



Colliers

# For Lease

The Shoppes at 6001 San Mateo  
6001 San Mateo Blvd NE  
Albuquerque, NM 87109

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# Property Profile

## Details

Lease Rate	\$16.00 - \$25.00 PSF NNN	
NNN	\$5.41 PSF	
Space Available	Suite D3	± 1,950 SF
	Suite F4 (Former Restaurant)	± 3,100 SF
Submarket	North I-25	
Zoning	MX-H (Mixed-use - High Intensity)	

## Features

- Turn-key, second generation restaurant space with large patio available
- High quality neighborhood strip retail
- Single story brick and stucco facades
- Monument signage available
- Excellent NE Heights location in established trade area
- High exposure on San Mateo with over 45,400 VPD
- Convenient I-25 access in close proximity
- 5/1000 parking ratio

## Area Tenants





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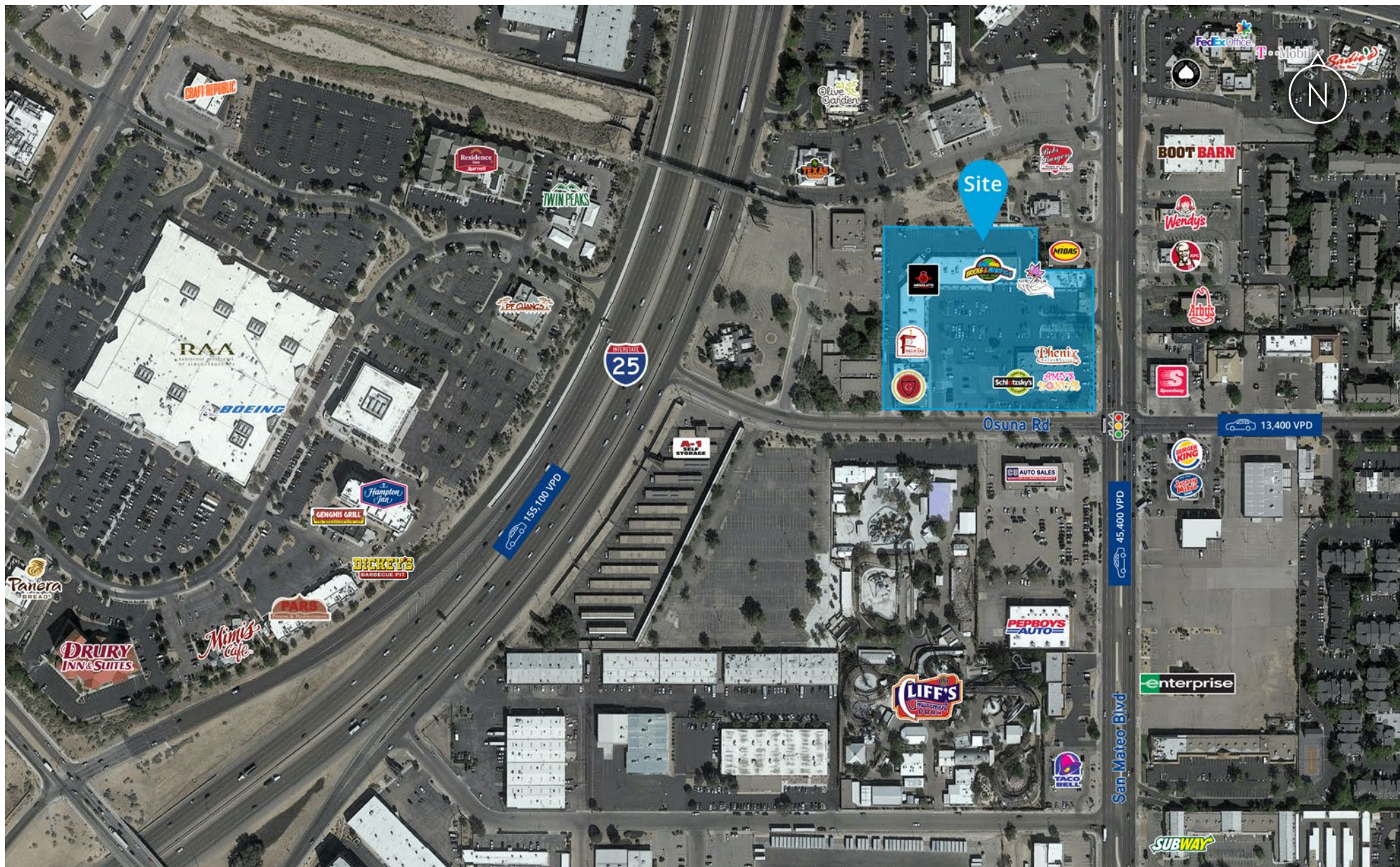
# Trade Area Aerial





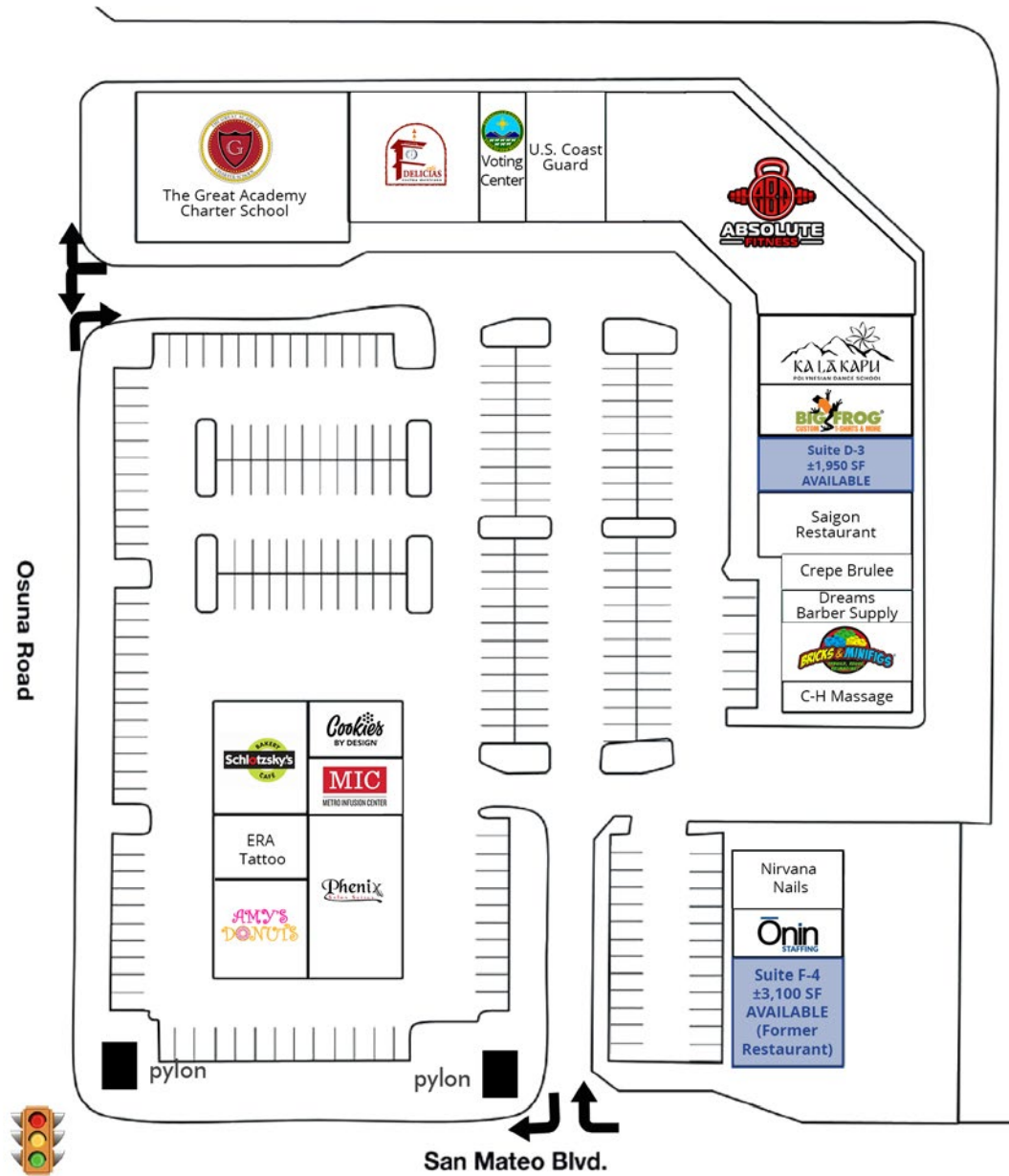
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# Intersection Aerial



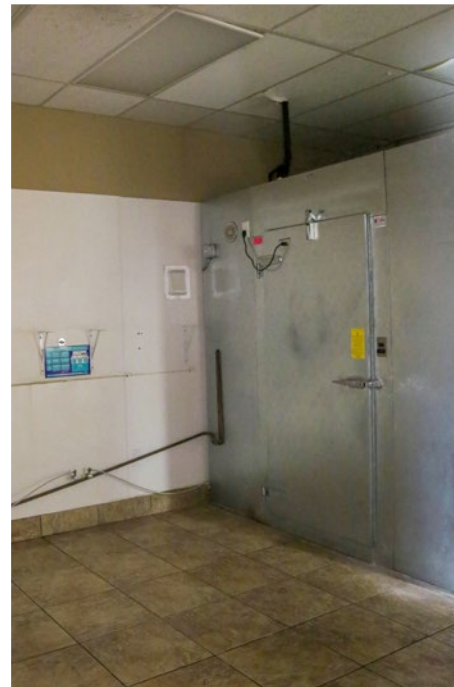
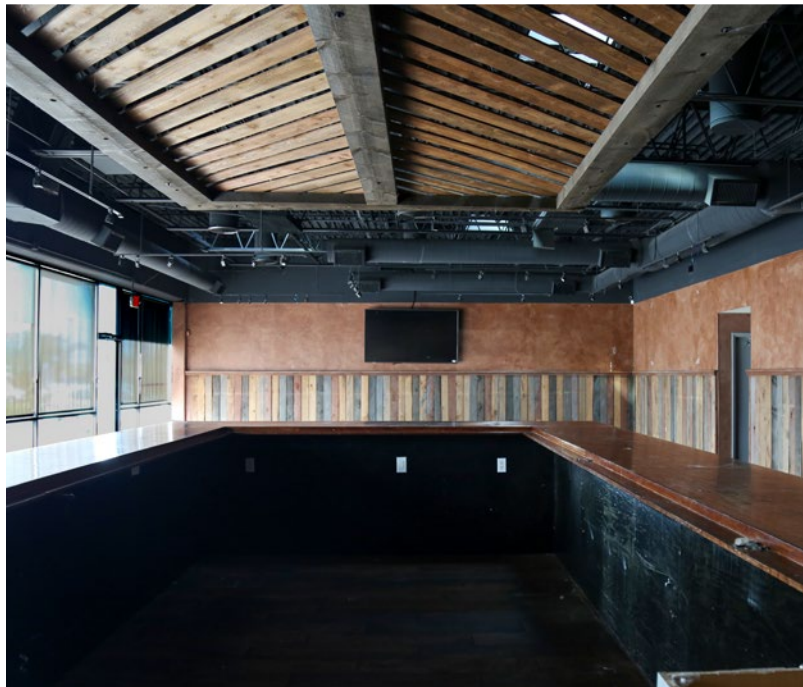


# Site Plan



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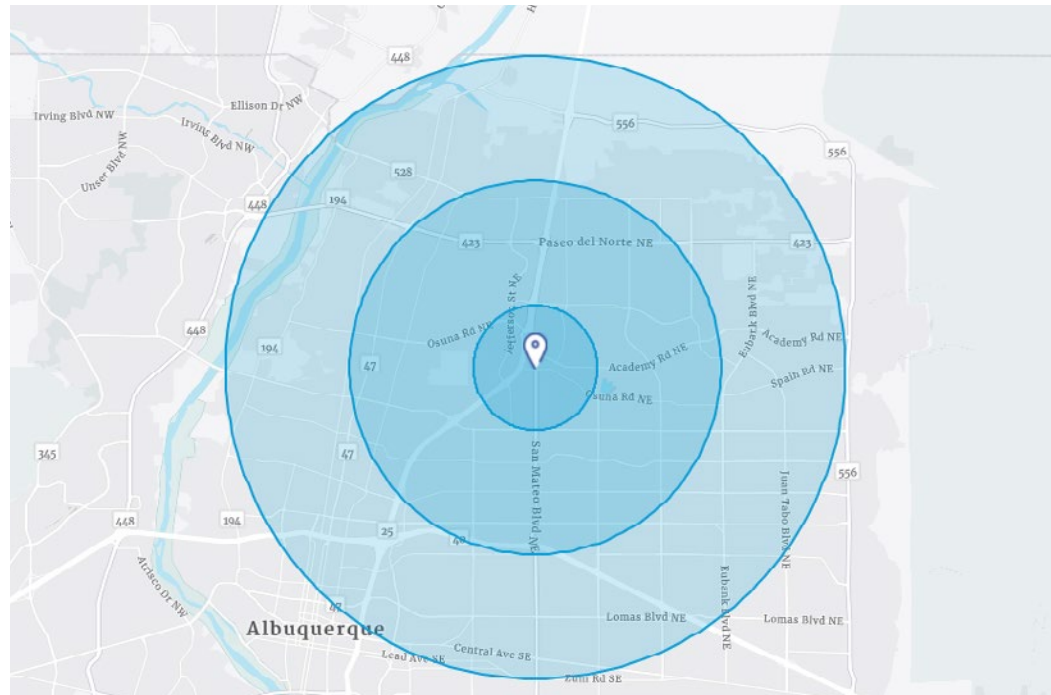
# Property Gallery



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# Demographics\*

\* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,383	94,297	243,844
Households	5,262	43,455	111,082
Average HH Income	\$73,132	\$90,705	\$98,738
Median HH Income	\$48,363	\$63,746	\$67,638





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