

For  
Lease



# South Valley Retail Space

IN THRIVING SHOPPING CENTER

Your Sign Here

EL NUEVO  
INDOOR MERCADO

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INDOOR MERCADO



±3,404 SF Available

1601-1609 Isleta Blvd. SW | Suite B | Albuquerque, NM 87105

**Randall Parish**

randall@sunvista.com | 505 338 4110

**Shamy Slefo**

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**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

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**AVAILABLE**

Suite B: ±3,404 SF

Naranjero Market

El Nuevo Indoor Mercado

Crazy Black Friday

Vintage Event Center

Pylon Sign

Paleteria Ice Cream Bar

BEST DAZE

cricket

Pylon Sign

## PROPERTY

### AVAILABLE

±3,404 SF

### LEASE RATE

See Advisor

### HIGHLIGHTS

- Excellent visibility
- 32,200 CPD at intersection
- Pylon signage available
- Ample parking
- Located in underserved trade area

### ZONING

- SD-IVC

### LOCATION

SWC Isleta Blvd. & Arenal Rd. SW

# For Lease

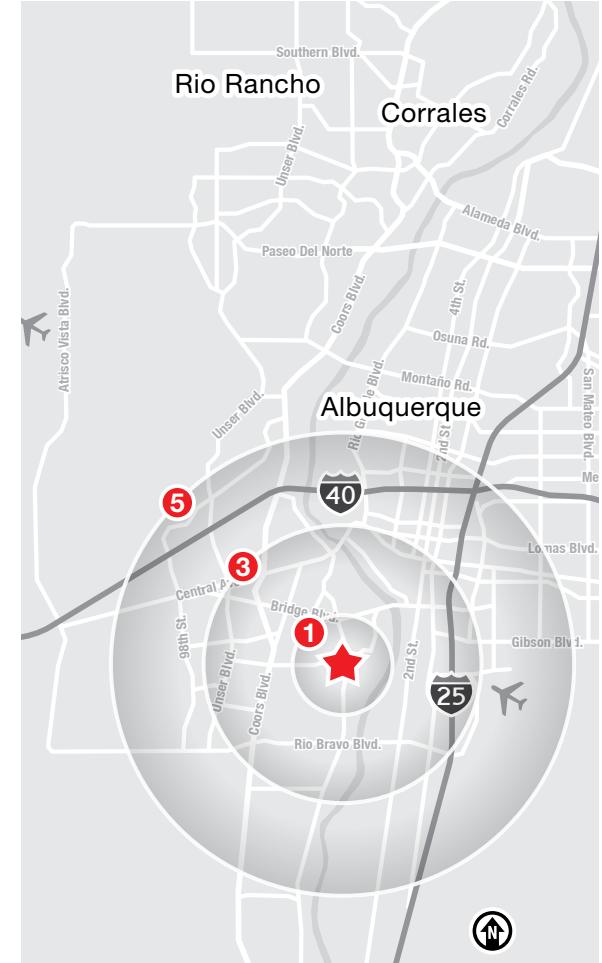
1601-1609 Isleta Blvd. SW | Albuquerque, NM 87105



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,424	81,399	210,066
Average HH Income	\$57,268	\$67,537	\$79,588
Daytime Employment	1,708	47,836	108,813

2025 Forecasted by Esri



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# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | SOUTHWEST MESA

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.



**932,477**  
Albuquerque  
Metro  
Population



**The  
Largest**  
City in the State

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**566,057**  
City Population



**241,738**  
Households



**\$95,396**  
Avg. Household Income



**\$56,388**  
Md. Disposable Income



**21,751**  
Total Businesses



**277,887**  
Total Employees

#### SW MESA DEMOGRAPHICS



Total  
Population

117,932



Average  
HH Income

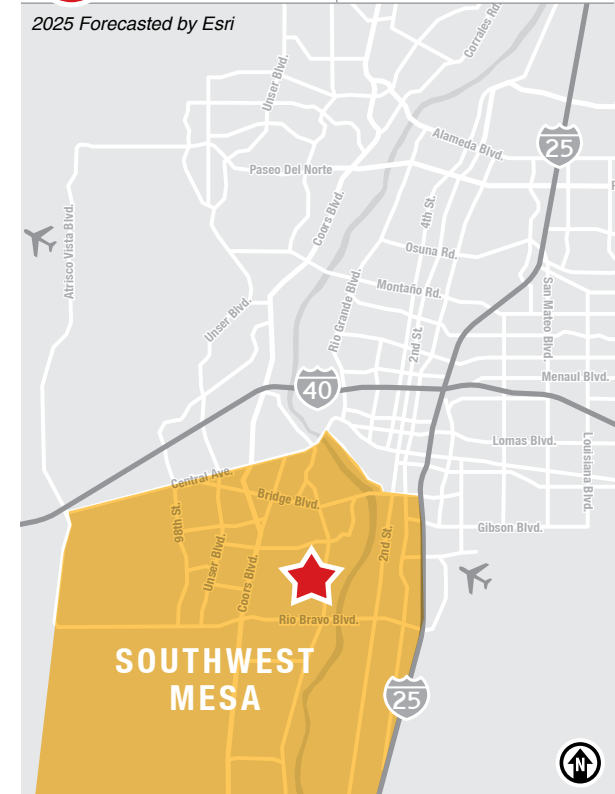
\$72,662



Daytime  
Employment

16,917

2025 Forecasted by Esri



### The Southwest Mesa is a High-Growth, Underserved Trade Area

The Southwest Mesa is the **MOST UNDERSERVED** Trade Area in the Albuquerque Market



Home ownership within the area is **13.5%** higher than the National average, creating more expendable income.



The Southwest Mesa has **9 SF of Retail/Capita** compared to the city average of 45 SF.



The Southwest Mesa is the **Fastest Growing** segment of the Albuquerque MSA.



The average household income within a five-mile radius of the site is **\$79,588**.