



ISLETA BOULEVARD RETAIL CENTER

NWQ OF ISLETA AND CAMINO DEL VALLE
3765 Isleta Boulevard Southwest Albuquerque, NM 87105



FOR LEASE

AVAILABLE SPACE
1,236 SF

RATE

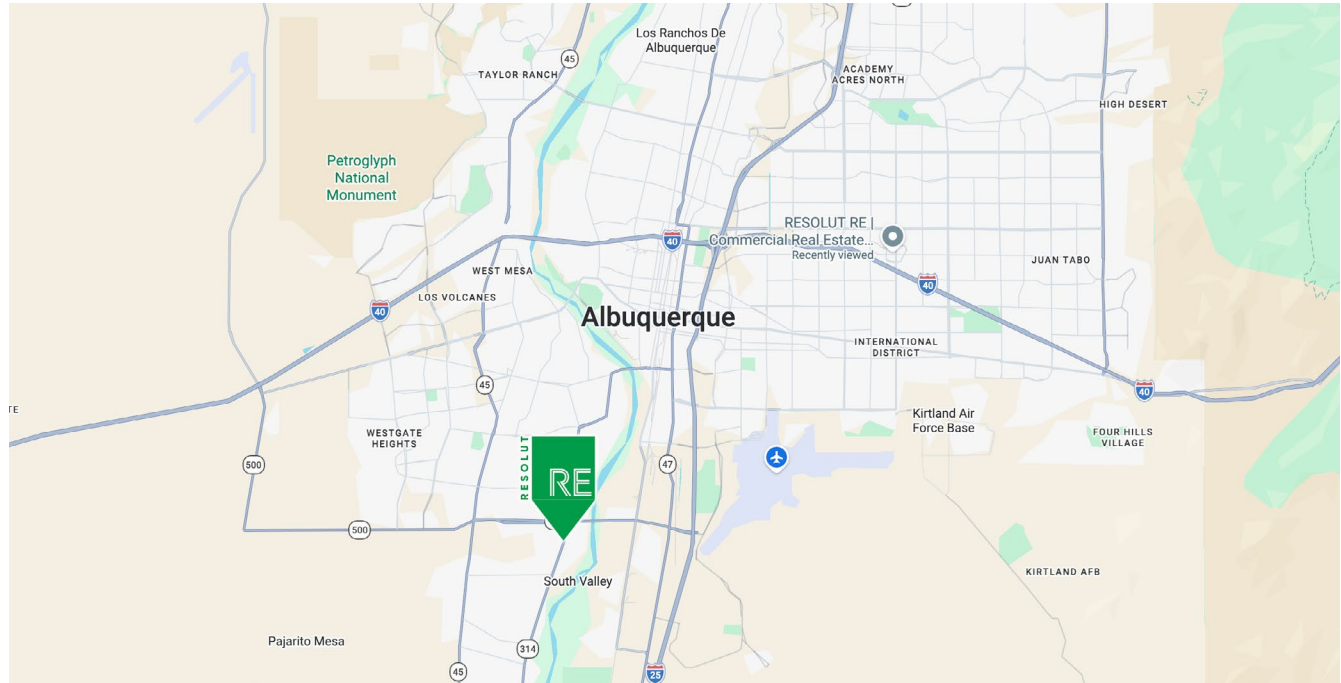
\$16.00 PSF
NNNs* \$3.75
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Prime frontage along heavily traveled Isleta Blvd SW
- Excellent visibility and signage opportunities
- Convenient ingress/egress with strong street exposure
- Ample onsite parking for customers and employees
- Flexible floor plans suitable for retail, office, or service users
- Positioned within an established South Valley trade corridor
- Centrally located with quick access to Downtown Albuquerque and I-25
- Ideal for neighborhood retail, medical, office, or service-oriented businesses
- Grocery anchored by El Mezquite Market with a strong mix of established co-tenants including All Cuts, Fred Loya Insurance, and other neighborhood-serving businesses



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



44,715
POPULATION
3-MILE RADIUS



\$68,455.00
AVG HH INCOME
3-MILE RADIUS



34,973
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Isleta: 16,122 VPD
(Sites USA 2023)

PROPERTY OVERVIEW

3765 Isleta Blvd SW offers tenants an opportunity to lease space within a highly visible neighborhood retail center anchored by El Mezquite Market, a well-known local grocery store that helps generate consistent daily customer traffic to the property. Positioned along the heavily traveled Isleta Blvd corridor, the center benefits from strong frontage, excellent signage opportunities, convenient access, and ample onsite parking. The property offers flexible layouts suitable for a variety of retail, office, medical, and service-oriented users, making it an attractive option for both established businesses and growing local operators. Its location within the heart of the South Valley provides tenants with strong community presence and access to an established customer base within one of Albuquerque?s most active neighborhood trade corridors.

LOCATION OVERVIEW

Located within Albuquerque's established South Valley trade area, the property benefits from strong neighborhood connectivity and consistent local traffic generated by surrounding residential communities, schools, local businesses, and service providers. Isleta Blvd serves as a major north-south corridor connecting the South Valley to Downtown Albuquerque, I-25, and surrounding commercial districts. The area features a blend of long-standing local businesses, neighborhood retail, restaurants, and service-oriented users, creating a strong customer base and steady daytime activity for businesses operating within the corridor.



PROPERTY OVERVIEW

Lease Rate:	\$16.00 PSF
NNN:	\$3.75 PSF
Available SF:	1,236 SF
Year Built:	2008
Zoning:	SD-IVC
Submarket:	South Valley
Frontage:	410'

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