



Colliers

For Lease

The Shoppes at 6001 San Mateo
6001 San Mateo Blvd NE
Albuquerque, NM 87109

Ben Perich

Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Chase Ruffin

Vice President
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041

Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

6001 San Mateo Blvd NE | For Lease

Property Profile

Details

Lease Rate	\$16.00 - \$25.00 PSF NNN	
NNN	\$5.41 PSF	
Space Available	Suite D3	± 1,950 SF
	Suite F4 (Former Restaurant)	± 3,100 SF
Submarket	North I-25	
Zoning	MX-H (Mixed-use - High Intensity)	

Features

- Turn-key, second generation restaurant space with large patio available
- High quality neighborhood strip retail
- Single story brick and stucco facades
- Monument signage available
- Excellent NE Heights location in established trade area
- High exposure on San Mateo with over 45,400 VPD
- Convenient I-25 access in close proximity
- 5/1000 parking ratio

Area Tenants

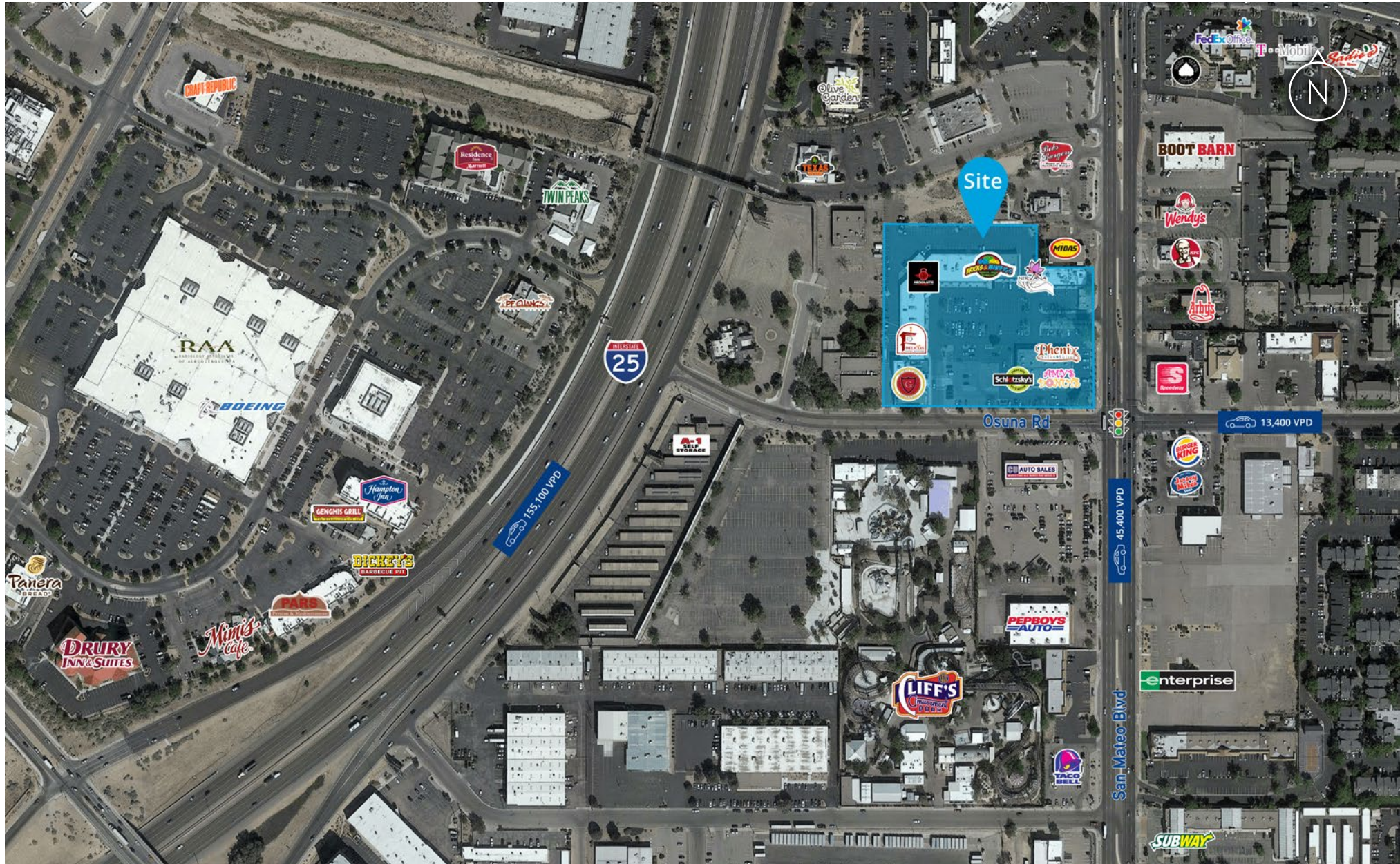


Trade Area Aerial

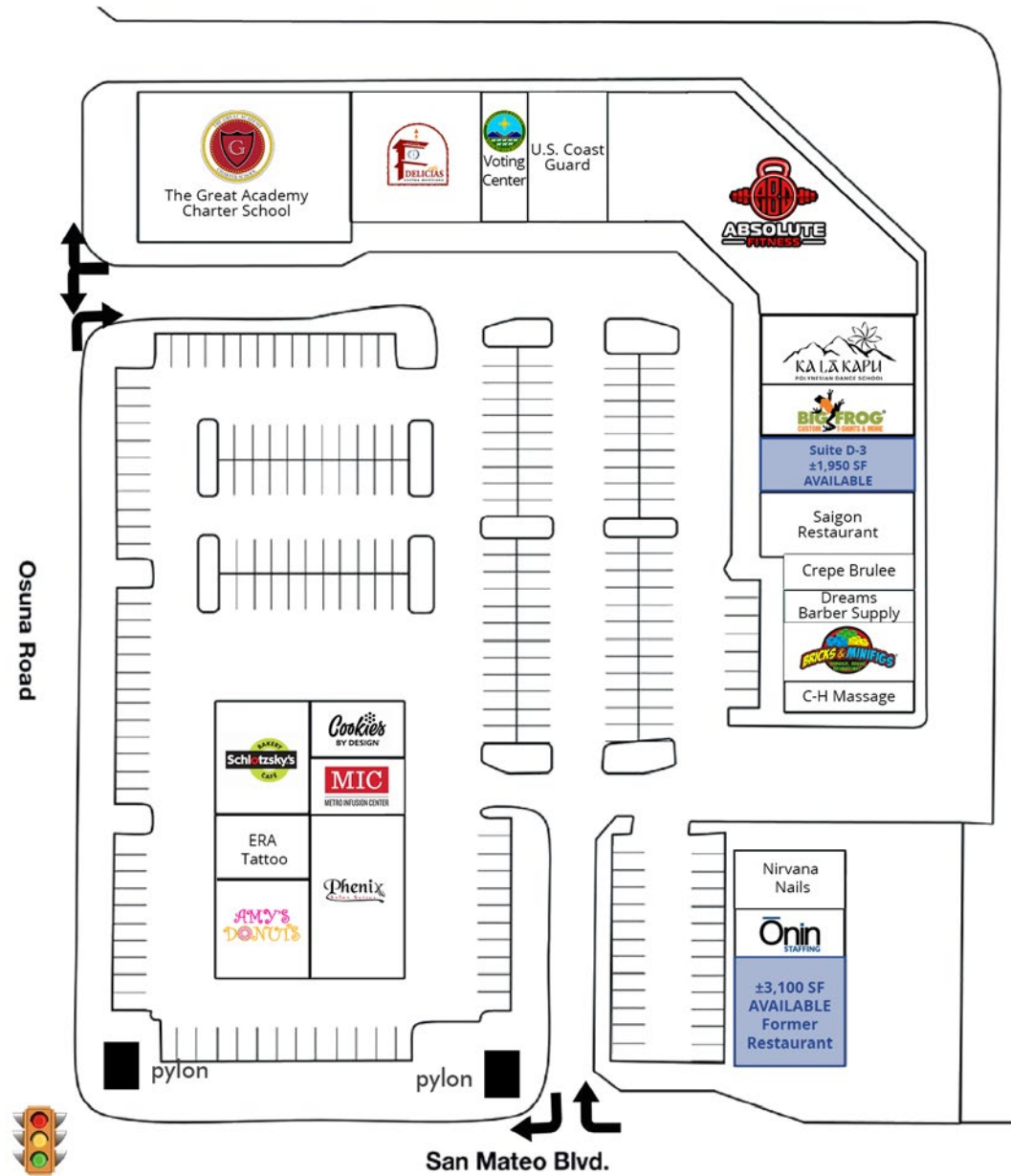


6001 San Mateo Blvd NE | For Lease

Intersection Aerial

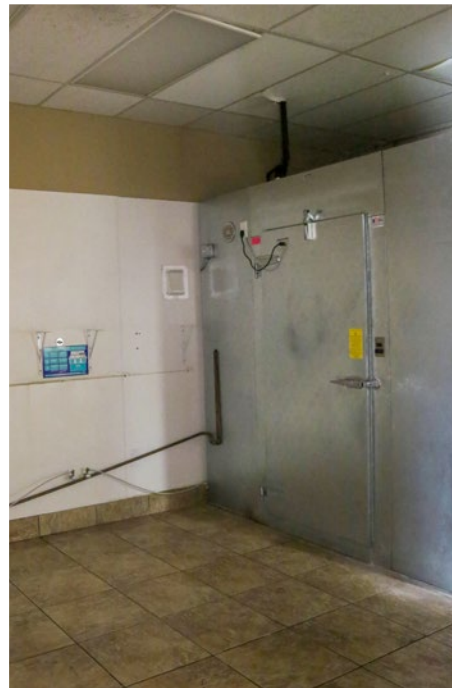


Site Plan



6001 San Mateo Blvd NE | For Lease

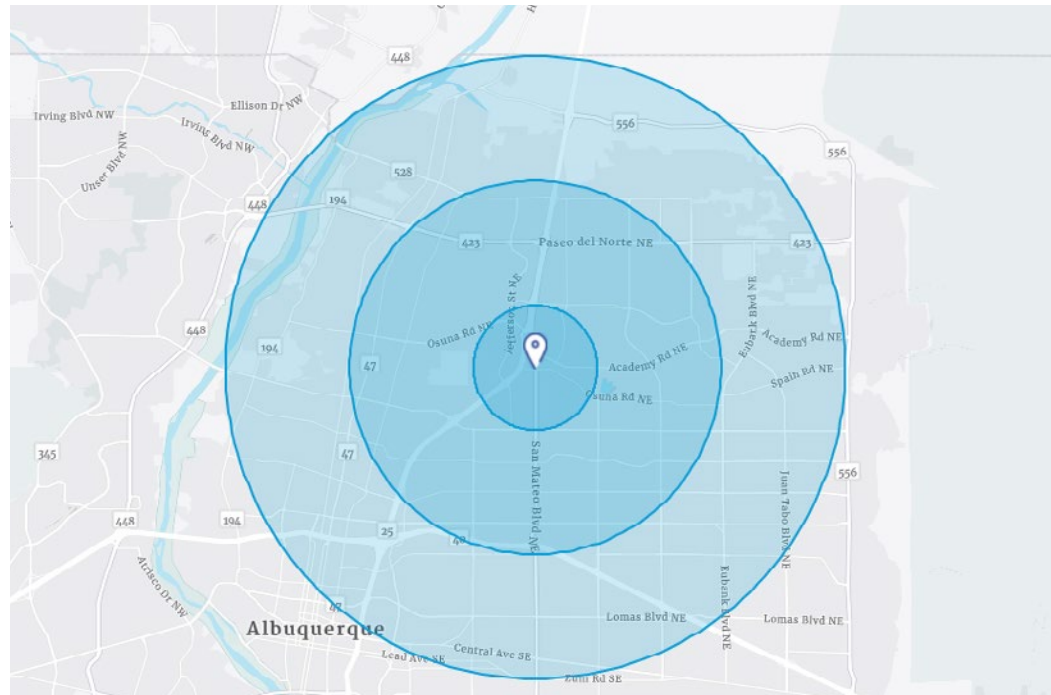
Property Gallery



6001 San Mateo Blvd NE | For Lease

Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	10,383	94,297	243,844
Households	5,262	43,455	111,082
Average HH Income	\$73,132	\$90,705	\$98,738
Median HH Income	\$48,363	\$63,746	\$67,638



Colliers | Albuquerque-Santa Fe
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Ben Perich
Sr. Vice President | Principal
+1 505 880 7054
ben.perich@colliers.com
Lic. No. 45966

Chase Ruffin
Vice President
+1 505 880 7087
chase.ruffin@colliers.com
Lic. No. 52041

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). William Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.