



BASE 5 GLOBAL NET LEASE
RETAIL PARTNERS

PLAZA @ SAN MATEO

San Mateo just north of I-40, Albuquerque NM 87114
ANCHOR SPACES NOW AVAILABLE - UP TO 58,000 SF



BASE 5 RETAIL PARTNERS
6739 Academy Rd NE, Suite 380, Albuquerque NM 87109

WWW.BASE5RETAIL.COM
505-807-0605

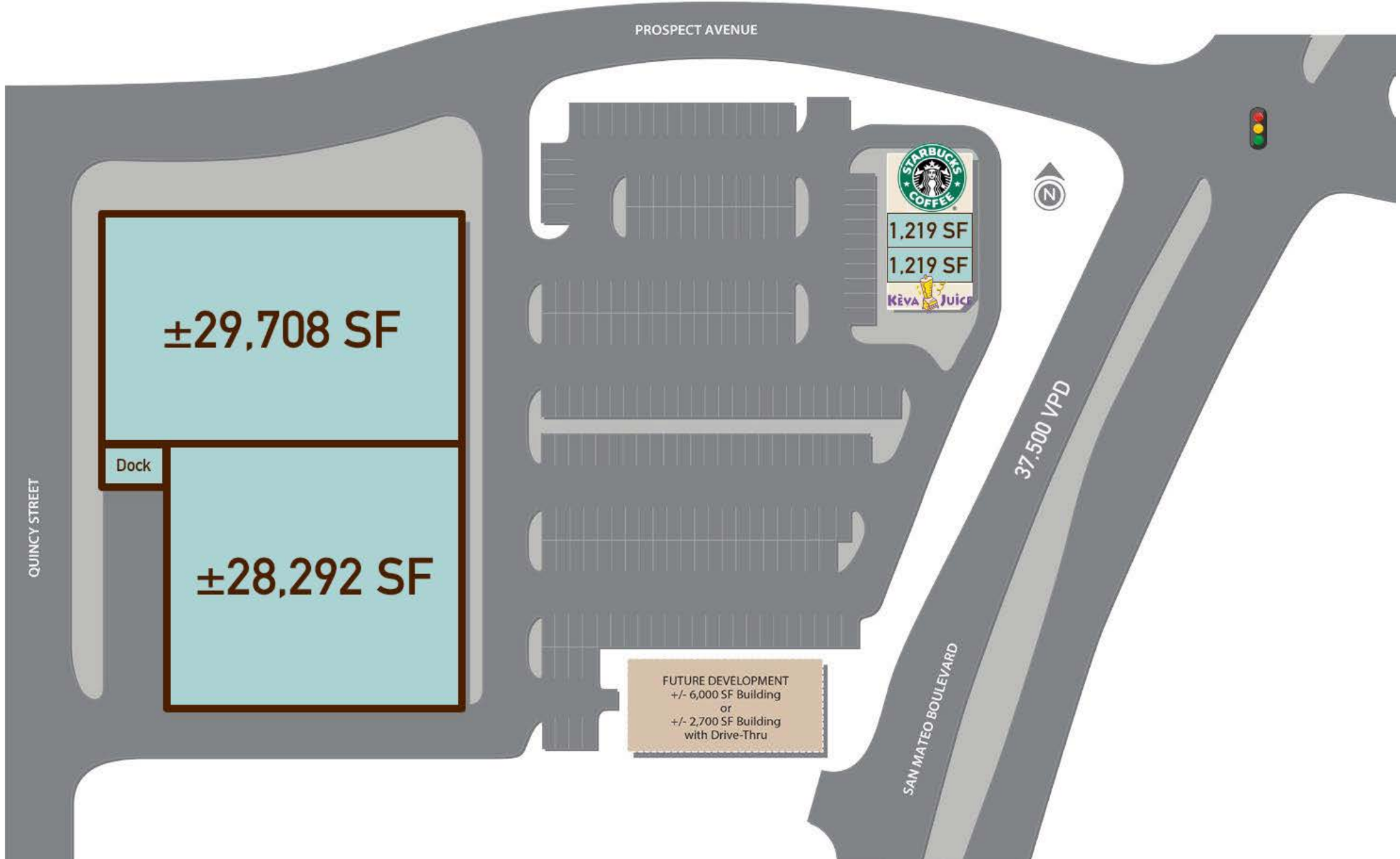
LISTING BROKERS:
DAVID CHAVEZ - chavo@base5retail.com - 505-507-3283
KINO JAMES - kino@base5retail.com - 505-463-7191



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2451 San Mateo Blvd NE
Albuquerque NM 87110



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ANCHOR SPACES
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Pad Site
AVAILABLE

~1200 SF

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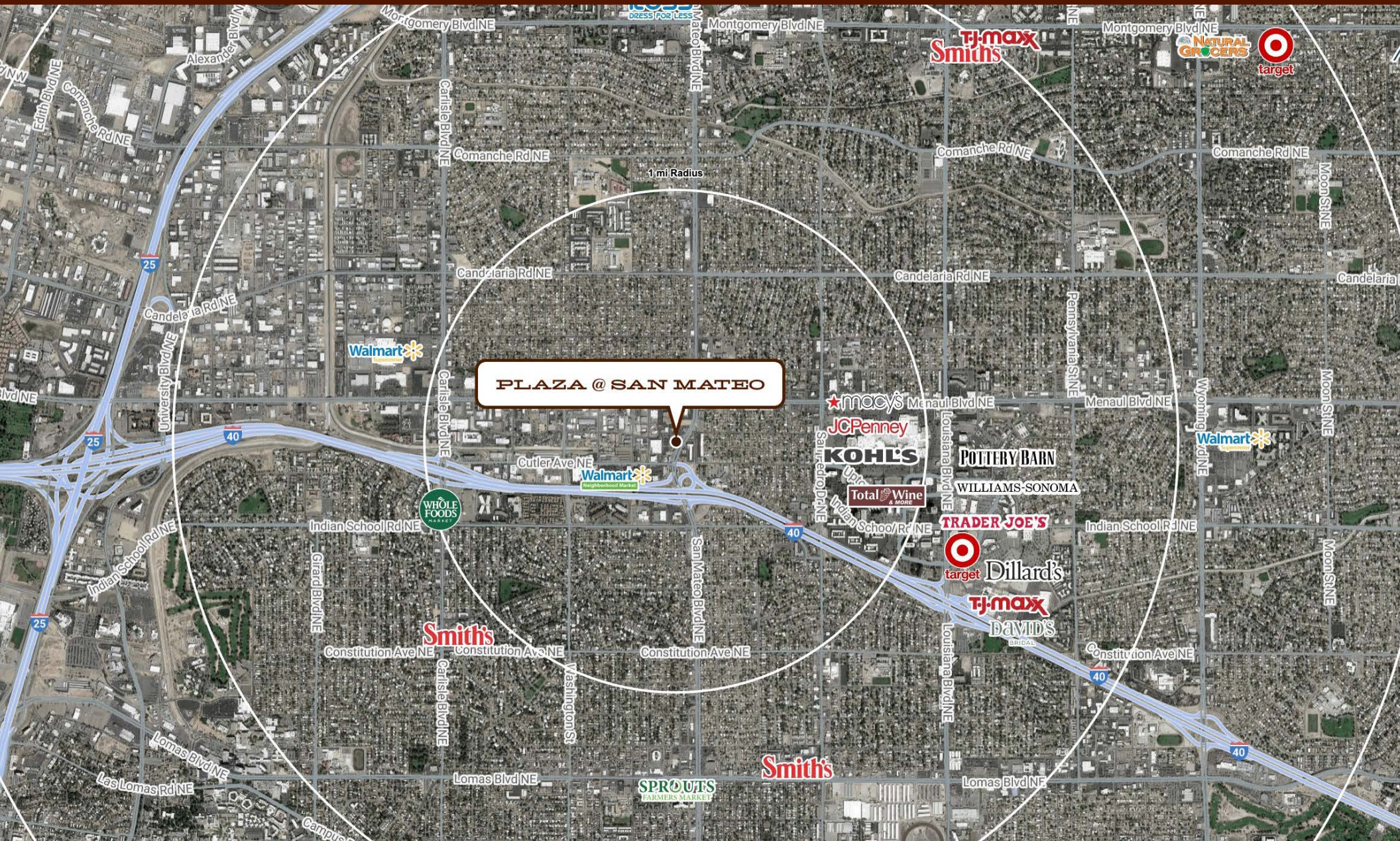
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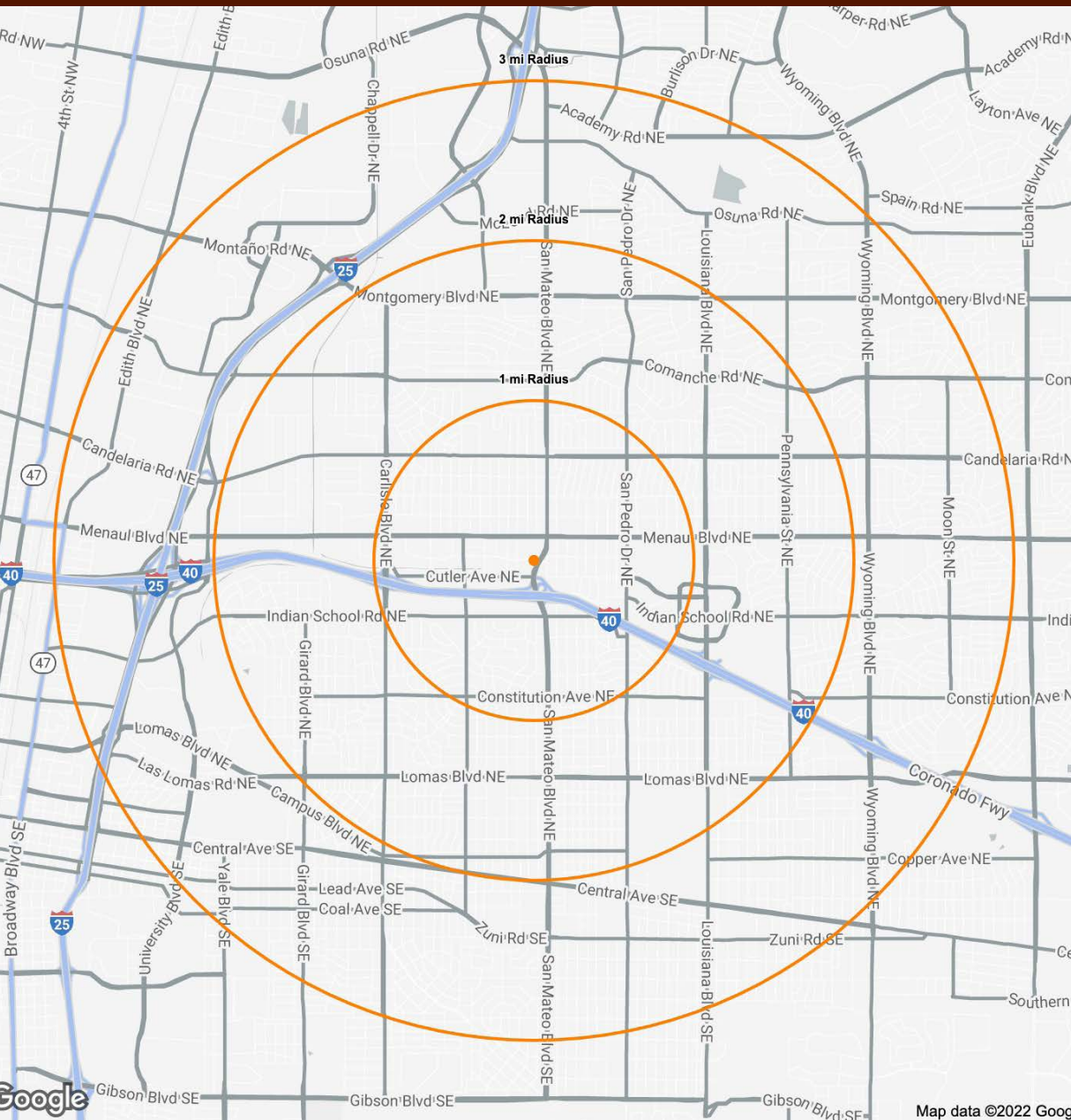
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1 MILE	3 MILES	5 MILES
10,013	71,216	183,444



1 MILE	3 MILES	5 MILES
\$99,524	\$98,253	\$92,244



1 MILE	3 MILES	5 MILES
5,928	23,766	94,352



San Mateo (37,500 VPD)

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Plaza @ San Mateo is positioned at the hard corner of San Mateo Blvd & Prospect – just north of I-40. The former Bed Bath & Beyond and Buy Buy Baby anchor spaces are available, up to 58,000 SF.

- **Traffic:** 37,500 VPD on San Mateo & 198,100 on I-40
- **Access:** Great access from the signalized intersection of San Mateo & Prospect, and cross-access with Office Depot to Cutler.
- **Location:** The site is located along a major retail corridor with convenient access to I-40.
- **Population:** The site has a large trade area draw with over 173,000 population in a 5 mile area.

Currently have opportunities for shop space tenants, and a pad site for GL or BTS.



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