

Established Retail Location

**FOR SALE
OR LEASE**

1809 San Mateo Ne | Albuquerque, NM 87110



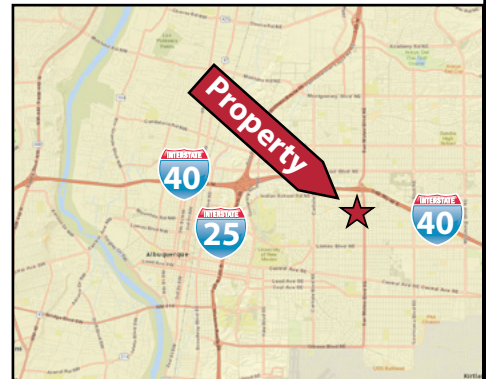
Price Reduced

Property Details

- Sale Price ~~\$325,000~~ \$285,000
- Lease Rate \$1,500/Mo. NNN
- Building Size 3,308 SF
- Land Size .32 acres
- Zoning MX-L (old C-1)
- Parking Ratio Up to 6.8/1,000

Property Amenities

- Great Visibility on San Mateo Boulevard
- 39,000 VPD - NWC of San Mateo and Constitution
- Perfect site for law office, insurance,retailers, and office users
- Plenty of on-site parking and storage



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BRIGGS**
REAL ESTATE & PROPERTY MANAGEMENT
ESTABLISHED 1937

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ALBUQUERQUE, NM 87107-6833
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Dave Vincioni

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AERIAL

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DEMOGRAPHICS

	1 mi.	3 mi.	5 mi.
2018 Population	15,733	145,003	311,812
2018 Average HH Income	\$66,515	\$63,262	\$70,855
2018 Daytime Employment	6,471	71,235	214,747



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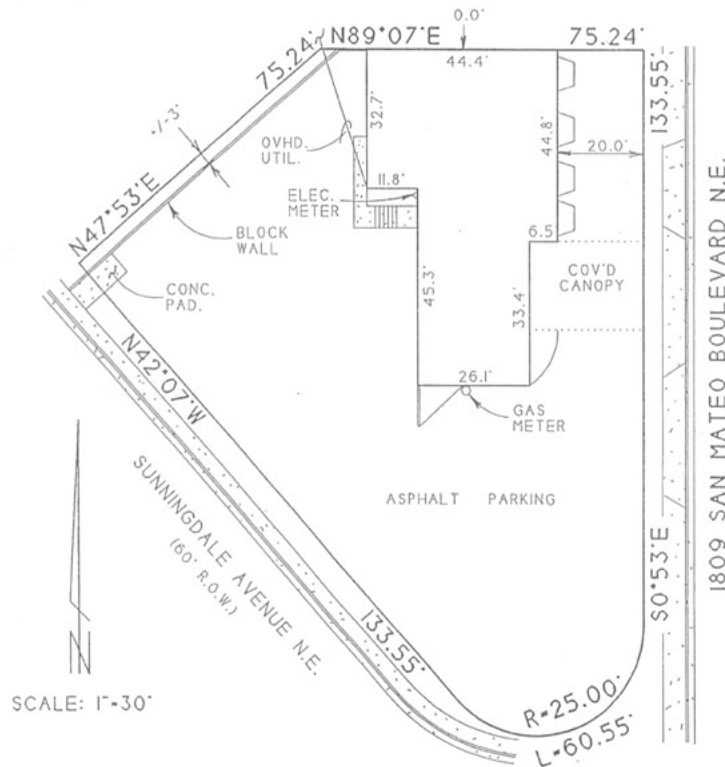
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SITE PLAN

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Lot numbered One (1) in Block lettered "H" in Smith's Sandia Hills, a subdivision of a tract of land in School district no. 13, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1947.

Property is not within the 100-Year Flood Boundary based on information contained on Panel 352 of 825 of the Flood Insurance Rate Map (FIRM) dated September 20, 1996.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

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