RESOLUT RE

SAN PEDRO - OFFICE/RETAIL

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

Billy Lehmann
blehmann@resolutre.com
505.337.0777

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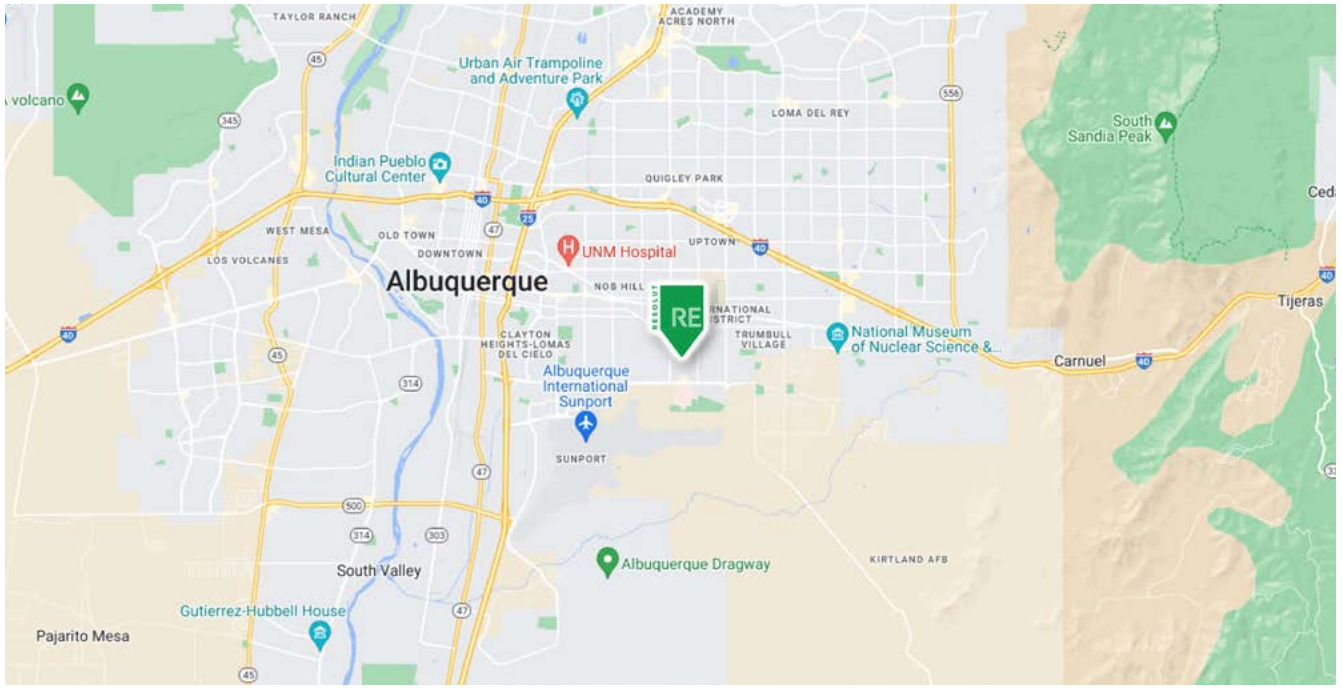
PROPERTY HIGHLIGHTS

- Suitable space for Office or Retail
- Underserved trade area
- Enclosed parking lot
- Near educational institutes
- Near Air Force base
- Near veterans facilities



AREA TRAFFIC GENERATORS

GameStop · FIRE DEPT · planet fitness · DQ

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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)

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PROPERTY OVERVIEW

This former school presenting a unique opportunity for large rooms, office or retail. The building features modern style, 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 Including:

- Community Center
- Large Office space
- Co-Woorking Space
- Training Facility
- Healthcare Facility
- Art Studios
- Library or Learning Center

The property's previous use as a school contributes to its positive image. 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 well 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.

LOCATION OVERVIEW

Situated in a underserved 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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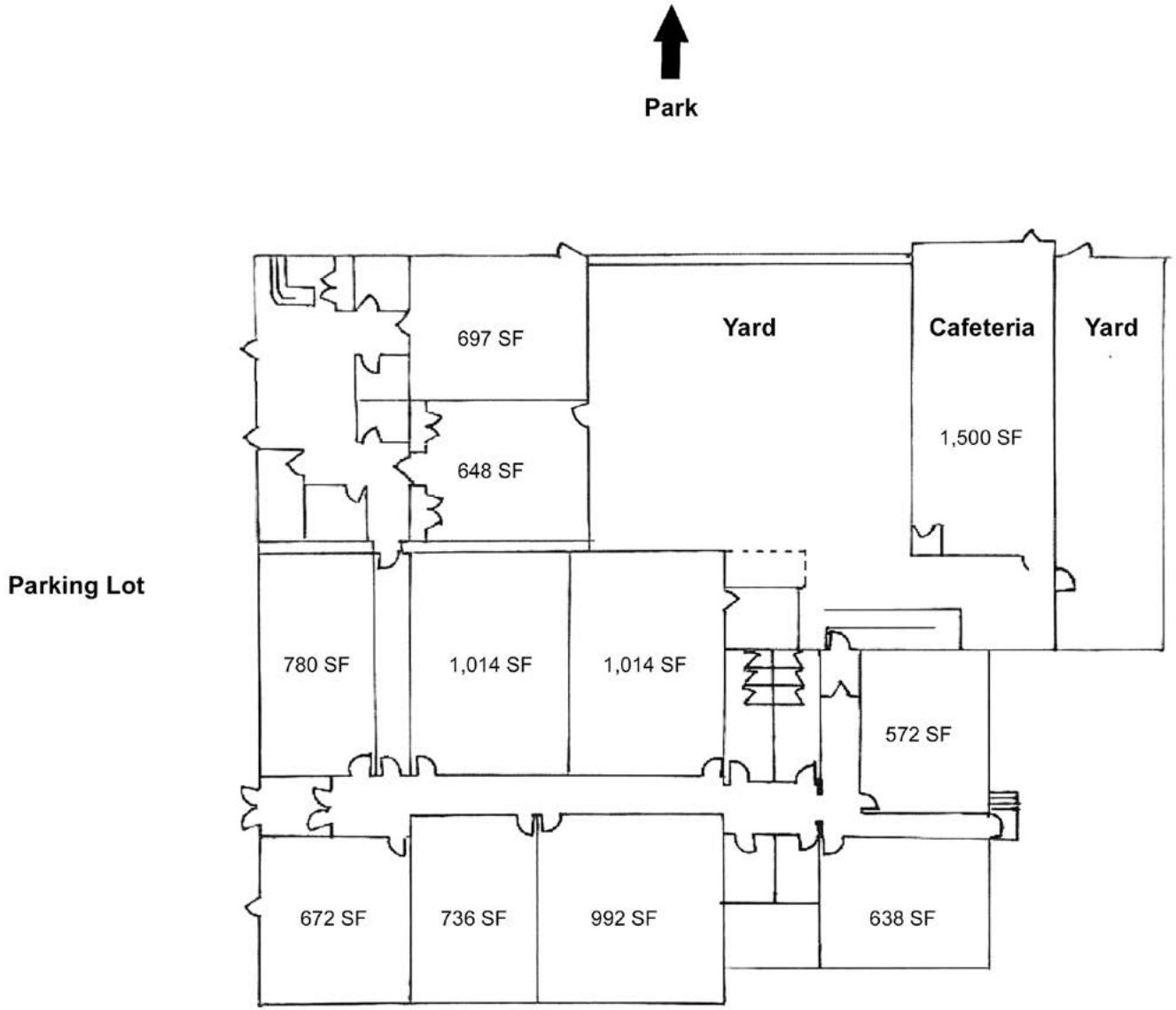

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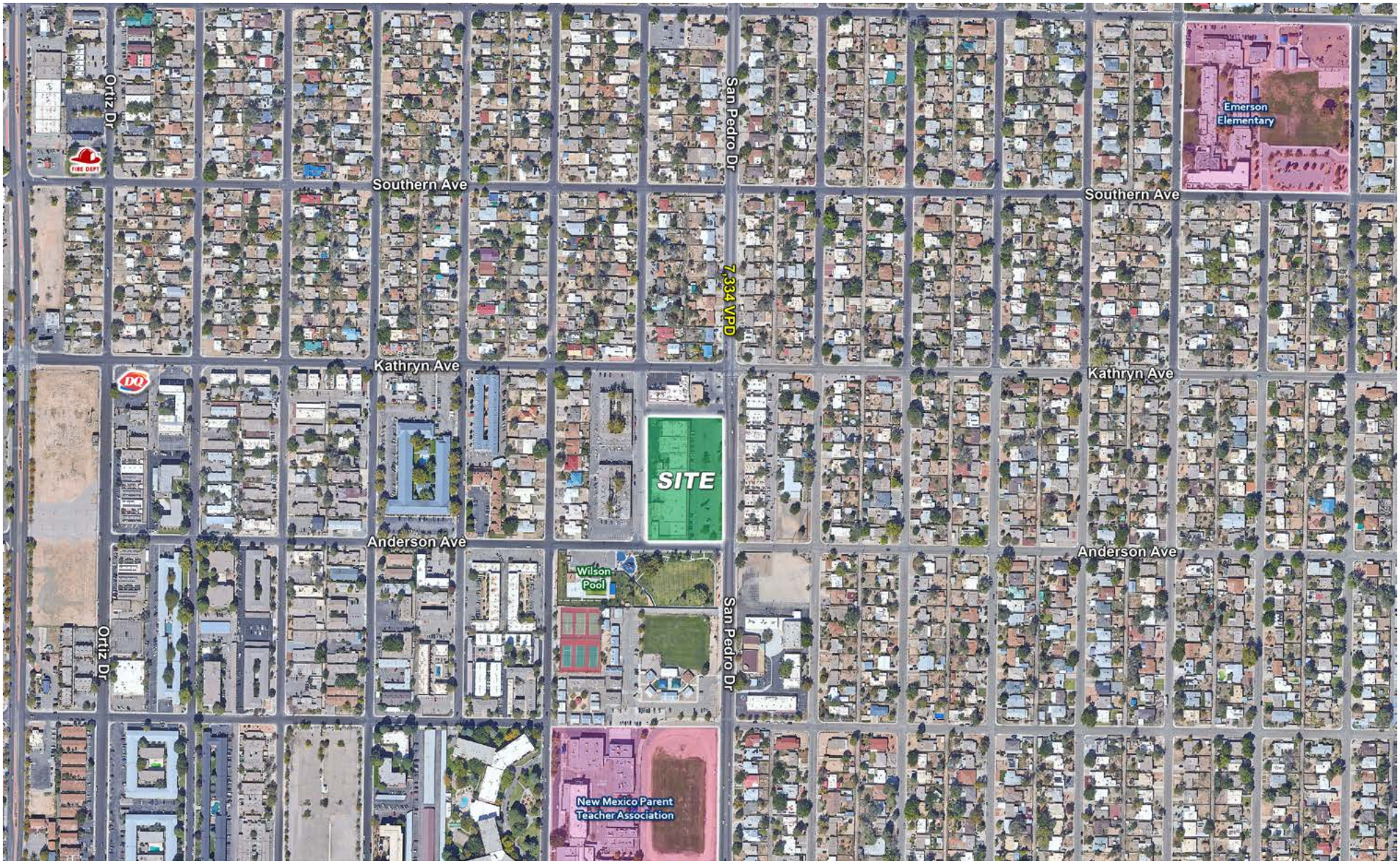

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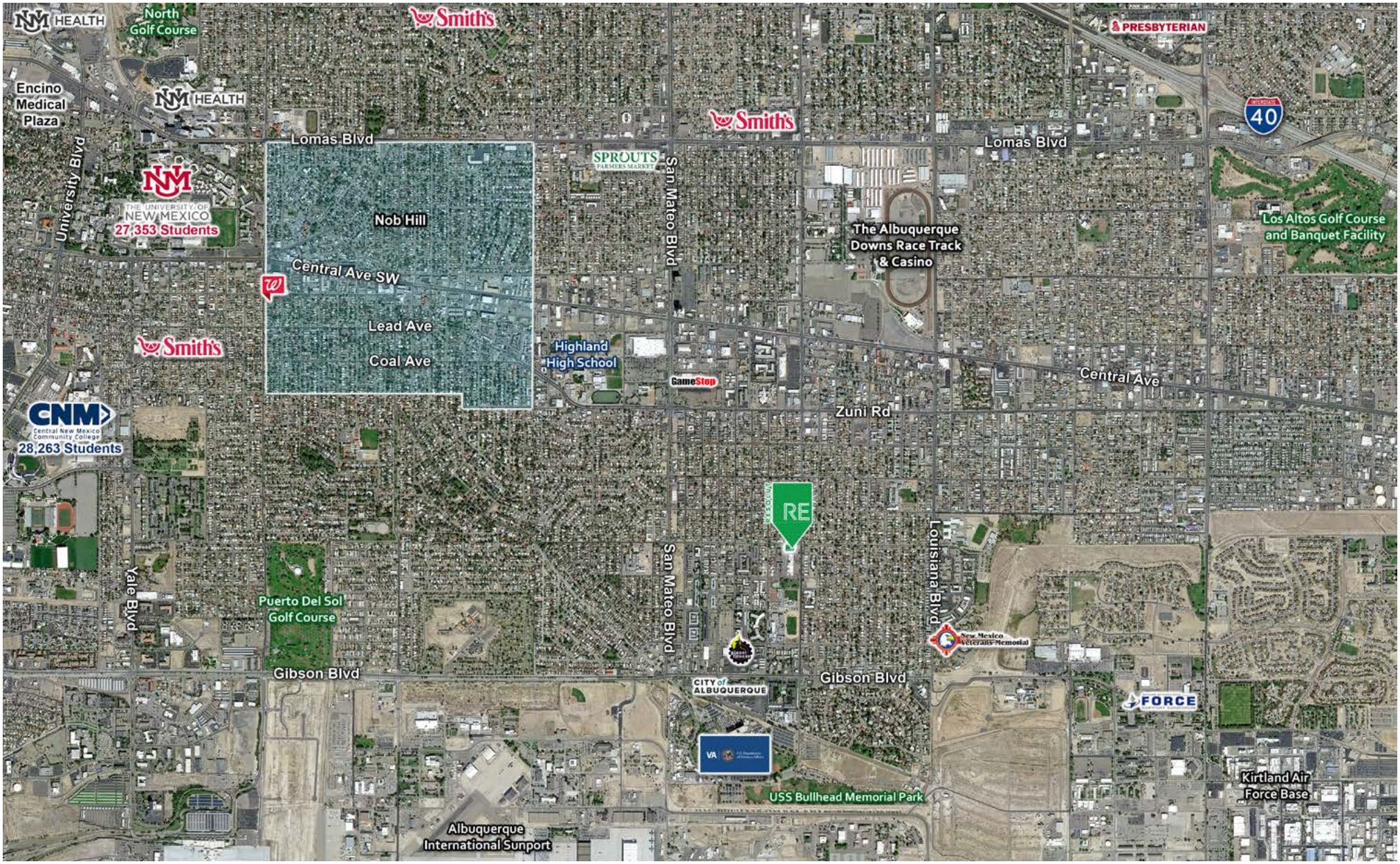

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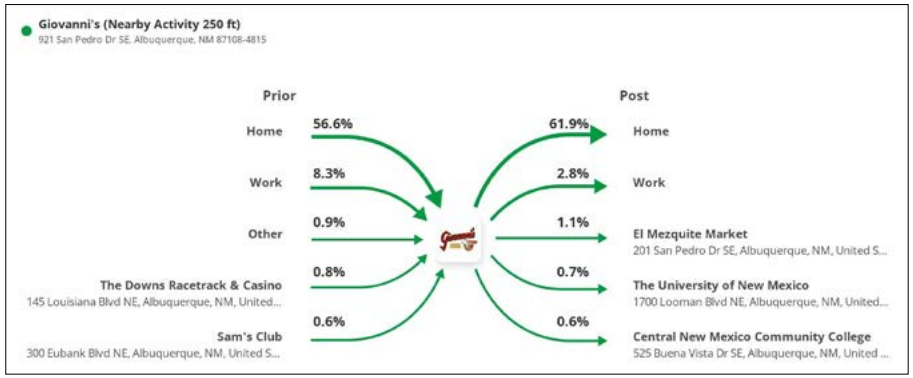
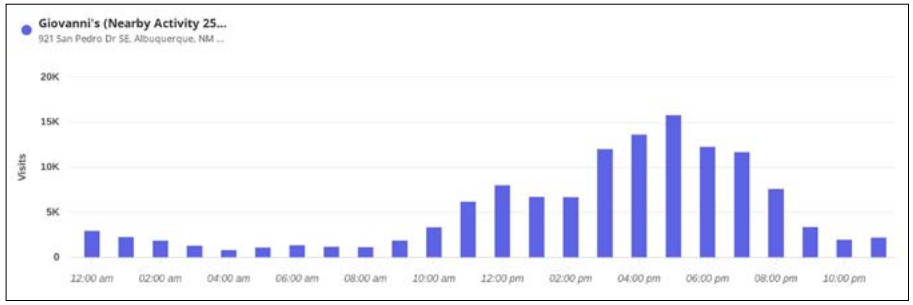
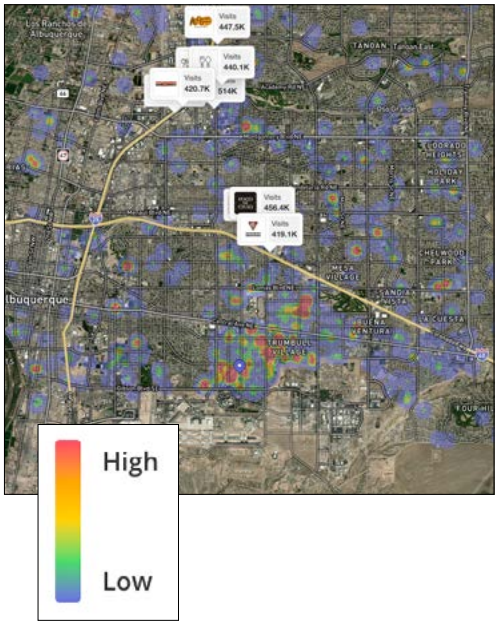
VISTOR JOURNEY



HOURLY VISITS



TRADE AREA - HOME LOCATION



HOURLY VISITS

Mar 1st, 2023 - Feb 29th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

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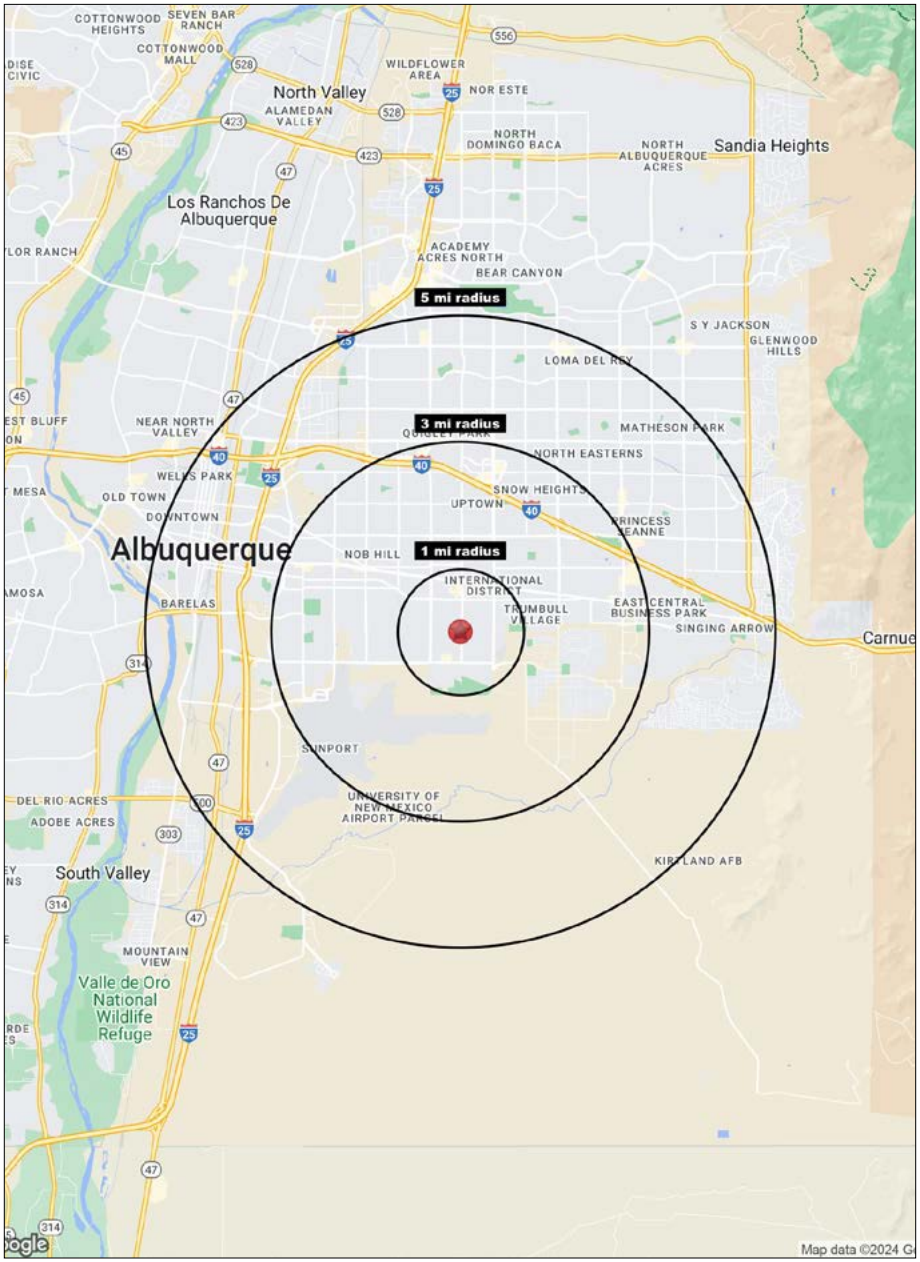

Summary Profile

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
Population			
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
Households			
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%
Race and Ethnicity			
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%
Income			
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
Education (Age 25+)			
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%
Business			
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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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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