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BANKER
COMMERCIAL**

Las Colinas



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**COLDWELL
BANKER
COMMERCIAL**
LAS COLINAS
(505) 897-7227
FOR SALE
Zoned MX-L (11/17)
Owner / Broker (11/17)
Amar Tesch II / Adan Tesch
504-1992

2833 SAN MATEO BLVD - CANNABIS FRIENDLY

FOR SALE

2833 San Mateo Blvd
Albuquerque, NM 87110

Coldwell Banker Commercial
Las Colinas

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2833 SAN MATEO BLVD- CANNABIS FRIENDLY

THE PROPERTY

2833 San Mateo Blvd
Albuquerque, NM 87110

PROPERTY DETAILS

- +/- 35,100 cars per day at San Mateo.
- Easy access with right in, right out, left in, left out.
- High visibility.
- Large double-sided pylon signage.
- Currently being renovated with new roof, new stucco, and new interior paint.
- Cannabis friendly for grower, extractor or cannabis producer needing a kitchen.

PROPERTY SPECIFICATIONS

Property Type:	Office Retail-Commercial
Building Size:	+/- 1,886.45
Zoning:	MX-L

PRICE

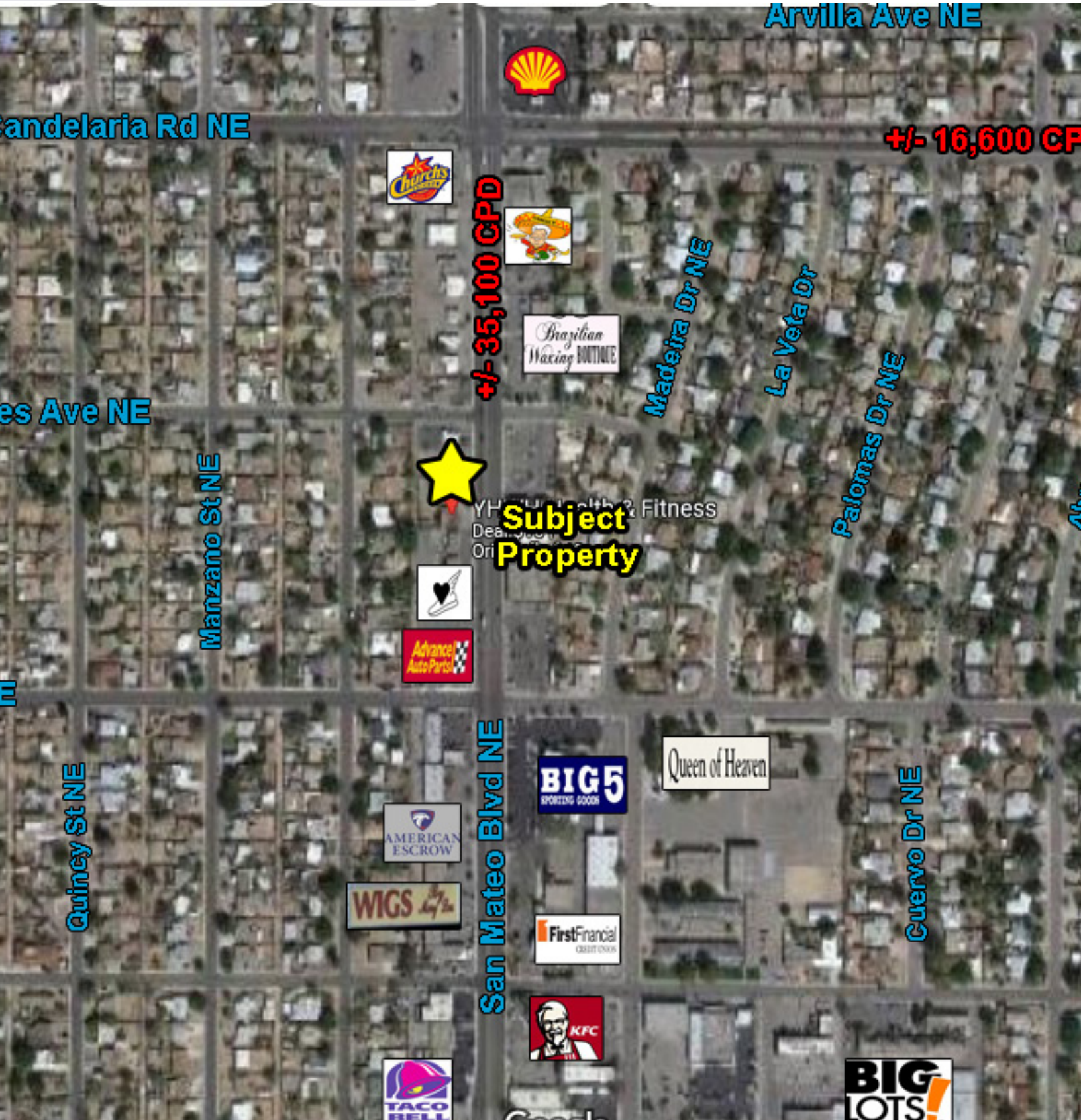
Sale Price: \$499,000

LOCATION INFORMATION

- Located on one of Albuquerque's highest traffic corridors, San Mateo.
- On the going to work side.
- Located along a retail corridor.
- On the path to and near many major retail destination centers.
- San Mateo CPD: +/- 35,100
- Candelaria CPD: +/- 16,600

2833 SAN MATEO - CANNABIS FRIENDLY

AERIAL

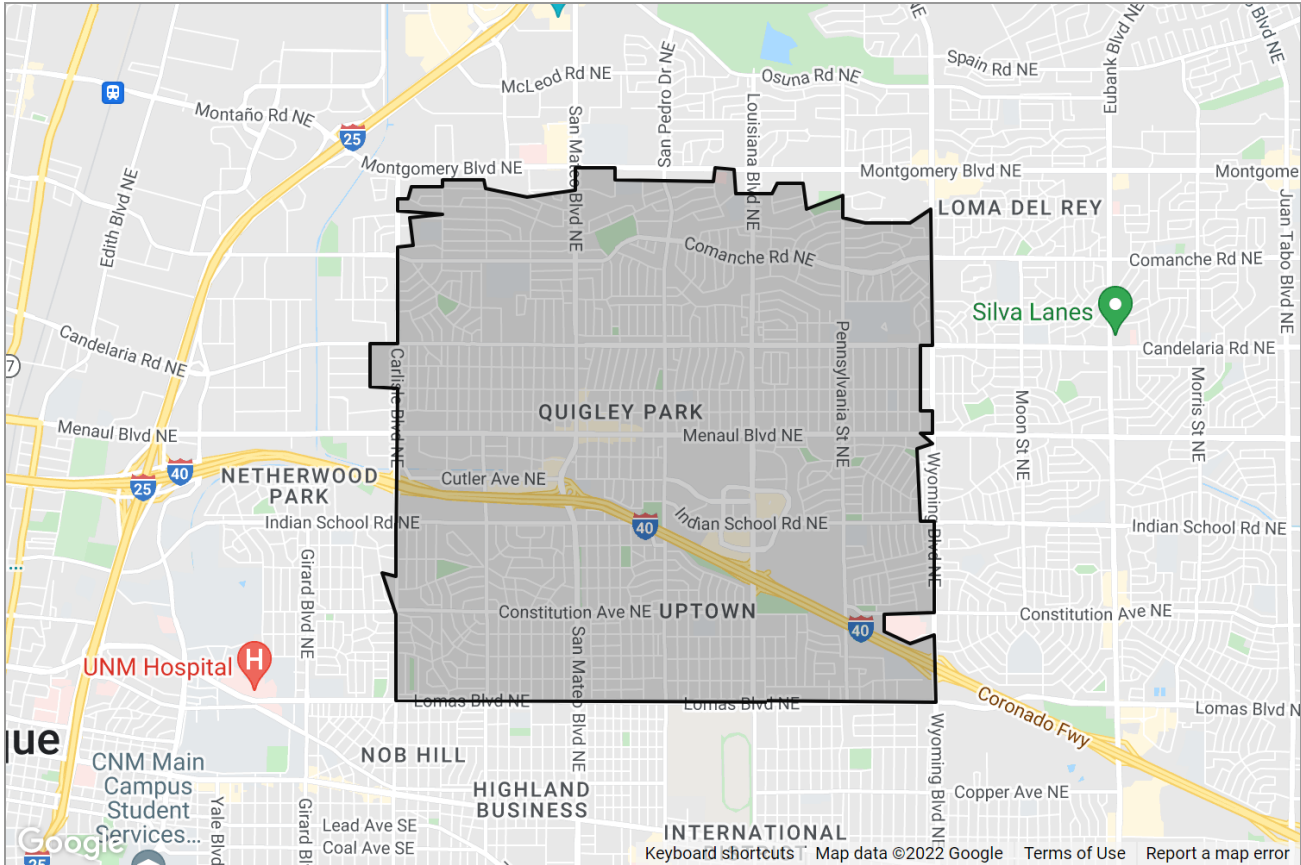




**COLDWELL BANKER
LEGACY**

COMMERCIAL TRADE AREA REPORT

Albuquerque, NM 87110



Office: www.lcrealty.com

Coldwell Banker Legacy
4801 Lang NE, Suite 110
Albuquerque, NM 87109



Criteria Used for Analysis

 Income:
Median Household Income
\$49,603

 Age:
Median Age
41.9

 Population Stats:
Total Population
39,024

 Segmentation:
1st Dominant Segment
Old and Newcomers

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Middle Ground
 Lifestyles of thirtysomethings

Urbanization

Where do people like this usually live?

Metro Cities

Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments

	Old and Newcomers	Rustbelt Traditions	Emerald City	Parks and Rec	Midlife Constants
% of Households	3,136 (17.5%)	2,859 (15.9%)	2,248 (12.5%)	1,838 (10.2%)	1,813 (10.1%)
Lifestyle Group	Middle Ground	GenXurban	Middle Ground	GenXurban	GenXurban
Urbanization Group	Metro Cities	Urban Periphery	Metro Cities	Suburban Periphery	Suburban Periphery
Residence Type	Multi-Units; Single Family	Single Family	Multi-Units; Single Family	Single Family	Single Family
Household Type	Singles	Married Couples	Singles	Married Couples	Married Without Kids
Average Household Size	2.11	2.46	2.05	2.49	2.3
Median Age	38.5	38.4	36.6	40.3	45.9
Diversity Index	50.1	44.2	48.1	47.5	34
Median Household Income	\$39,000	\$49,000	\$52,000	\$55,000	\$48,000
Median Net Worth	\$23,000	\$79,000	\$37,000	\$98,000	\$104,000
Median Home Value	–	\$118,000	–	\$180,000	\$141,000
Homeownership	46.4 %	72.2 %	49.6 %	70.7 %	73.6 %
Average Monthly Rent	\$850	–	\$1,030	–	–
Employment	Professional or Services	Services, Professional or Administration	Professional or Management	Professional, Management or Administration	Professional or Services
Education	College Degree	High School Graduate	College Degree	High School Graduate	College Degree
Preferred Activities	Buy frozen, convenience foods . Support environmental organizations.	Buy American-made products . Play games online.	Travel frequently . Buy, eat organic foods.	Take U.S. vacations . Play blackjack, poker online.	Attend church; are members of fraternal orders . Read; go fishing; play golf.
Financial	Bank online or in person	Hold home mortgage	Contribute to NPR, PBS	Budget wisely	Have retirement income, Social Security
Media	Watch movies at home	Read newspapers, watch TV	Read books, magazines on tablets	Watch Animal Planet, Discovery, History Channel	Watch country, Christian TV channels
Vehicle	View car as transportation only	Own 2-3 vehicles	Take public transportation	Own domestic truck or SUV	Own domestic SUVs, trucks

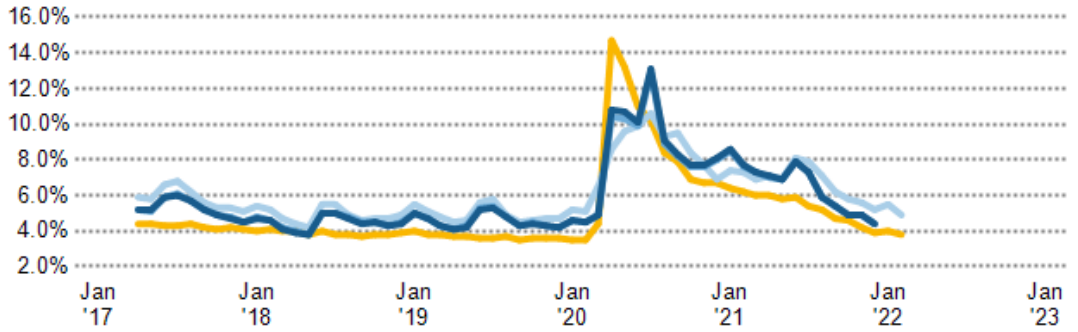
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

- Albuquerque
- Bernalillo County
- New Mexico
- USA

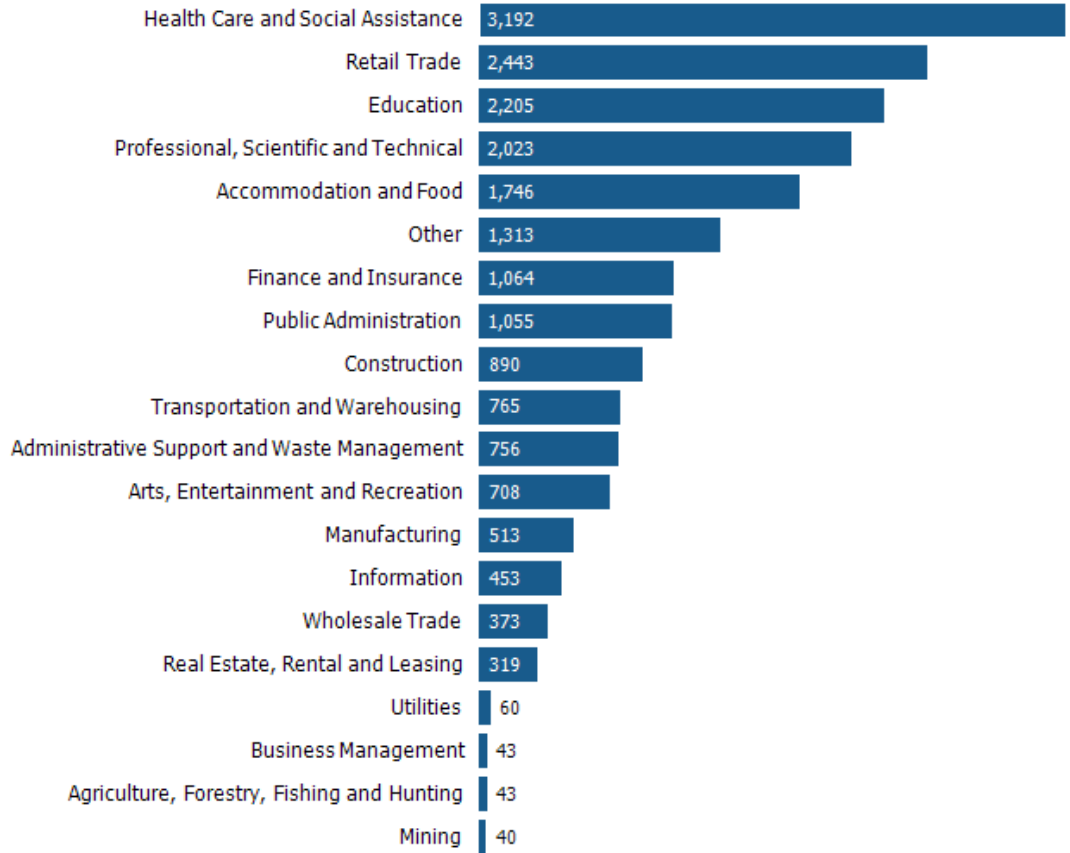


Employment Count by Industry

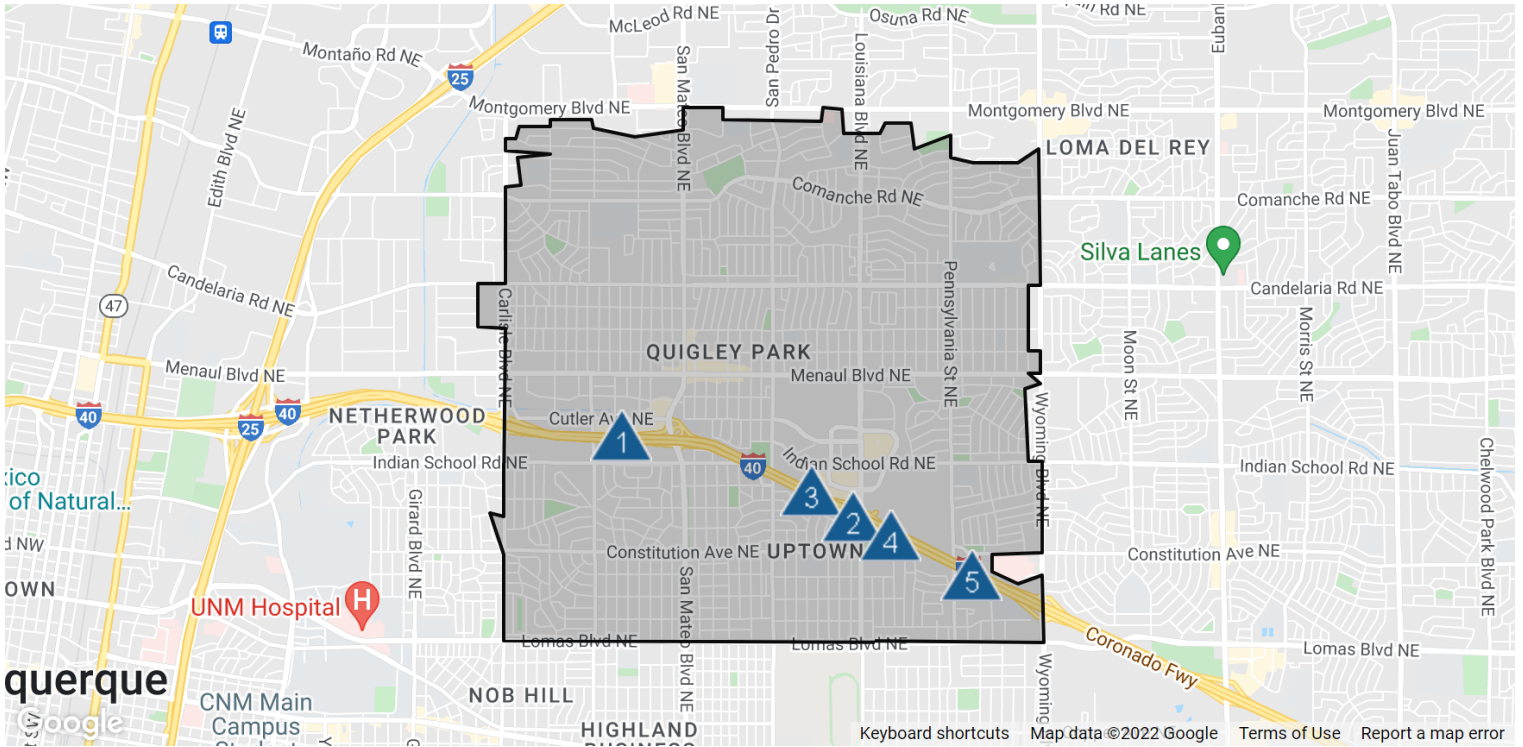
This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
197,358

2021 Est. daily traffic counts

Street: I- 40
Cross: Washington St NE
Cross Dir: W
Dist: 0.16 miles

Historical counts

Year	Count	Type
2017	▲ 191,900	AWDT
2005	▲ 180,483	AADT
2004	▲ 161,600	AWDT
1997	▲ 209,904	AADT

2
192,826

2021 Est. daily traffic counts

Street: Coronado Freeway
Cross: –
Cross Dir: –
Dist: –

Historical counts

Year	Count	Type
2018	▲ 188,365	AADT

3
179,191

2021 Est. daily traffic counts

Street: I- 40
Cross: San Pedro Blvd NE
Cross Dir: NW
Dist: 0.23 miles

Historical counts

Year	Count	Type
2017	▲ 176,500	AWDT
2006	▲ 149,600	AWDT
2005	▲ 165,594	AADT
2004	▲ 147,400	AWDT

4
160,651

2021 Est. daily traffic counts

Street: Coronado Freeway
Cross: Louisiana Blvd NE
Cross Dir: NW
Dist: 0.02 miles

Historical counts

Year	Count	Type
2018	▲ 156,934	AADT

5
153,633

2021 Est. daily traffic counts

Street: I- 40
Cross: Pennsylvania St NE
Cross Dir: NW
Dist: 0.11 miles

Historical counts

Year	Count	Type
2017	▲ 147,500	AWDT
2006	▲ 121,600	AWDT
2005	▲ 165,594	AADT
2004	▲ 121,300	AWDT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)