

## CALL FOR MORE INFORMATION



## PROPERTY SNAPSHOT



**104,846**  
2020 POPULATION  
3 MILE RADIUS



**113,750**  
2020 DAYTIME POPULATION  
3 MILE RADIUS



**\$57,576**  
2020 AVERAGE INCOME  
3 MILE RADIUS



**24,864 VPD**  
ZUNI RD

## FOR SALE

**\$350,000**  
Build-to-suit

## AVAILABLE SPACE

**5,300 SF**

## PROPERTY HIGHLIGHTS

- Stand alone building
- Large monument signage
- Brand new facade
- TI allowance available

## TRAFFIC COUNT

Zuni Rd: 24,864 VPD  
San Mateo Blvd: 46,584 VPD  
(SitesUSA 2021)

## AREA TRAFFIC GENERATORS



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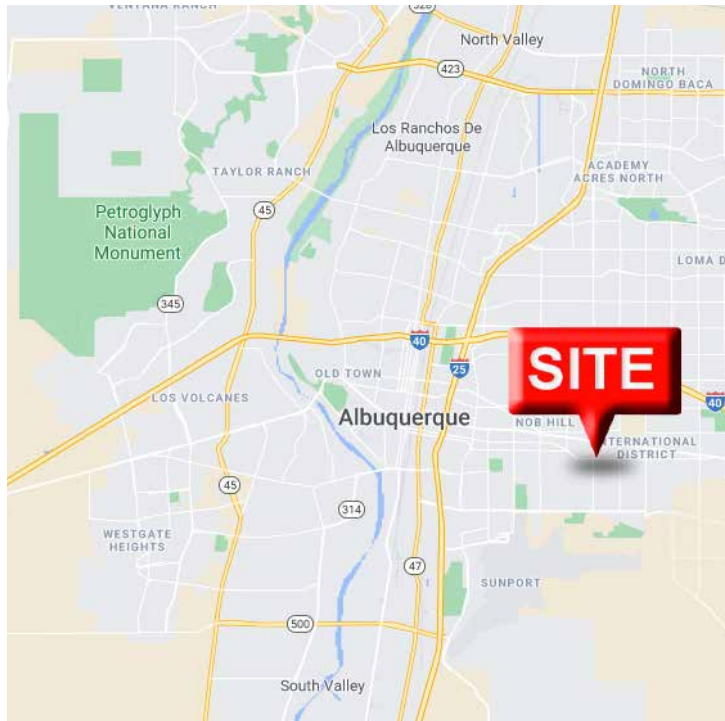
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# Stand-Alone Medical Redevelopment

NEQ OF ZUNI RD AND SAN MATEO BLVD  
5555 ZUNI ROAD SOUTHEAST  
ALBUQUERQUE, NM 87108



## PROPERTY OVERVIEW

Lease Rate           \$28.00 PSF / YR NNN  
Building Size:           5,300 SF  
Available SF:           2,650-5,300 SF

## PROPERTY OVERVIEW

This property is part of a larger shopping center at Zuni & San Mateo (Zuni Plaza). The intersection boasts over 47,000 VPD. With ART traffic clogging up Central Ave, the Zuni/Lead-Coal thoroughfare has become ever more important. This property was a former Chinese Buffet that is being rethought and imagined as a stand-alone Medical building. Targeted uses are Dental, Vision, Optometry, Urgent Care, Outpatient Care, etc. Landlord will build-out exterior facade as shown and can provide improvement allowance for the right term and tenants. Landlord is only requiring one lease signed to start construction. The demand for medical in this area is ever growing and now is the time to take advantage of this opportunity!

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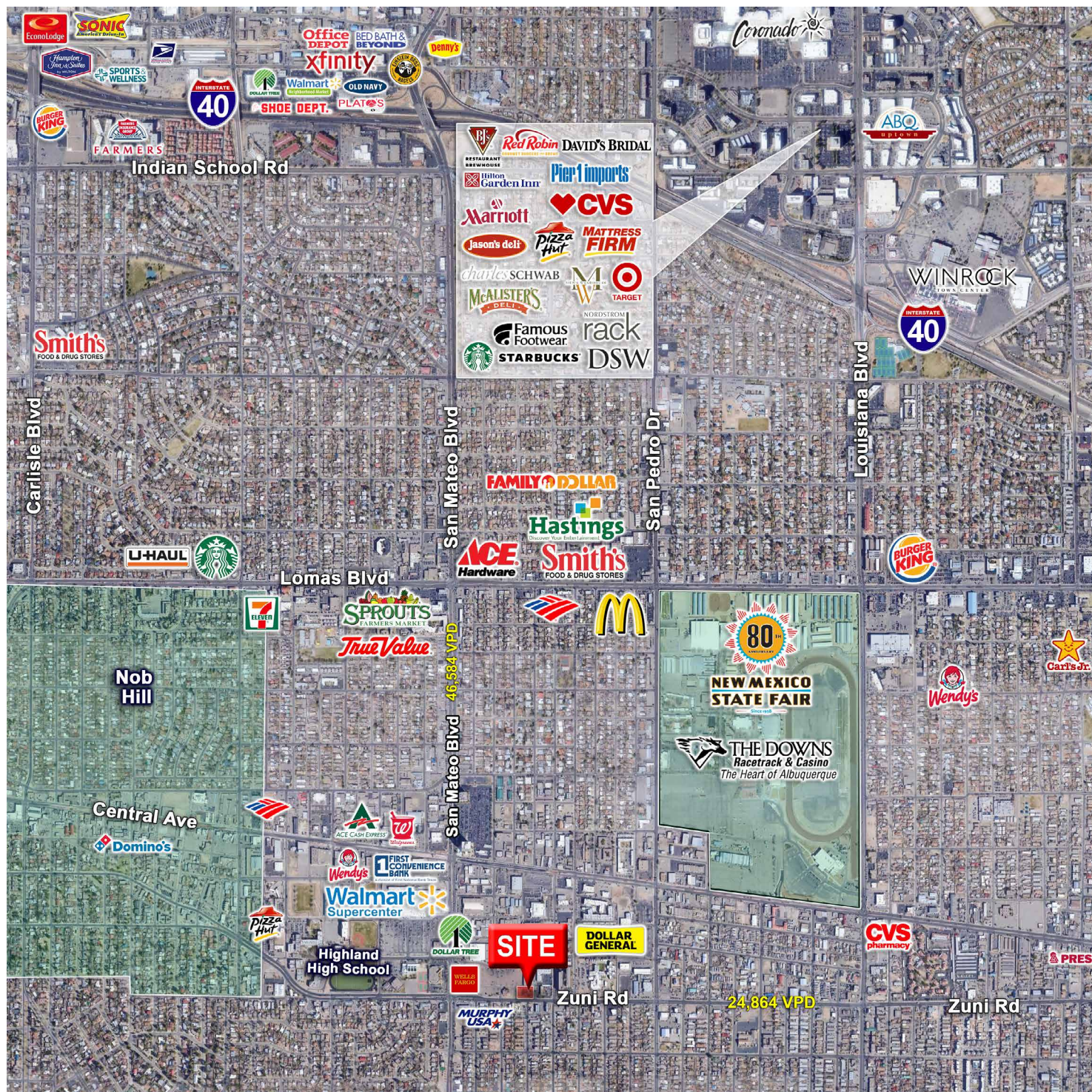


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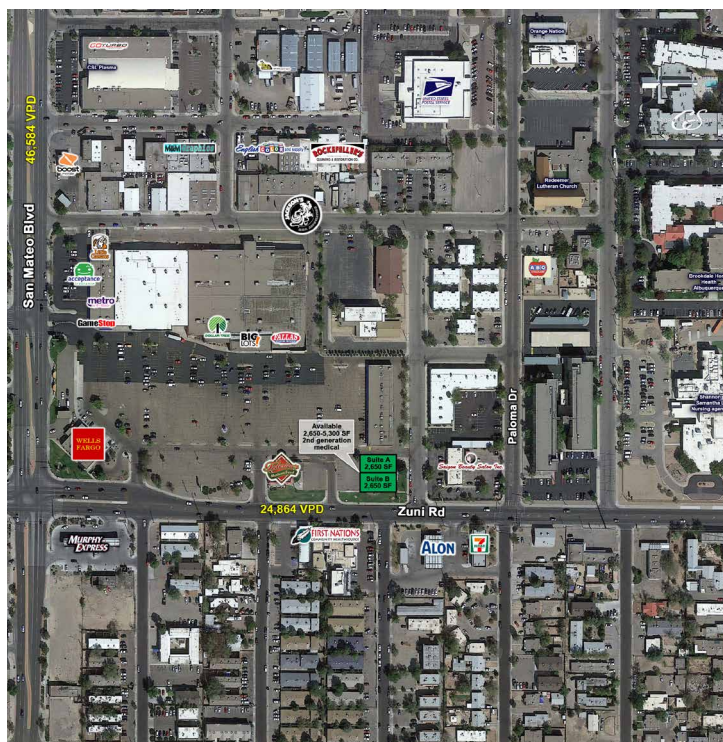
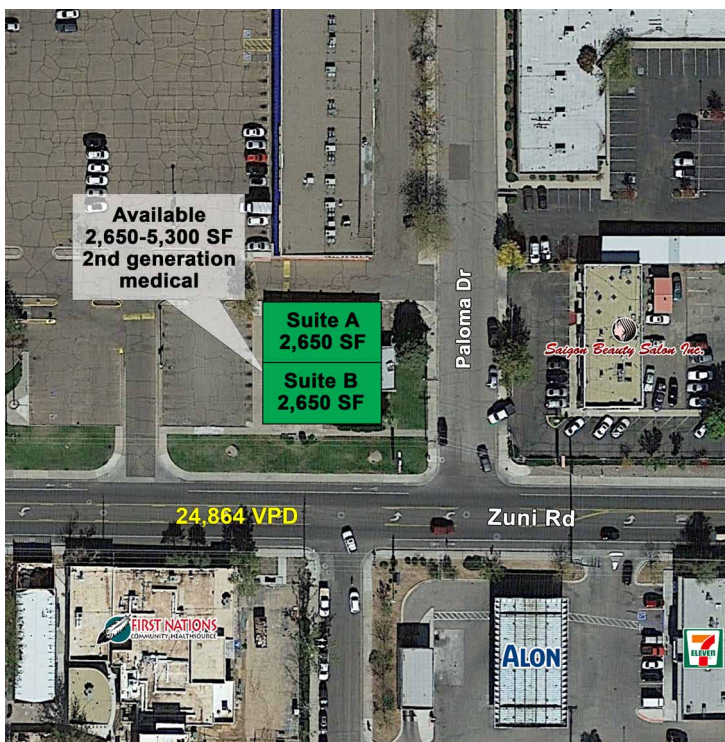


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