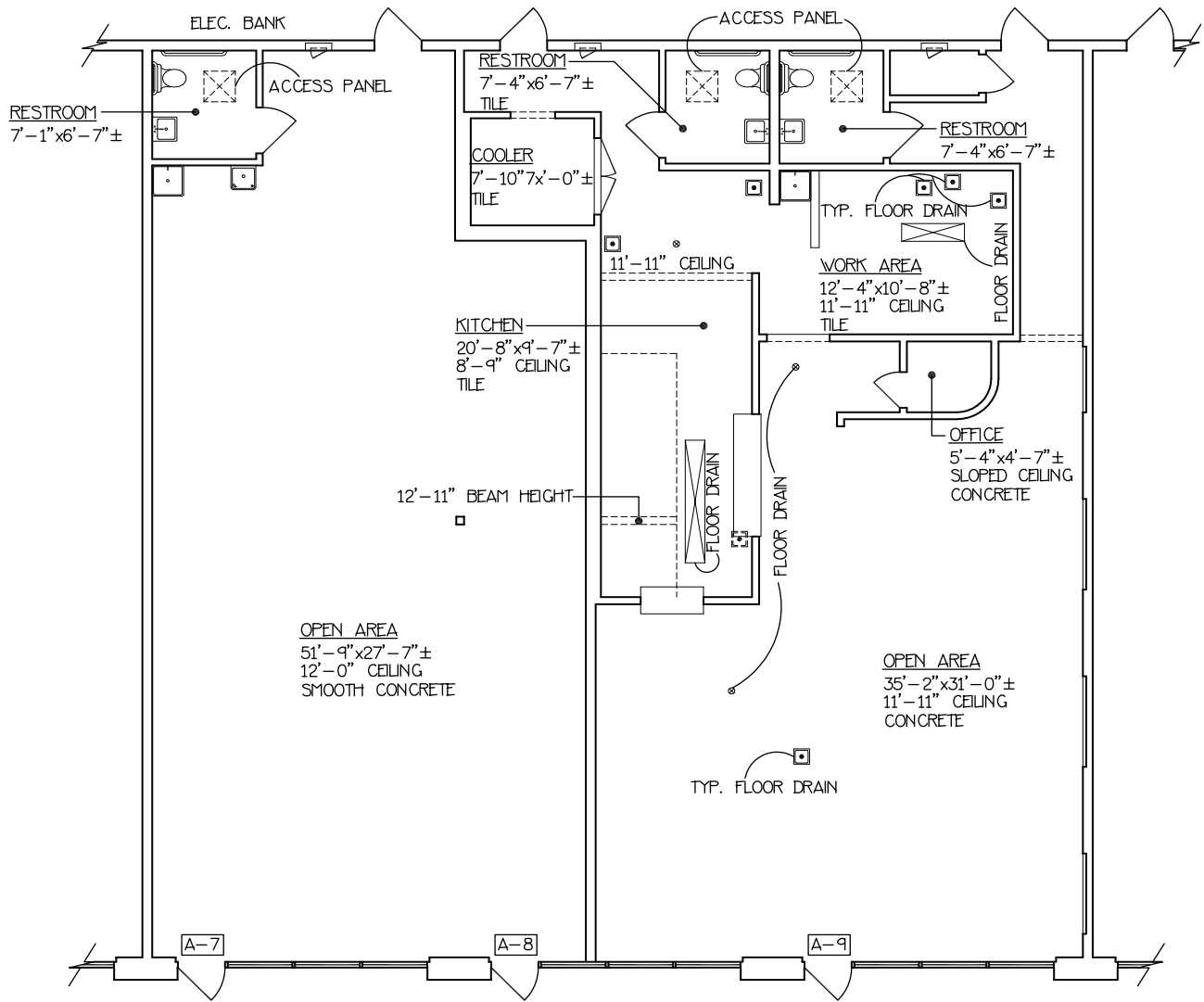
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SITE PLAN



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SUITES A-7, A-8 & A-9



NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE VINYL UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-3" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITES A-7 & A-8 AREA 1616.69 SQ. FT.
SUITE A-9 AREA 2022.88 SQ. FT.

PALOMAS PLAZA, SUITES A-7, A-8 & A-9

PROJECT:
7900
SAN PEDRO NE
SUITES
A-7, A-8, A-9

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
COLLIERS
INTERNATIONAL

SHEET #
01
OF 01

ORIENTATION	MEASURED BY	JR	REVISION	1
	DESIGNED BY	N.A.	REVISION	6
	DRAFTED BY	JR	REVISION	2
	CHECKED BY	P.M.	REVISION	0
SCALE	DATE			
1/8"=1'-0"	04/28/17			

YCD DESIGNS
505-899-1199

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AERIAL

