SAN PEDRO CENTER

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





FOR LEASE

AVAILABLE SPACE Suite 1625: 1,390 SF RATE \$9.50 PSF **Modified Gross** Remsa Troy rtroy@resolutre.com 505.337.0777

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Austin Tidwell, CCIM dkearney@resolutre.com atidwell@resolutre.com 505.337.0777



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
- 3.68/1,000 SF Parking Ratio
- Zoned MX-L



AREA TRAFFIC GENERATORS



Remsa Troy

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DEMOGRAPHIC SNAPSHOT 2023





\$76.336 **AVG HH INCOME 3-MILE RADIUS**



<u>13</u>0,666 DAYTIME POPULATION **3-MILE RADIUS**



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 & 140. 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.

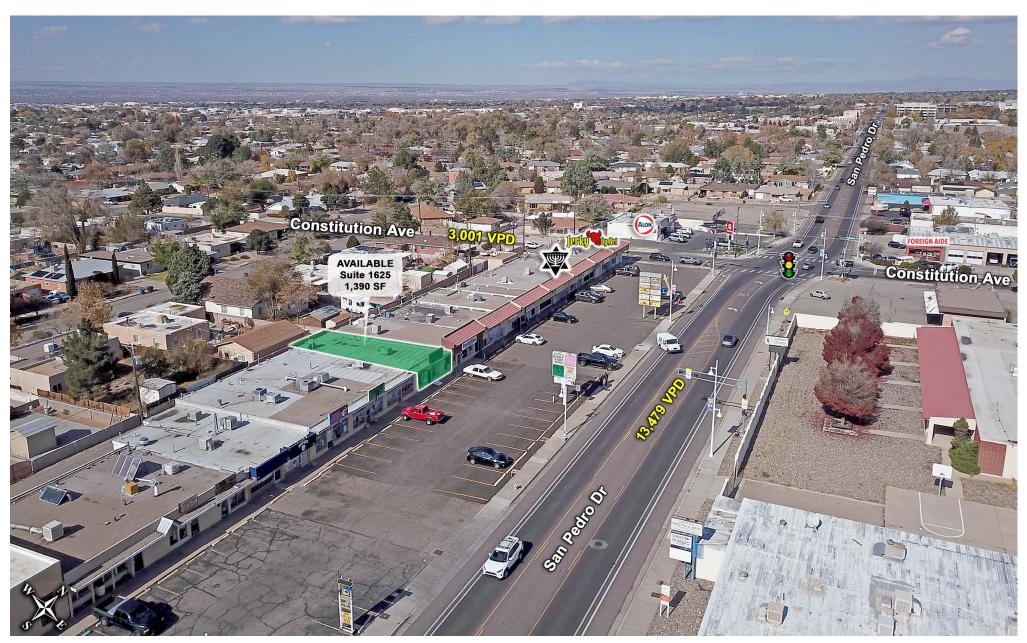


PROPERTY OVERVIEW

Lease Rate:	\$9.50 Modified Gross	
Available SF:	1,390 SF	
Lot Size:	e: .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







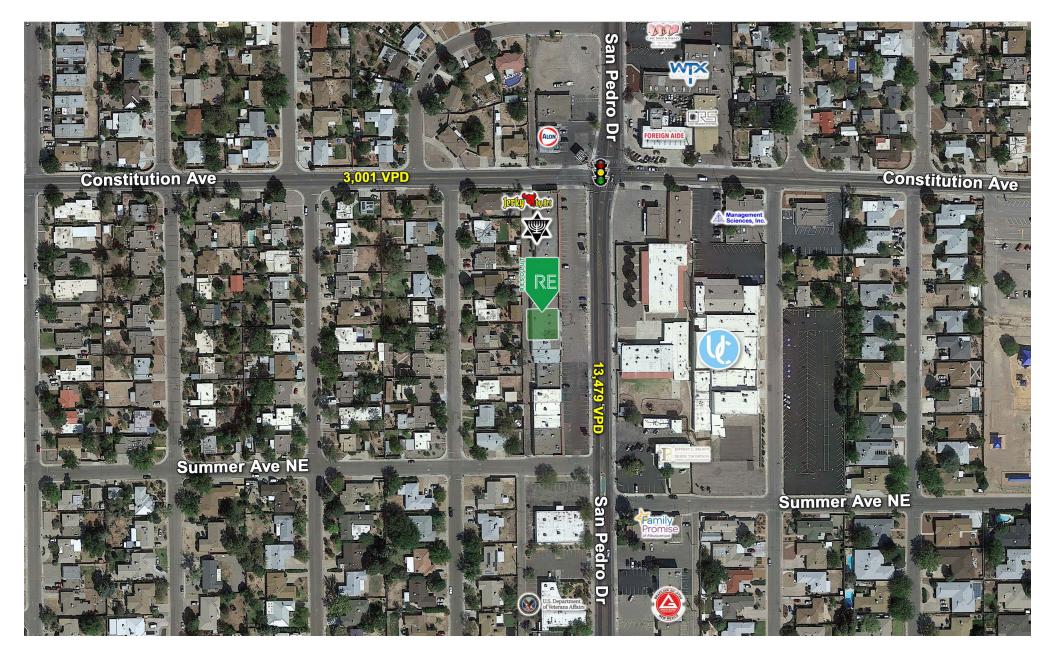






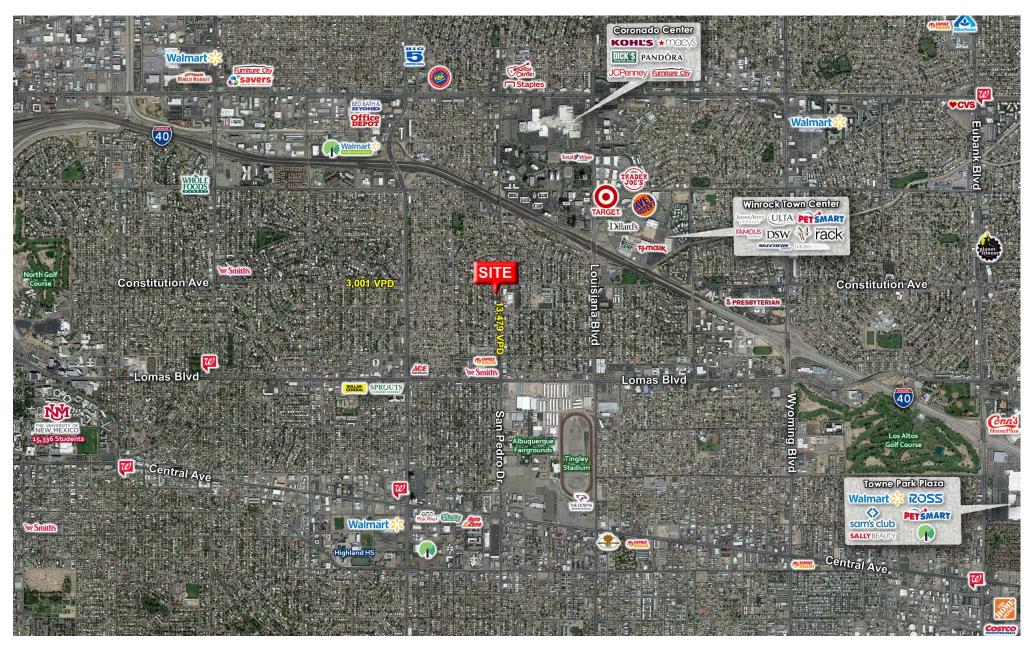
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SAN PEDRO CENTER | 1625 San Pedro Drive Northeast, Albuquerque, NM



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