



1401 -1405 San Mateo Blvd NE  
Albuquerque, NM 87110

**FOR LEASE**

**Retail Suites on San Mateo - Sweis Plaza**



**Available Space:** 1401 - 1,200 SF  
1401 A - 768 SF  
1405 A - 341 SF  
1405 B - 341 SF  
1405 D - 341 SF

**Traffic Counts:** 38,600 Vehicles/Day

**Zoning:** C-1

**Parking Ratio:** 5.1 spaces per 1,000SF

**Lease Rate:** 1401 - \$750/Month NNN  
1401 A - \$640/Month NNN  
1405 A - \$400/Month NNN  
1405 B - \$350/Month NNN  
1405 D - \$350/Month NNN



**NNN Rate:** \$3.80/SF/YR

- Comments:**
- Great Frontage on San Mateo
  - Competitive Lease Rates
  - Tenants Pays Gas and Electric
  - Newer Roof and Parking Lot Resurfacing
  - Excellent Signage
  - Hard to Find Small Retail Space

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs. If square footage is a consideration, parties are advised to measure the property.

**(505) 268-2800**

**WWW.ROGER-COX.COM**

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



**ROGER COX**  
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**Aerial**

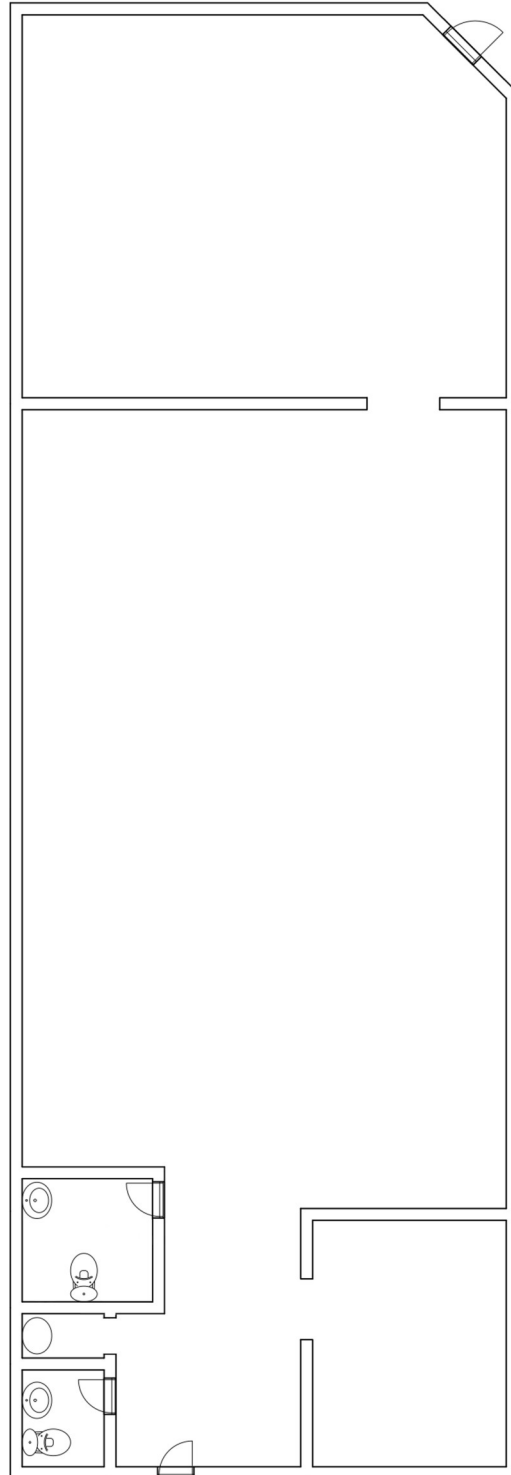




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**Floor Plan**  
**Suite 1401 - ±1,200 SF**



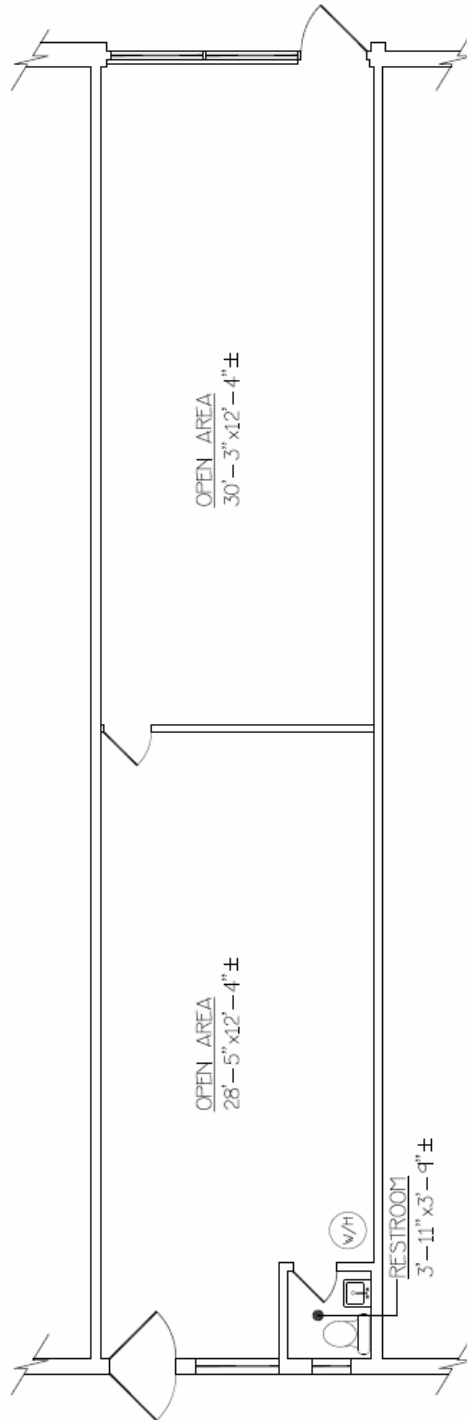
ALL BOUNDARIES ARE APPROXIMATE



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**Floor Plan**  
**Suite 1401 A - ±768 SF**



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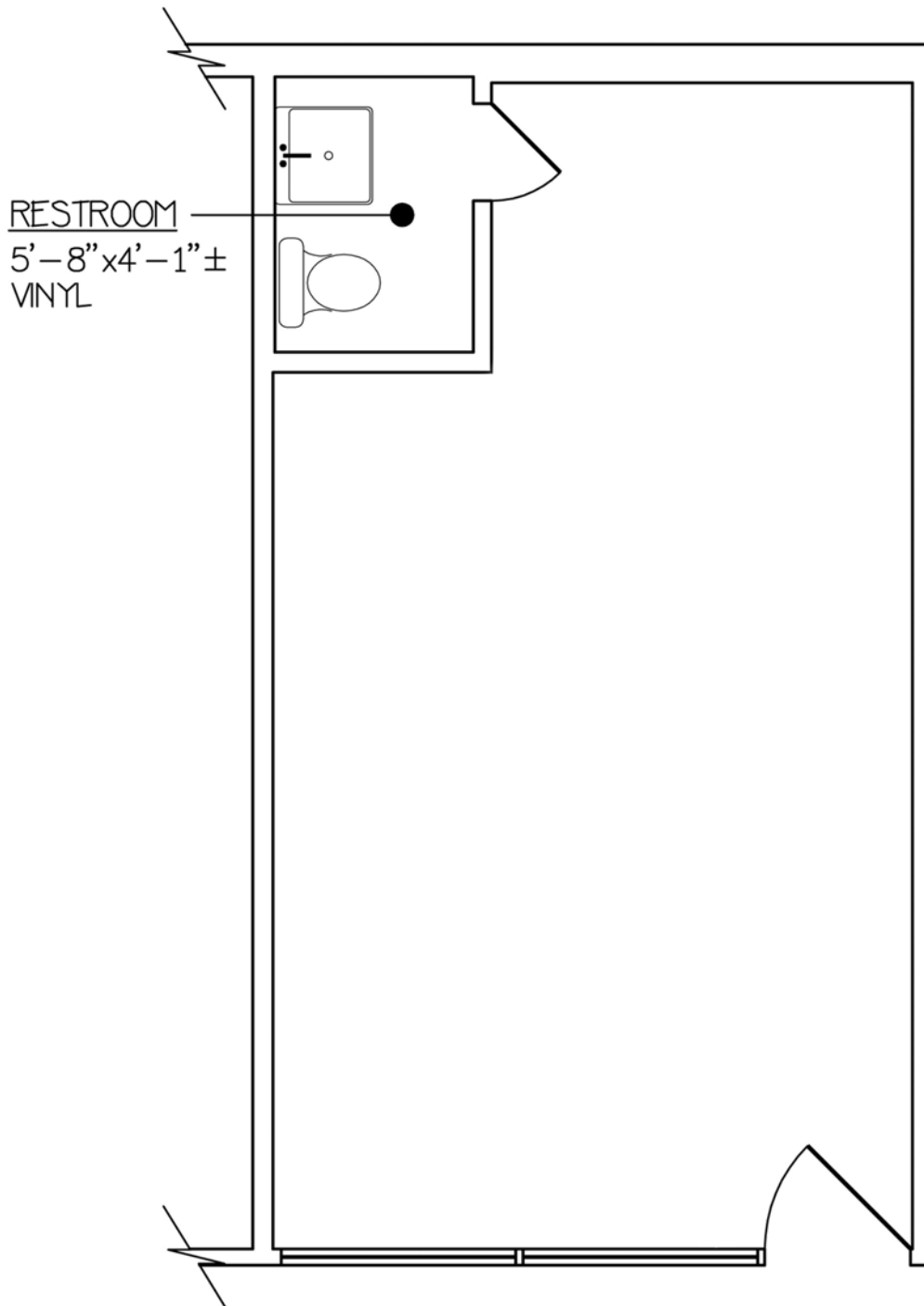
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**Floor Plan**  
**Suite 1405 A - ±341 SF**



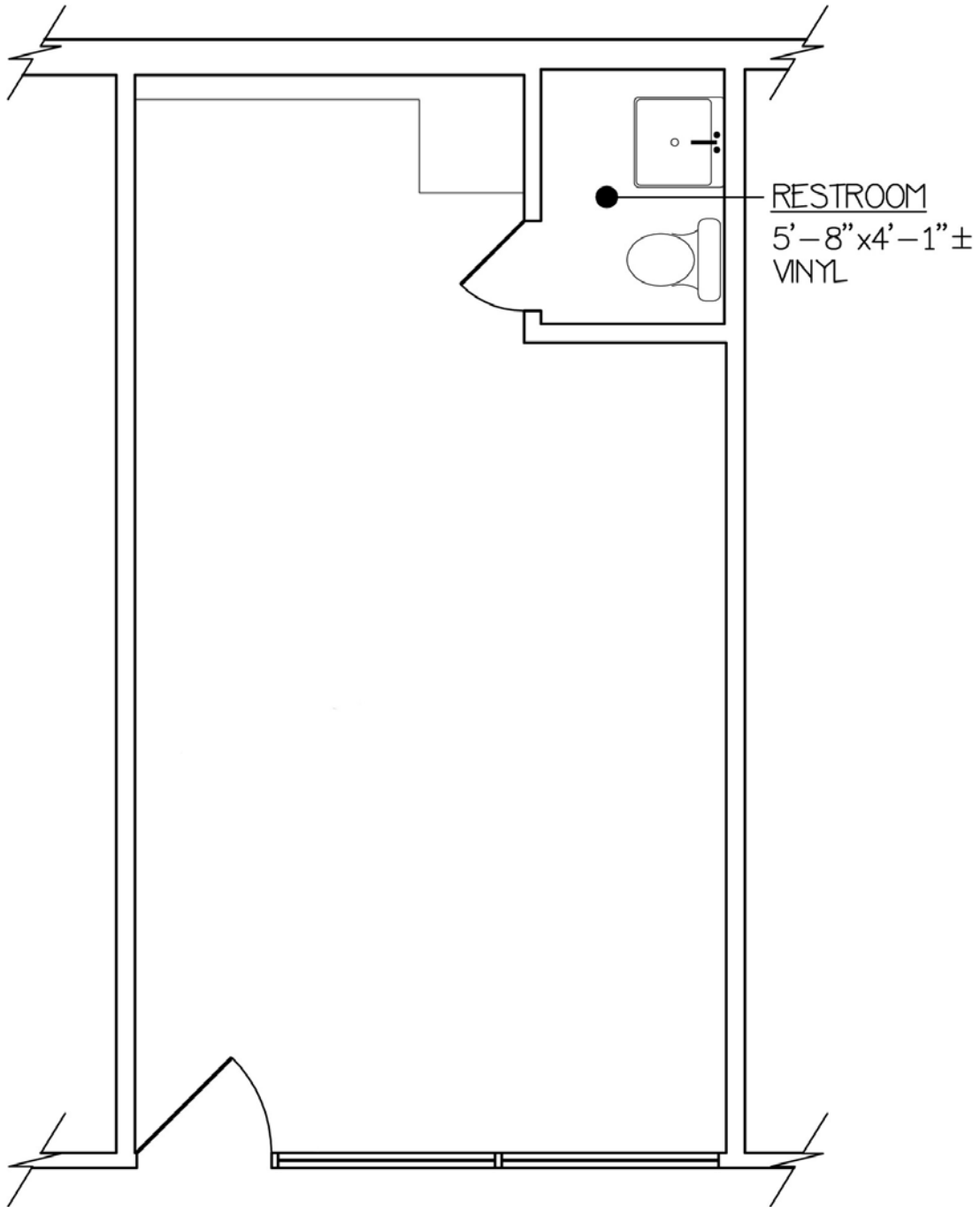
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**Floor Plan**  
**Suite 1405 B - ±341 SF**



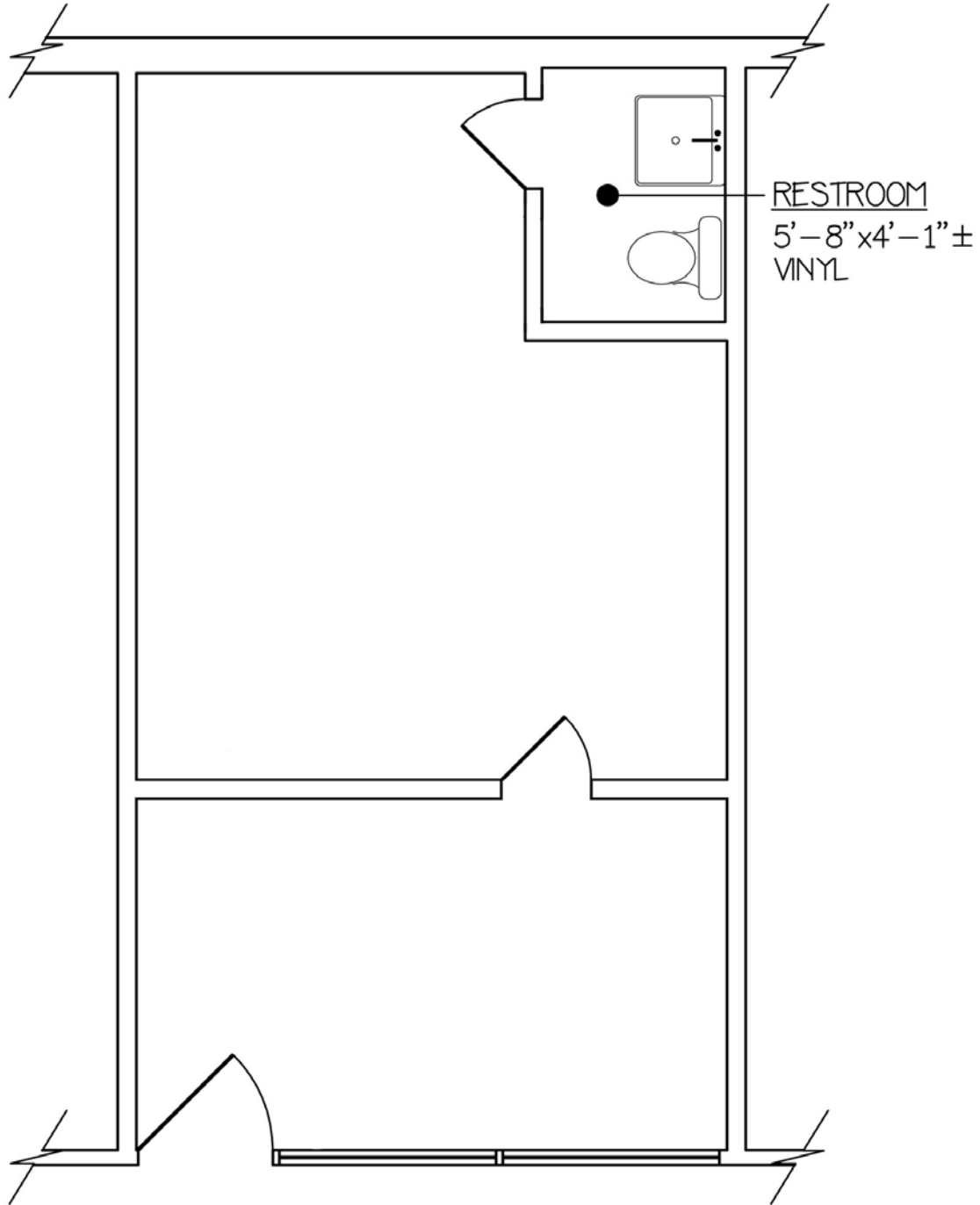
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**Floor Plan**  
**Suite 1405 D - ±341 SF**



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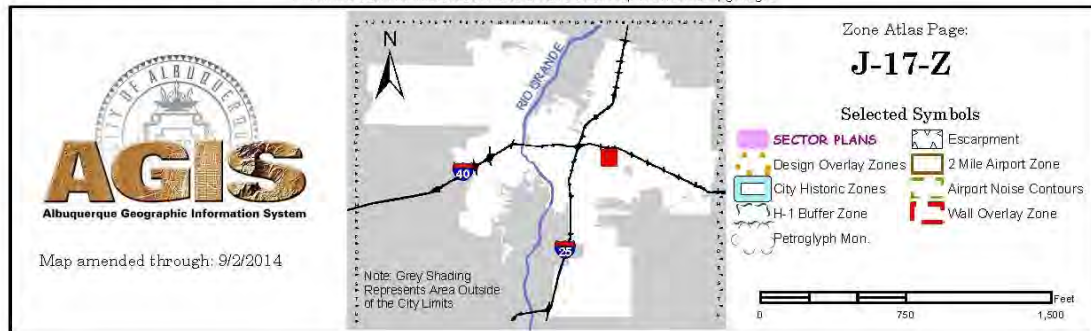
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Zone Atlas Page



For more current information and details visit: <http://www.cabq.gov/gis>



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