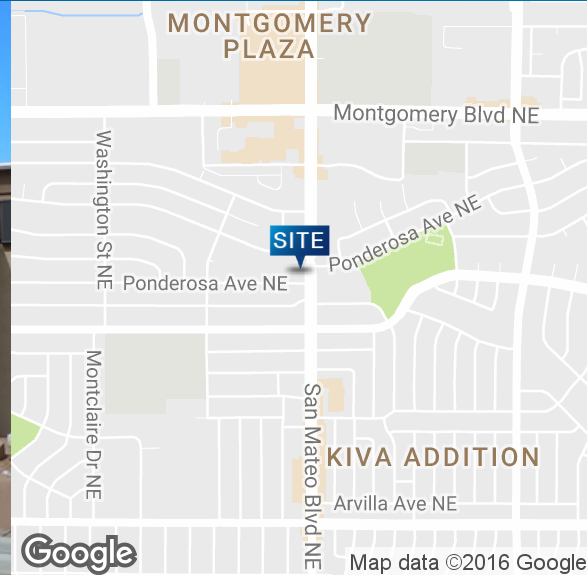


FOR LEASE > OFFICE SPACE / RETAIL

3701 San Mateo NE

ALBUQUERQUE, NM 87110



Highly Visible Space Available

- > Lease Rate: \$1,500 + Utilities / Month
- > Lease Type: Modified Gross
- > Available Space: +/- 1,570 SF
- > Zoning: C-1

Building Amenities

- > End Cap Space with Frontage on San Mateo
- > High Traffic Counts at 33,700 Cars Per Day
- > Ideal for Small Retail, Office or Restaurant Uses
- > Full-Access Intersection
- > Monument signage
- > Co-Tenant: Metro PCS

Area Tenants



Independently Owned And Operated

The information contained herein was obtained from sources believed reliable, however, Colliers International makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Contact Us

TERRIE HERTWECK, CCIM
VICE PRESIDENT
+1 505.880.7022
NM LIC.#13730
ALBUQUERQUE, NM 87109
Terrie.Hertweck@colliers.com

BO GALLES
ASSOCIATE BROKER
+1 505.880.7051
NM LIC.#48318
ALBUQUERQUE, NM 87109
bo.galles@colliers.com

COLLIERS INTERNATIONAL
+1 505 883 7676 Main
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Aerial Map

3701 SAN MATEO NE, ALBUQUERQUE, NM 87110

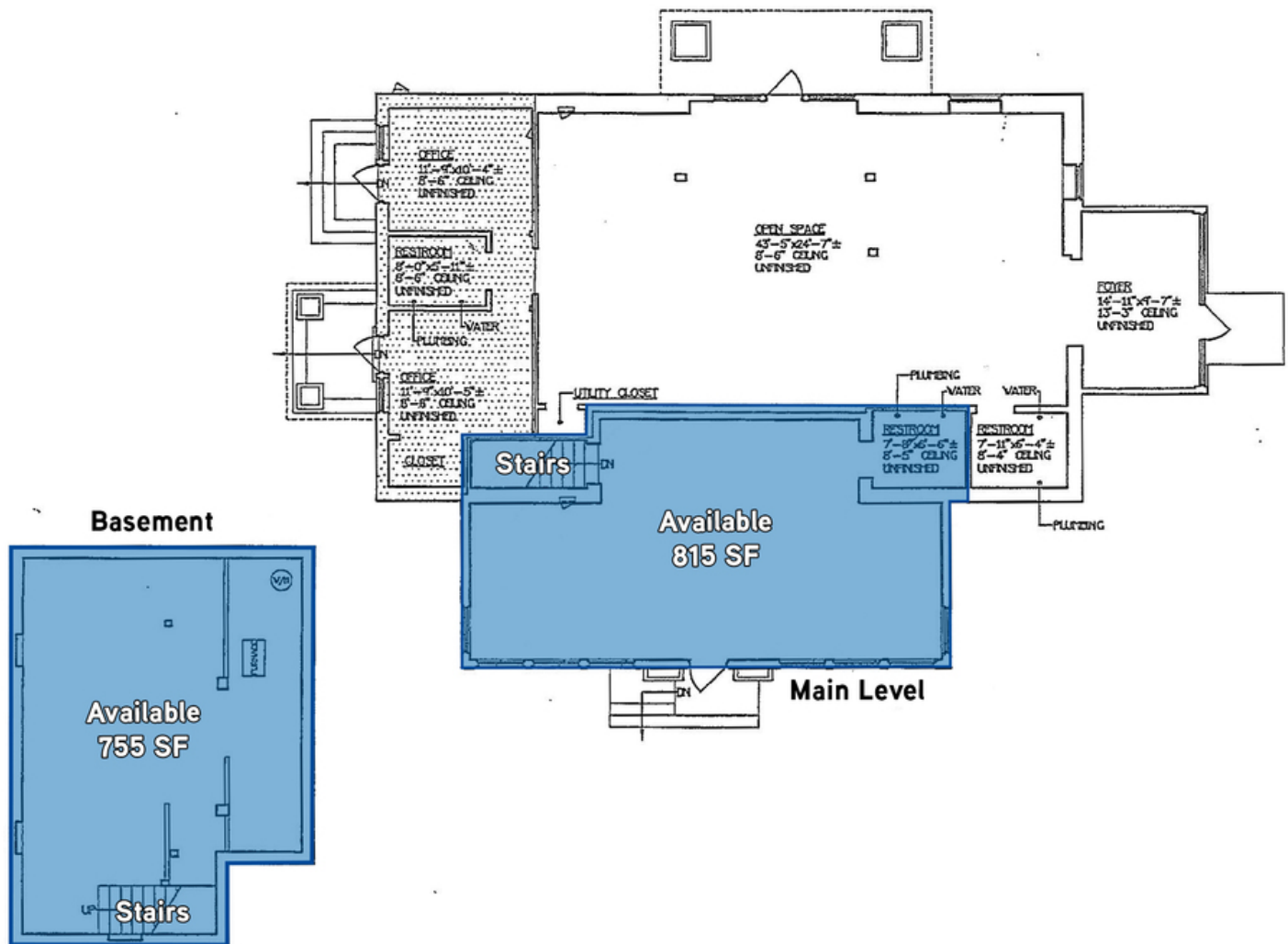


TERRIE HERTWECK, CCIM
+1 505.880.7022
Terrie.Hertweck@colliers.com
NM Lic.#13730

BO GALLES
+1 505.880.7051
bo.galles@colliers.com
NM Lic.#48318

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Floor Plan



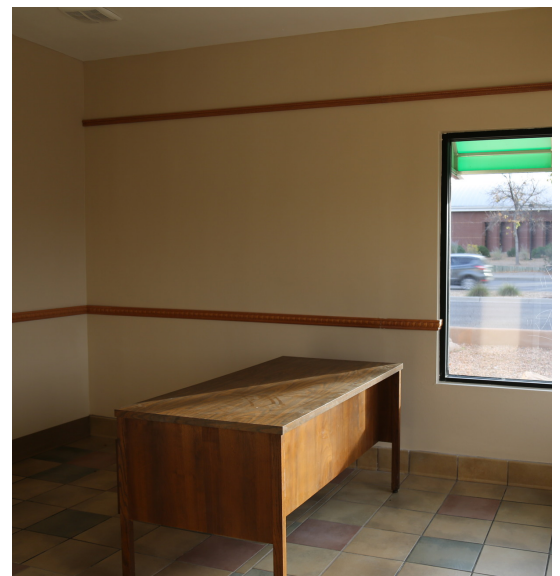
TERRIE HERTWECK, CCIM
+1 505.880.7022
Terrie.Hertweck@colliers.com
NM Lic.#13730

BO GALLES
+1 505.880.7051
bo.galles@colliers.com
NM Lic.#48318

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Property Photos

3701 SAN MATEO NE, ALBUQUERQUE, NM 87110



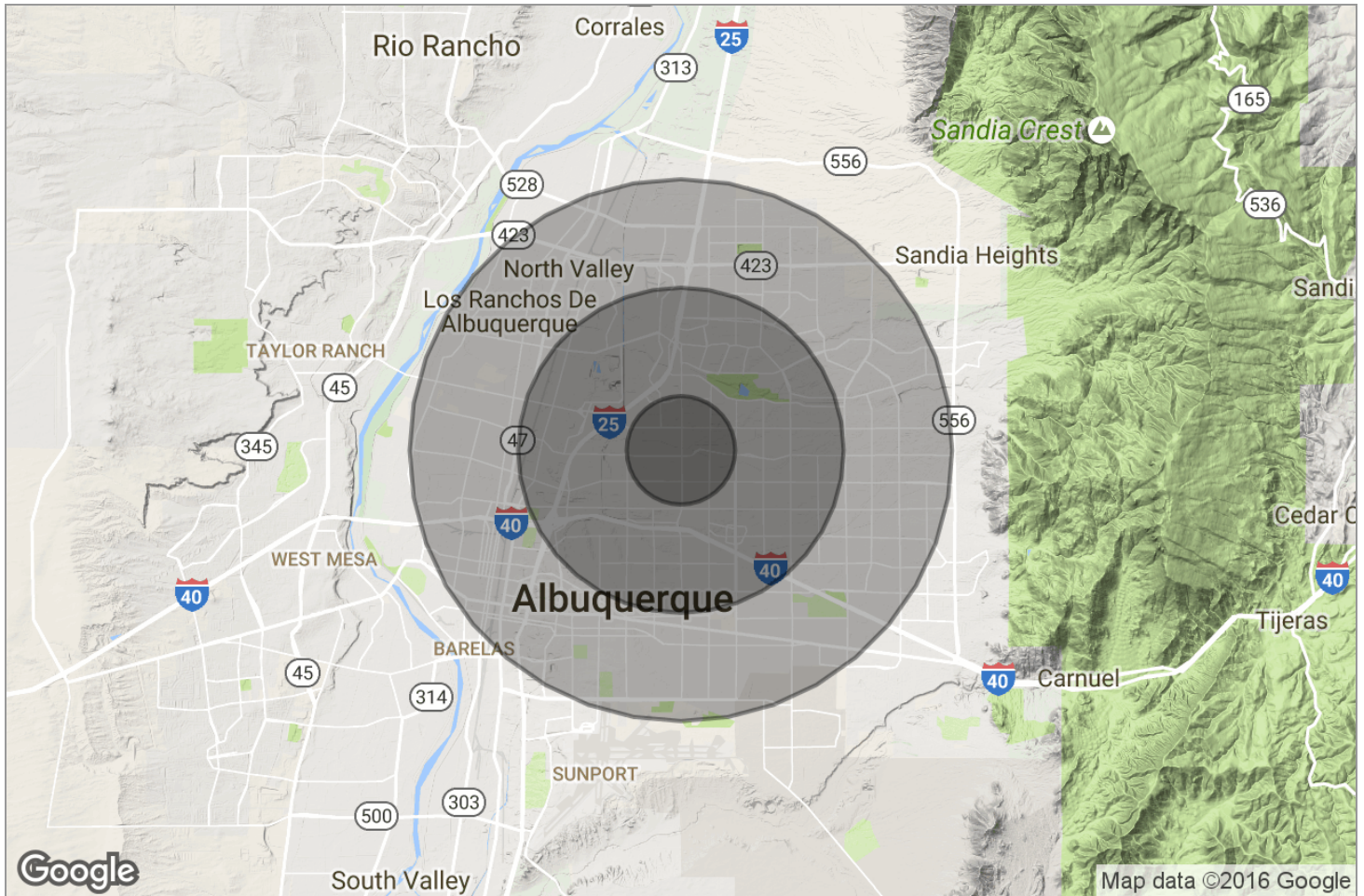
TERRIE HERTWECK, CCIM
+1 505.880.7022
Terrie.Hertweck@colliers.com
NM Lic.#13730

BO GALLES
+1 505.880.7051
bo.galles@colliers.com
NM Lic.#48318

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico

Demographics

3701 SAN MATEO NE, ALBUQUERQUE, NM 87110



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,682	105,909	298,635
MEDIAN AGE	36.8	39.2	38.4
MEDIAN AGE (MALE)	35.1	37.3	36.9
MEDIAN AGE (FEMALE)	39.4	41.1	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,553	49,045	132,928
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$51,903	\$58,328	\$56,914
AVERAGE HOUSE VALUE	\$175,451	\$199,847	\$210,581

* Demographic data derived from 2010 US Census

TERRIE HERTWECK, CCIM
+1 505.880.7022
Terrie.Hertweck@colliers.com
NM Lic.#13730

BO GALLES
+1 505.880.7051
bo.galles@colliers.com
NM Lic.#48318

COLLIERS NEW MEXICO
505.883.7676
5051 Journal Center Blvd NE, Suite 200
Albuquerque, NM 87109
colliers.com/en-us/newmexico