

**FOR LEASE**

1100 San Mateo Blvd. NE

Albuquerque, NM 87110

NEC Lomas & San Mateo Blvds. NE

# Shops at ACE Courtyard

LOCATED AT LOMAS &  
SAN MATEO BLVDS.



**LEASE RATE** See Advisor

## AVAILABLE

- Suite 1B: ±11,348 SF
- Suite 24: ±1,468 SF

## IDO ZONING

- MX-M, Moderate Intensity

## PROPERTY HIGHLIGHTS

- Strong co-tenancy: Join Ace Hardware, MVD Now, Pai Xao Nail Bar, Bikram Yoga, Escape Room and Quarter Celtic Brewpub
- Over 64,900 CPD at Lomas & San Mateo Blvds.
- Busy area close to residential, retail and employment
- Flexible space options – perfect for any business
- Ample parking including COVERED PARKING
- Full access from both San Mateo & Lomas Blvds.
- Huge monument signage

got space

AREA  
RETAILERS  
INCLUDE:



**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunnvista.com](http://sunnvista.com)



FOR MORE INFORMATION:

**Chris Anderson**

[chris@sunnvista.com](mailto:chris@sunnvista.com)

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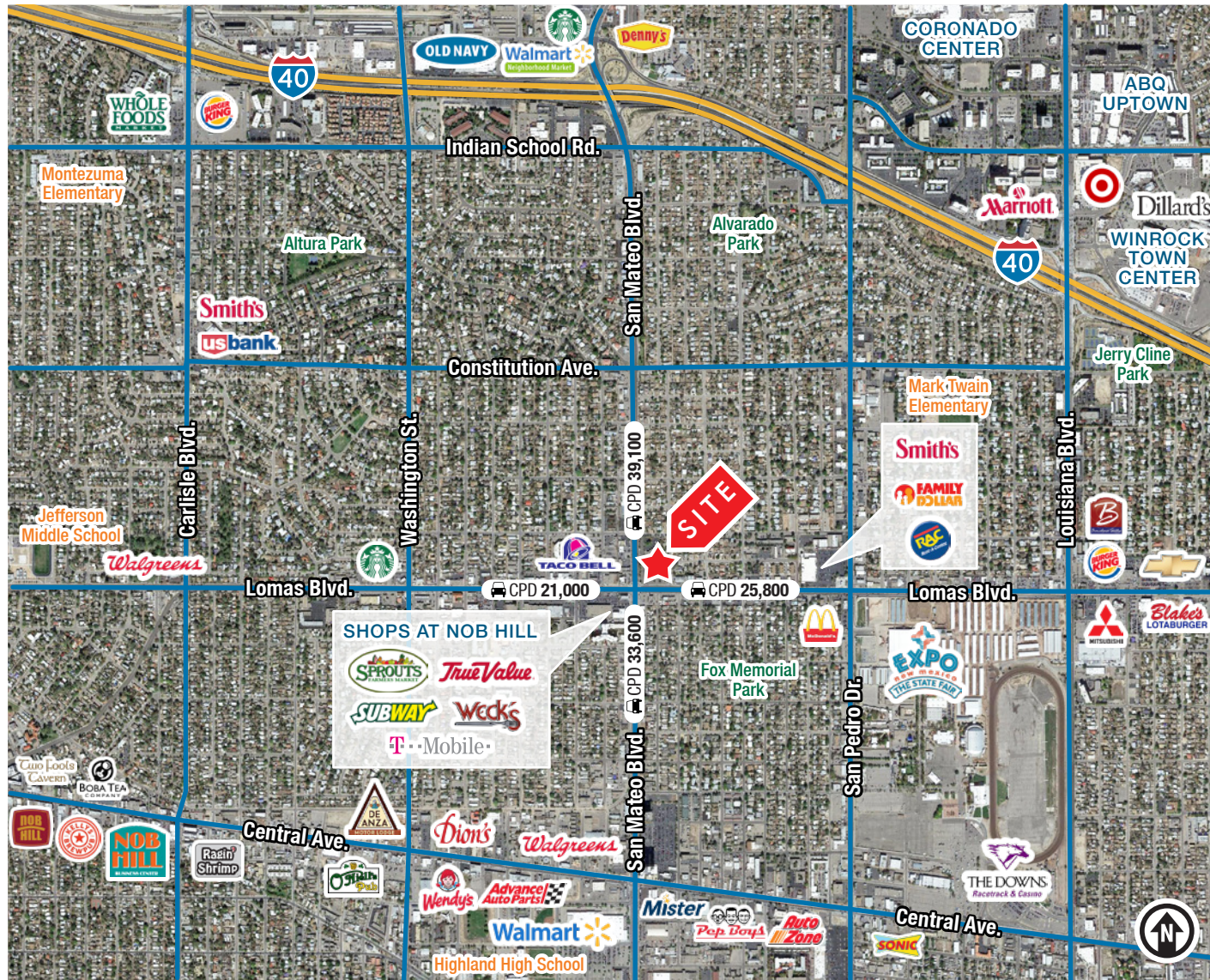
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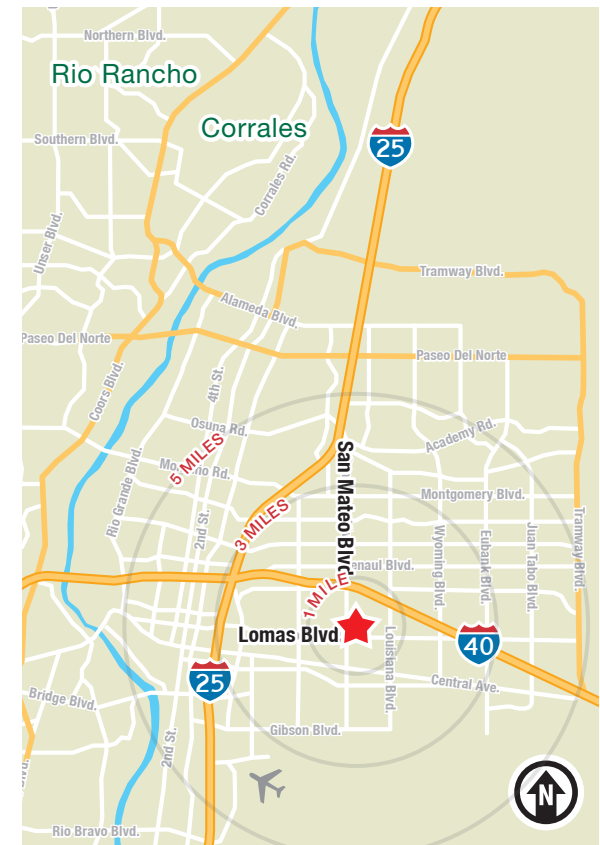
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,578	127,144	278,491
Average HH Income	\$66,620	\$56,470	\$59,737
Daytime Employment	7,826	102,412	224,677
2020 Forecasted by Esri			



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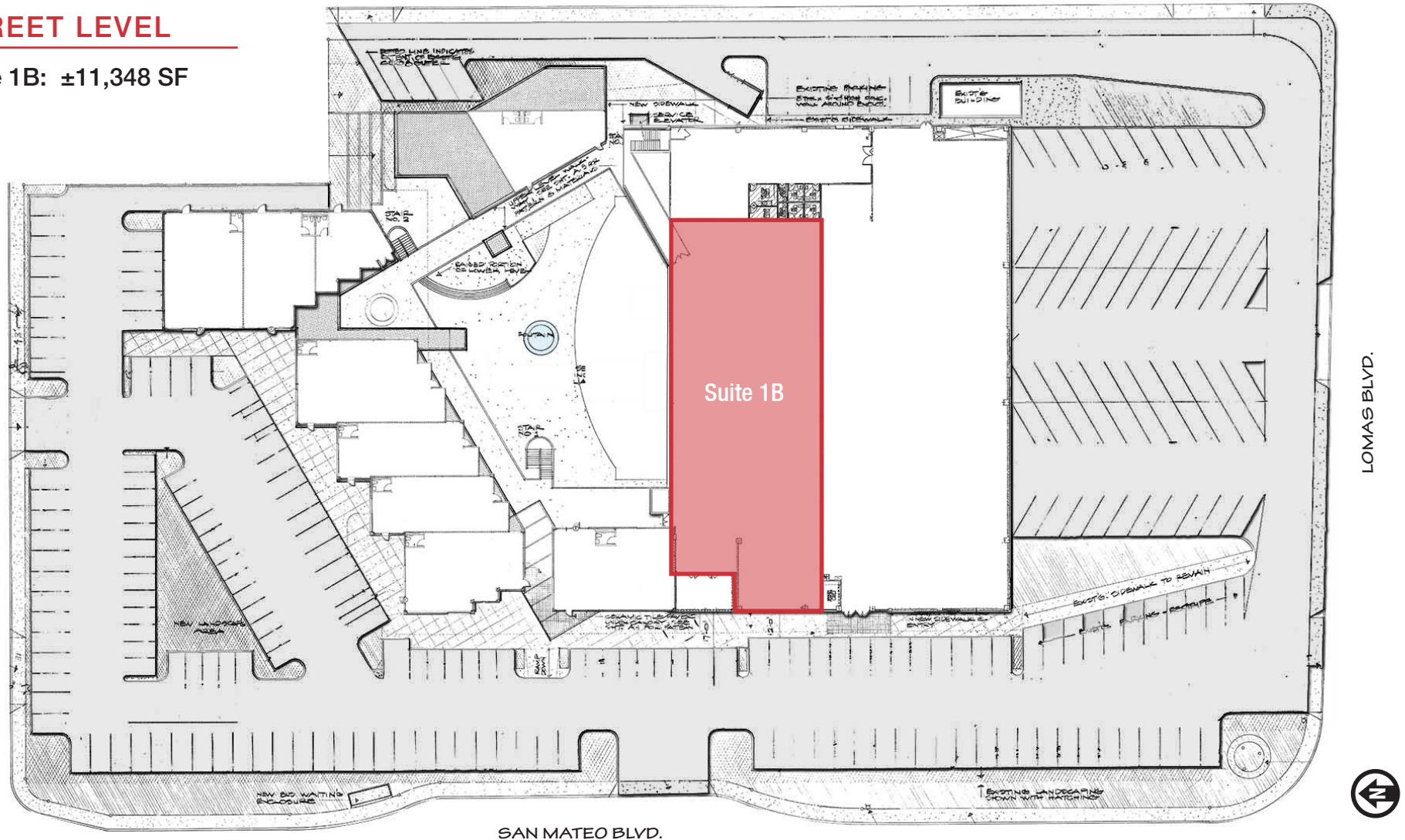
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## STREET LEVEL

Suite 1B: ±11,348 SF



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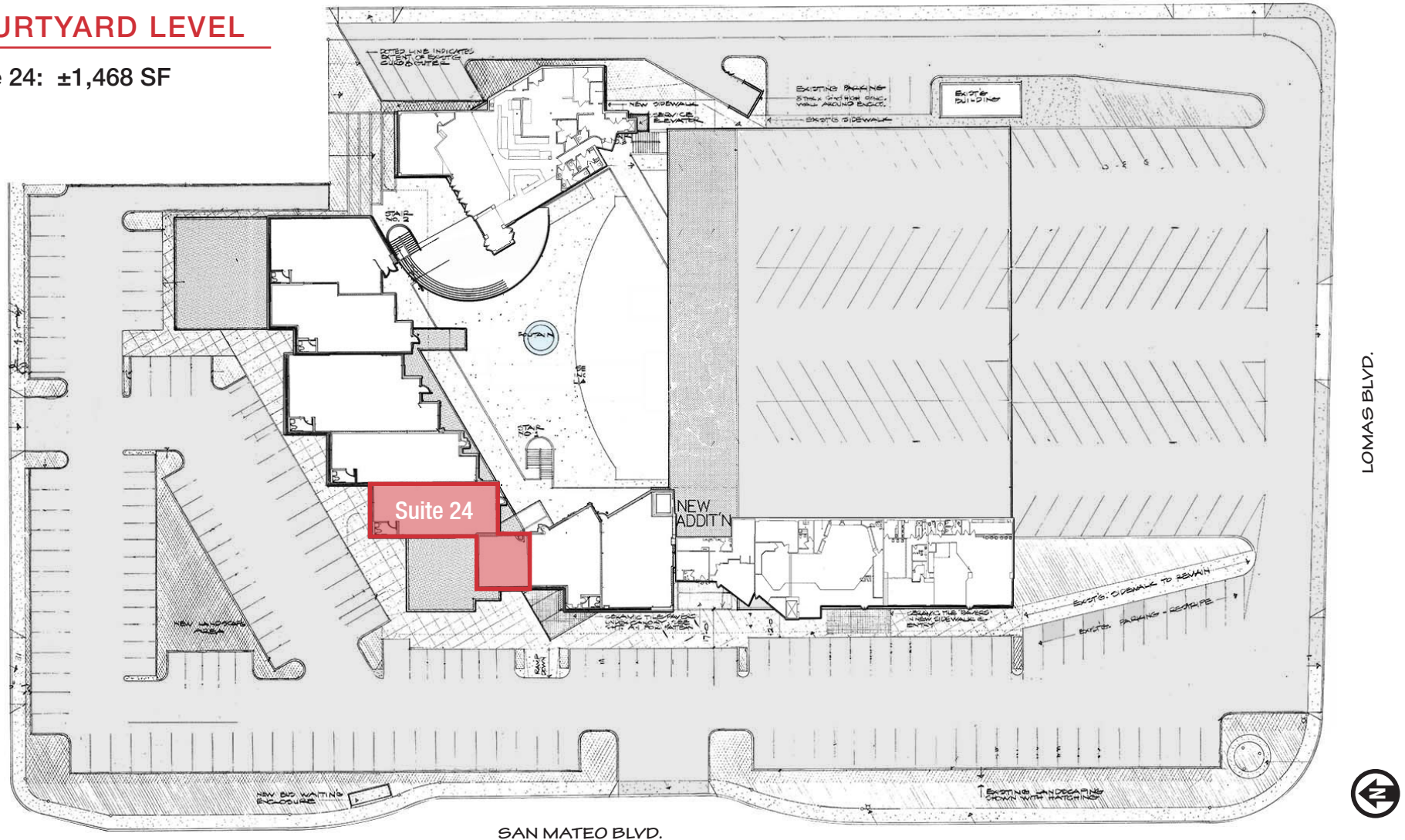
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## COURTYARD LEVEL

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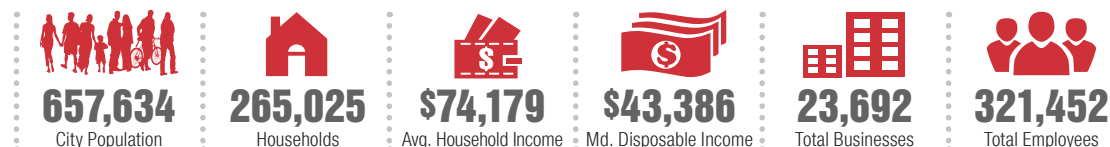
# Albuquerque

## TRADE AREA ANALYSIS

### Albuquerque | Why Here? Why Now?

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, **Albuquerque** is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### City of Albuquerque by the Numbers (ESRI 2020 Demographics)

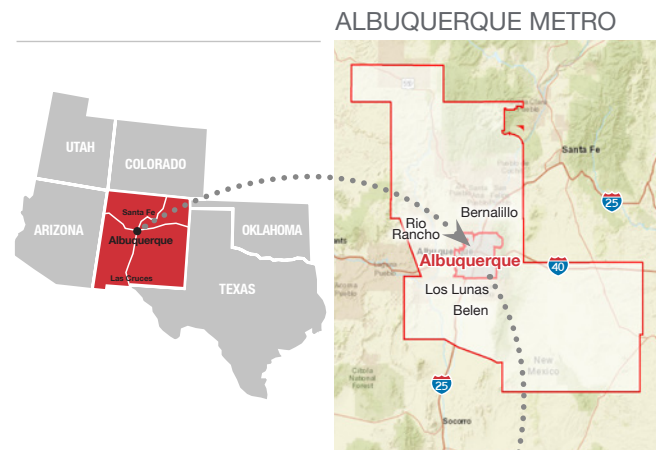


**939,316**

Albuquerque Metro Population

**#1**

**The Largest**  
City in the State



ALBUQUERQUE CITY

### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Is the center of health care excellence in NM. University of NM is a nationally recognized Class 1 research institution. There are 1,943 licensed hospital beds in metro area



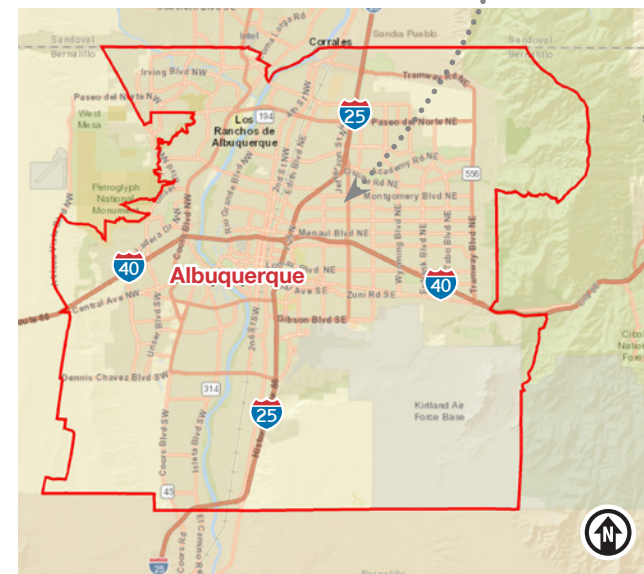
#### EDUCATION | SKILLED WORKFORCE

Ranks top in nation for cities with the most college graduates, 69,000 college students reside in metro area, has one of the largest number of PhD's per capita in the nation



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access



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