



# TRADE WINDS SHOPPING CENTER

SEQ OF CENTRAL & SAN MATEO  
5400 Central Ave SE, Albuquerque, NM 87108



**FOR LEASE**

**AVAILABLE SPACE**  
1,000 - 4,400 SF

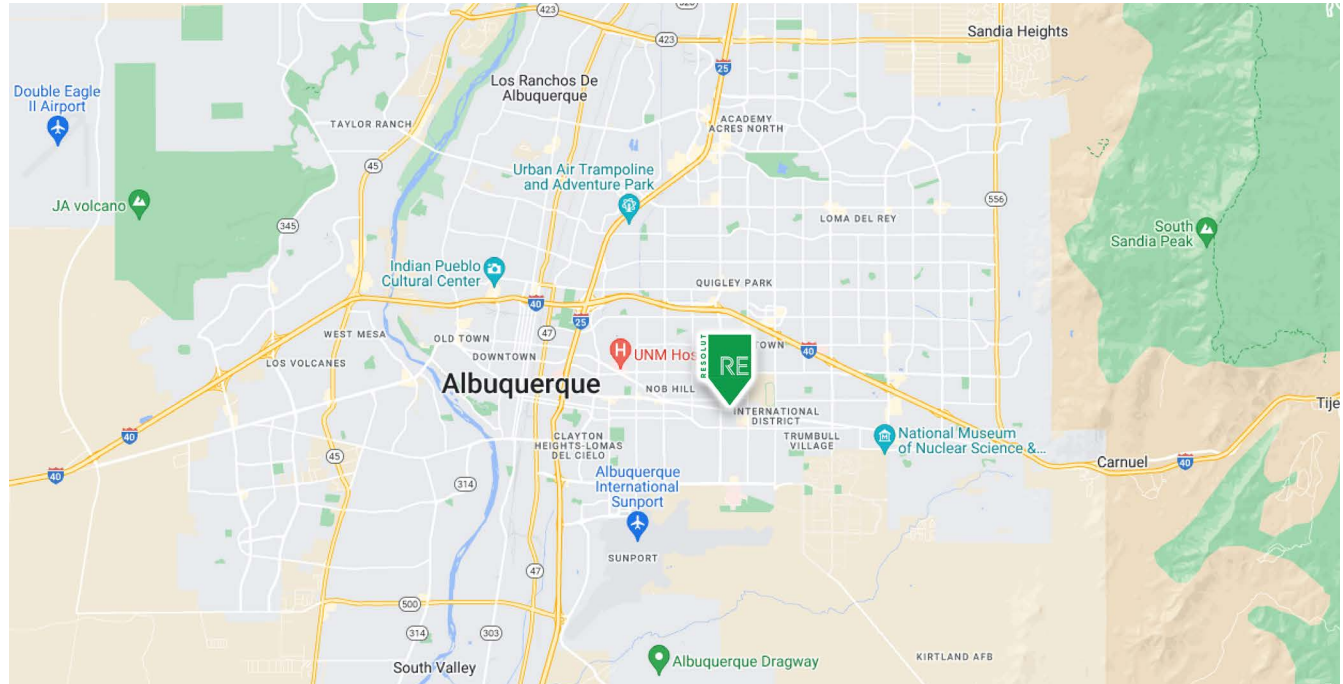
**RATE**  
\$16.00 - \$26.00 PSF NNN  
NNNs\* \$4.20  
\* Estimate provided by Landlord and  
subject to change

**Remsa Troy**  
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505.337.0777

**PROPERTY HIGHLIGHTS**

- TIA Balance on 5+ Year Deals
- Potential Patio Space Available
- 4.1: 1,000 Parking Ratio
- Within 300' of ART
- Ample Power to Each Suite
- "UC-MS-PT Overlay"
- High Traffic & Visibility
- 2016 Construction
- 1,100, 2,200, 3,300, 4,400 SF suites
- Drive-Thru available (Restaurant Ready)



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2023**

 **107,381**  
**POPULATION**  
3-MILE RADIUS

 **\$49,359.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **112,427**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
Central Ave: 19,875 VPD  
San Mateo Blvd: 28,406 VPD  
(Costar 2021)

## PROPERTY OVERVIEW

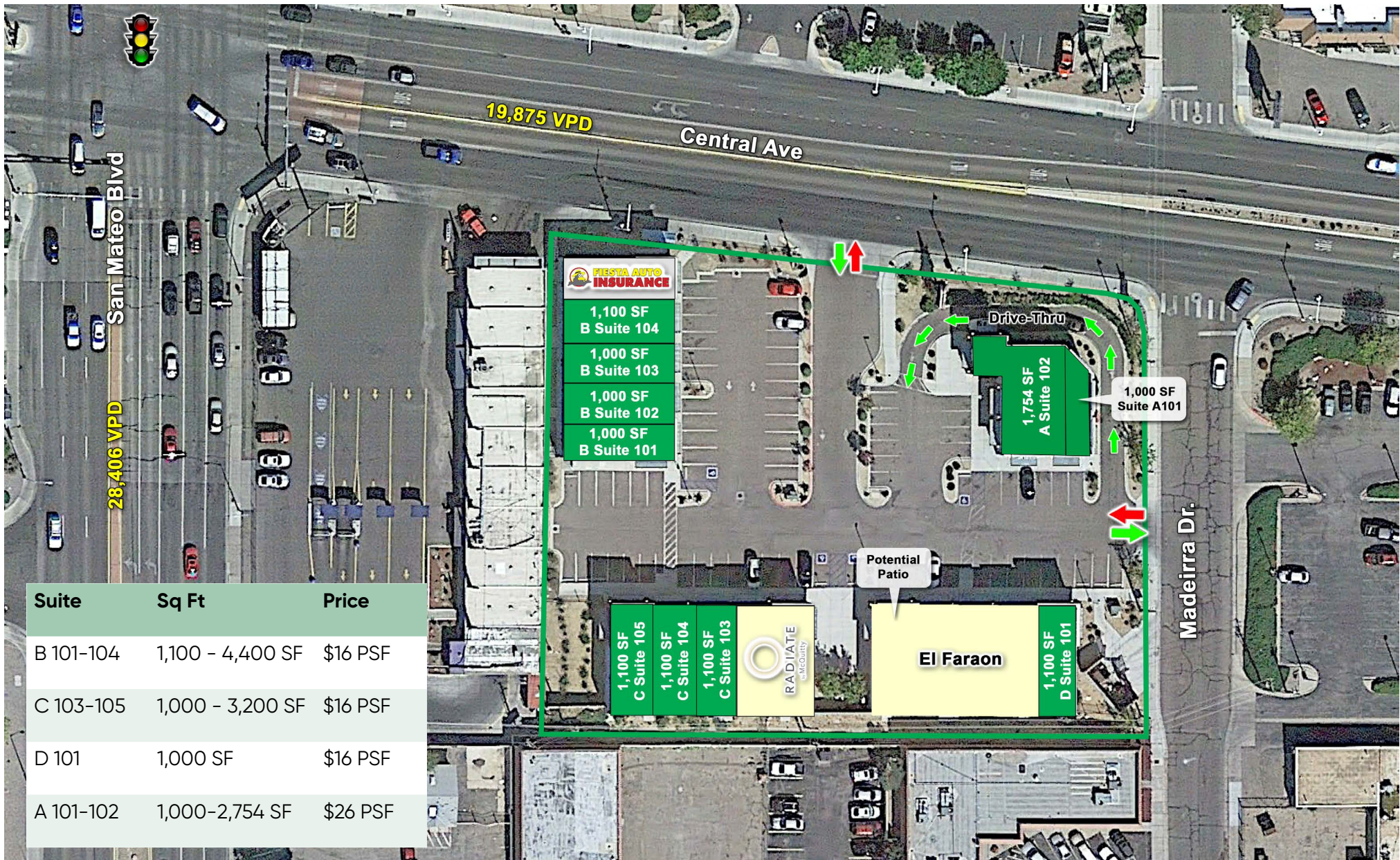
Trade Winds shopping center located near the corner of Central & San Mateo, East of Nob Hill in Albuquerque. The former Trade Winds Motel was redeveloped with the intention of bringing affordable, new retail to the area. Prices are well under comparable lease rates for similar properties in the surrounding area. A turn key restaurant space with drive-thru is now available. This highly visible and iconic property has many options for local and national users alike. Currently leased to Cuco's, Radiate By McQuitty DMD, and Fiesta Insurance, El Farron Events, come and join the energy!

## PROPERTY OVERVIEW

Lease Rate:	\$16.00 - \$26.00 PSF
Building Size:	19,254 SF
Available SF:	1,000 - 4,400 SF
Lot Size:	1.5 AC
Year Built:	2016
Zoning:	MX-M
Submarket:	SE Heights



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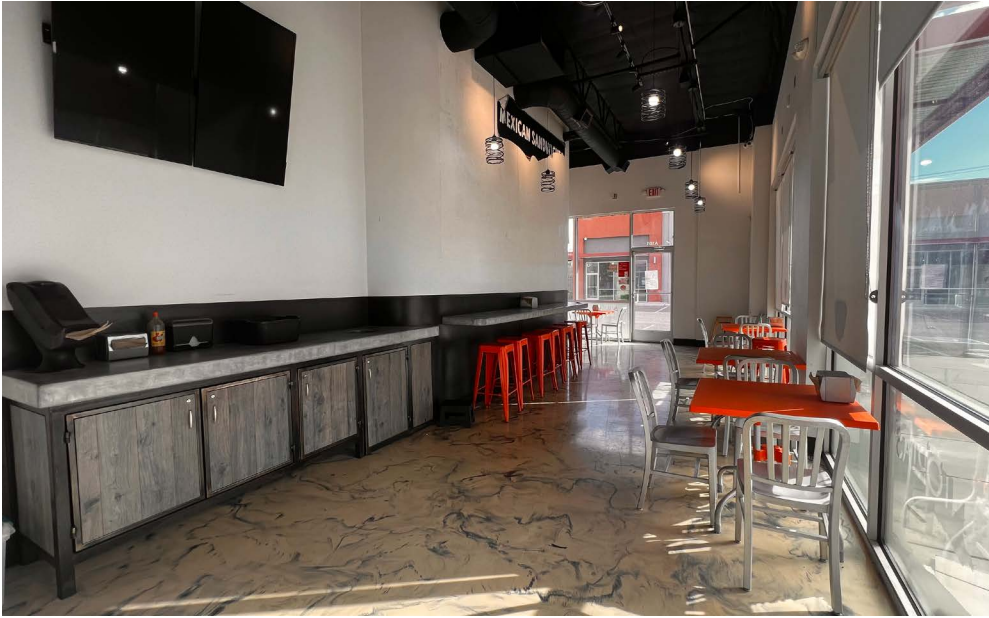


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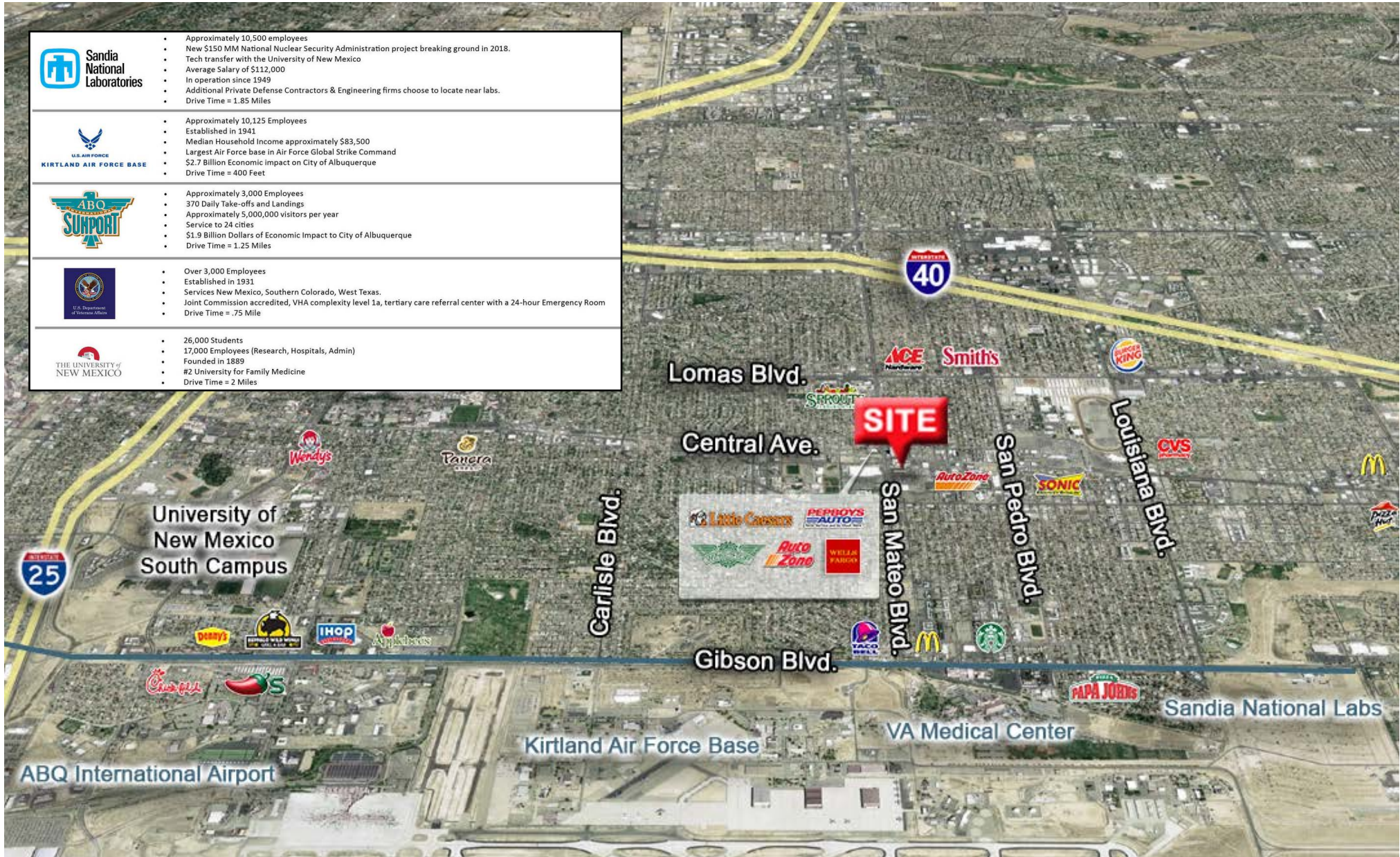




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**Sandia National Laboratories**

- Approximately 10,500 employees
- New \$150 MM National Nuclear Security Administration project breaking ground in 2018.
- Tech transfer with the University of New Mexico
- Average Salary of \$112,000
- In operation since 1949
- Additional Private Defense Contractors & Engineering firms choose to locate near labs.
- Drive Time = 1.85 Miles



**KIRTLAND AIR FORCE BASE**

- Approximately 10,125 Employees
- Established in 1941
- Median Household Income approximately \$83,500
- Largest Air Force base in Air Force Global Strike Command
- \$2.7 Billion Economic Impact on City of Albuquerque
- Drive Time = 400 Feet



- Approximately 3,000 Employees
- 370 Daily Take-offs and Landings
- Approximately 5,000,000 visitors per year
- Service to 24 cities
- \$1.9 Billion Dollars of Economic Impact to City of Albuquerque
- Drive Time = 1.25 Miles



**U.S. Department of Veterans Affairs**

- Over 3,000 Employees
- Established in 1931
- Services New Mexico, Southern Colorado, West Texas.
- Joint Commission accredited, VHA complexity level 1a, tertiary care referral center with a 24-hour Emergency Room
- Drive Time = .75 Mile

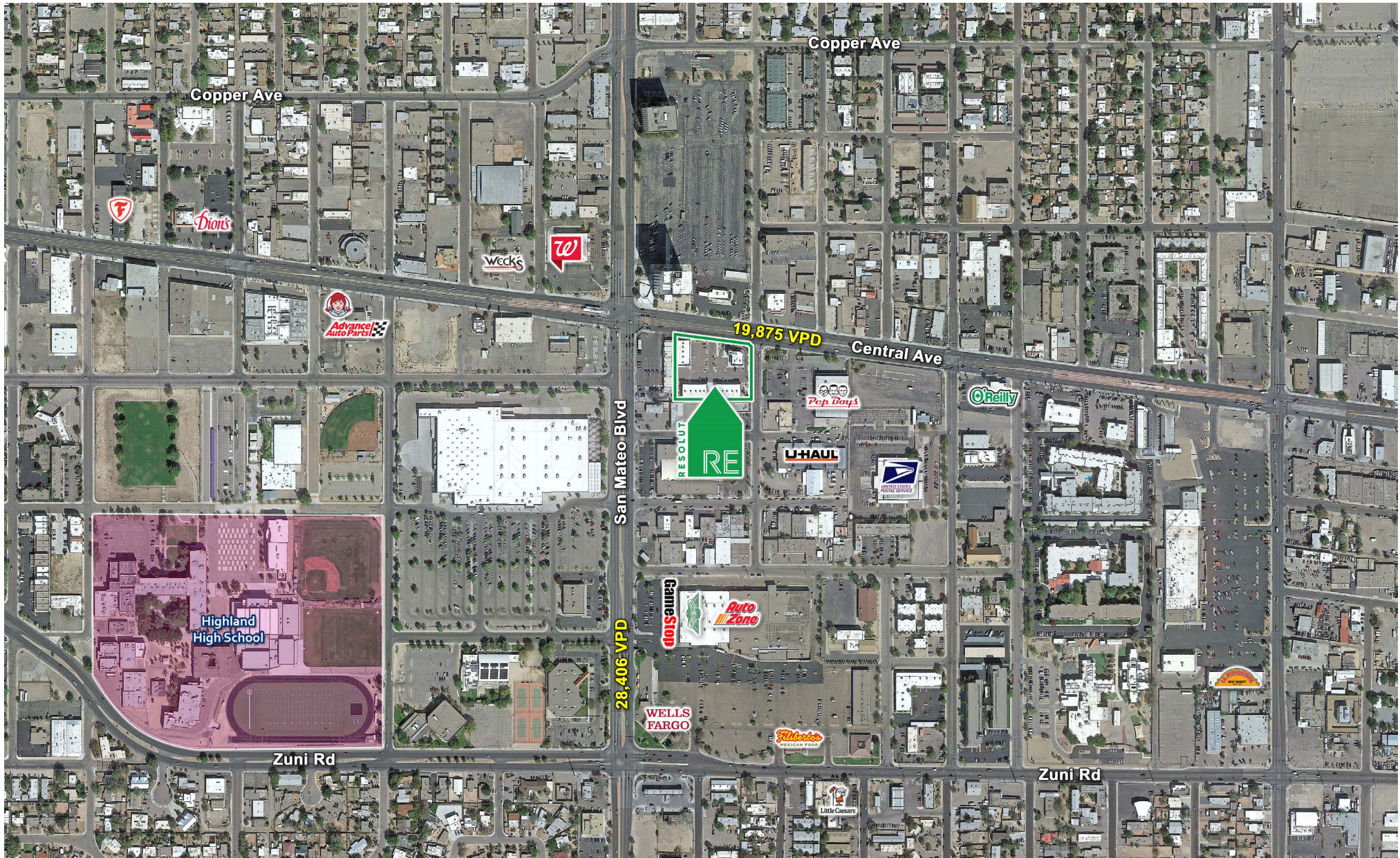


**THE UNIVERSITY OF NEW MEXICO**

- 26,000 Students
- 17,000 Employees (Research, Hospitals, Admin)
- Founded in 1889
- #2 University for Family Medicine
- Drive Time = 2 Miles



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