



SAN PEDRO NEIGHBORHOOD RETAIL CENTER

SWC OF CENTRAL AND SAN PEDRO
201-301 San Pedro Dr SE Albuquerque, NM 87108



**FOR
LEASE**

AVAILABLE SPACE
1,200 SF

RATE
\$20.00 PSF
NNNs* \$5.23
* Estimate provided by Landlord
and subject to change

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PROPERTY HIGHLIGHTS

- Grocery anchored by El Mezquite Market, a well-known local grocery store driving consistent daily traffic
- Prime San Pedro frontage with strong daily traffic counts
- Highly visible location positioned in the heart of the International District
- Excellent accessibility just minutes from I-40 interchange
- Surrounded by dense residential rooftops and established commerce
- Ideal opportunity for retailers seeking strong street presence
- Prominent signage exposure to thousands of vehicles daily
- Centrally located with convenient access from all quadrants of Albuquerque
- Positioned among national retailers, restaurants, and service businesses
- Functional space layout adaptable to a variety of business uses



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



107,188
POPULATION
3-MILE RADIUS



\$87,694.00
AVG HH INCOME
3-MILE RADIUS



110,947
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central: 19,170 VPD
San Pedro: 9,311 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

201 San Pedro Dr SE offers tenants the opportunity to lease space within a well-positioned neighborhood shopping center anchored by El Mezquite Market, a well-known local grocery store that helps drive consistent daily customer traffic to the property. The center benefits from strong visibility along San Pedro Dr, convenient access points, ample onsite parking, and prominent signage opportunities for tenants seeking strong brand exposure. The property's flexible layout can accommodate a variety of retail, office, medical, and service-oriented uses, making it an attractive option for both established businesses and growing local operators. Its central location and established tenant mix create a convenient shopping destination for surrounding residents and commuters alike.

LOCATION OVERVIEW

Located in the heart of Albuquerque, the property benefits from immediate access to major thoroughfares including I-40, San Mateo Blvd, and Central Ave. The surrounding trade area features a dense mix of residential neighborhoods, established retail corridors, office users, hospitality, and national retailers, generating strong daytime and commuter traffic throughout the week. The central location allows businesses to efficiently serve customers from multiple areas of Albuquerque while benefiting from excellent accessibility and visibility within an established commercial corridor.



PROPERTY OVERVIEW

Lease Rate:	\$20.00 PSF
NNN:	\$5.23 PSF
Available SF:	1,200 SF
Submarket:	Southeast

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