



PHILLIPS EDISON & COMPANY®

OLD NAVY

PAVILIONS AT SAN MATEO

4500 Cutler Avenue
Albuquerque, New Mexico 87110

Ashley Selers, Leasing Associate • 513.633.0723 • aselers@phillipsedison.com • www.phillipsedison.com

PAVILIONS AT SAN MATEO

4500 Cutler Avenue | Albuquerque, New Mexico 87110

FOR LEASE

1,275 - 13,142 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 1,275-13,142 SF
- End-cap and in-line spaces available
- Anchored by Walmart Neighborhood Market
- Additional national tenants include Old Navy, Carters, Orangetheory Fitness, Rack Room Shoes, Vision Works and Einstein Bros. Bagels
- The center is situated along Interstate 40 with convenient access and prime visibility to nearly 150,000 vehicles per day

MARKET HIGHLIGHTS

- The center is located in a growing population of more than 125,000 people within three miles with an average household income greater than \$56,900
- Some of the largest employers in the area including: Kirtland Airforce, the University of New Mexico and Sandia National Laboratories

FOR MORE INFORMATION:

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AERIAL
PERSPECTIVE

DEMOGRAPHICS

DISTANCE	1 Mile	3 Miles	5 Miles
POPULATION	12,454	125,053	295,929
AVERAGE HH INCOME (\$)	66,760	56,903	61,015
TOTAL EMPLOYEES	15,036	129,109	242,107

SAN MATEO BOULEVARD (49,843 VPD)

PAVILIONS AT
SAN MATEO

INTERSTATE I-40 (163,762 VPD)

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SITE PERSPECTIVE

MARKET HIGHLIGHTS

- Located near the corner of San Mateo Boulevard (49,843 VPD) and Cutler Avenue, in Albuquerque's most desirable retail district
- The city of Albuquerque encompasses 188 square miles and is the 33rd largest city in the United States
- The University of New Mexico in Albuquerque educates more than 25,000 annually
- Pavilions of San Mateo is surrounded by national retailers such as Bed Bath & Beyond, Buy Buy Baby, Office Depot, Starbucks, and Big 5 along with Old Navy, Wal-Mart, Carter's, Shoe Department, Rack Room Shoes and Vision Works



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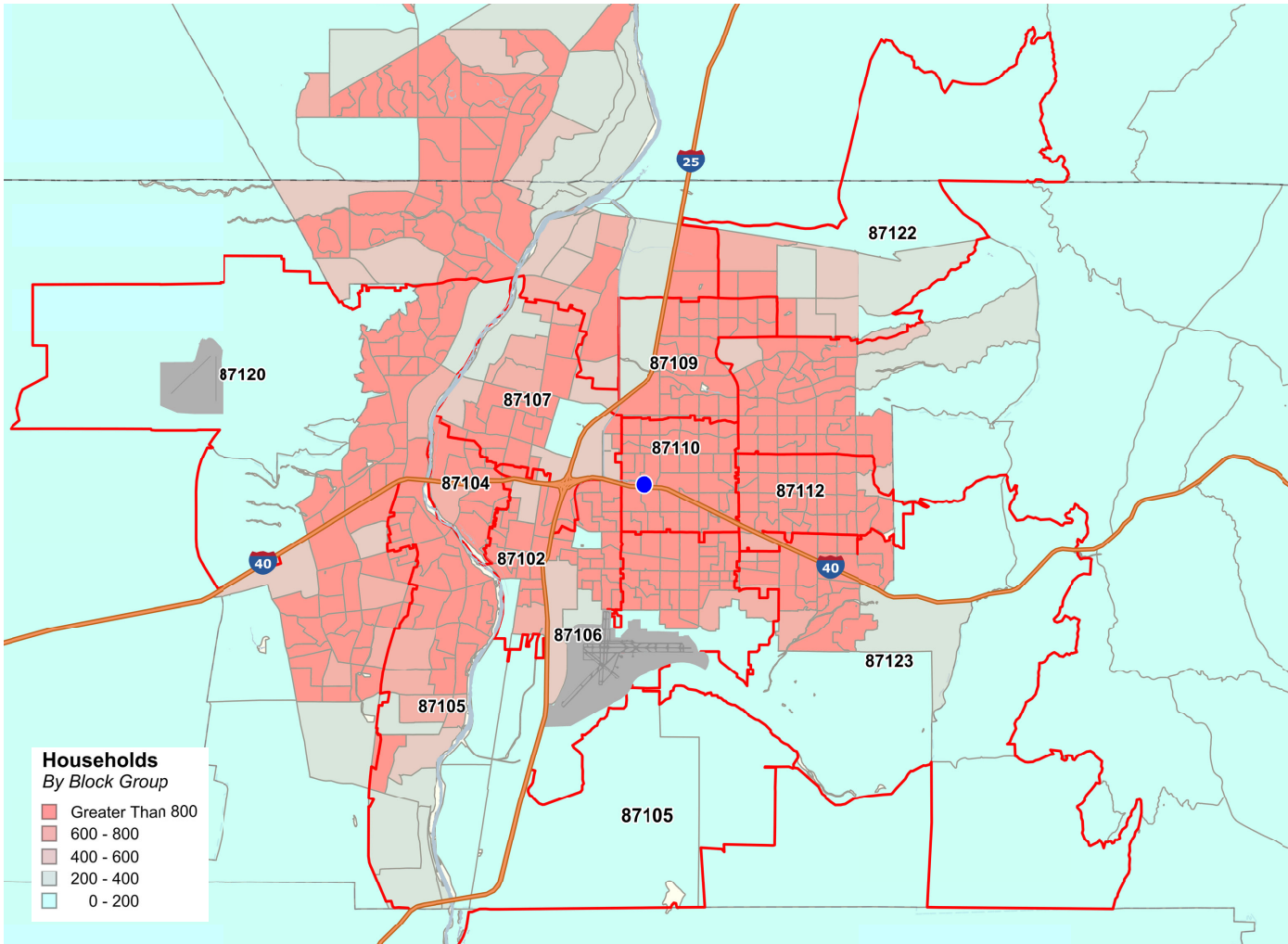


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TRADE AREA



MEDIAN INCOME

ALBUQUERQUE	UNITED STATES
\$58,484	\$53,889

NUMBER OF BUSINESSES

1 MI	3 MI	5 MI	10 MI
956	6,198	12,005	16,810

NUMBER OF EMPLOYEES

1 MI	3 MI	5 MI	10 MI
14,193	121,495	233,499	313,586

RESIDENTIAL POPULATION PER BUSINESS

1 MI	3 MI	5 MI	10 MI
13.01	20.03	24.51	38.40

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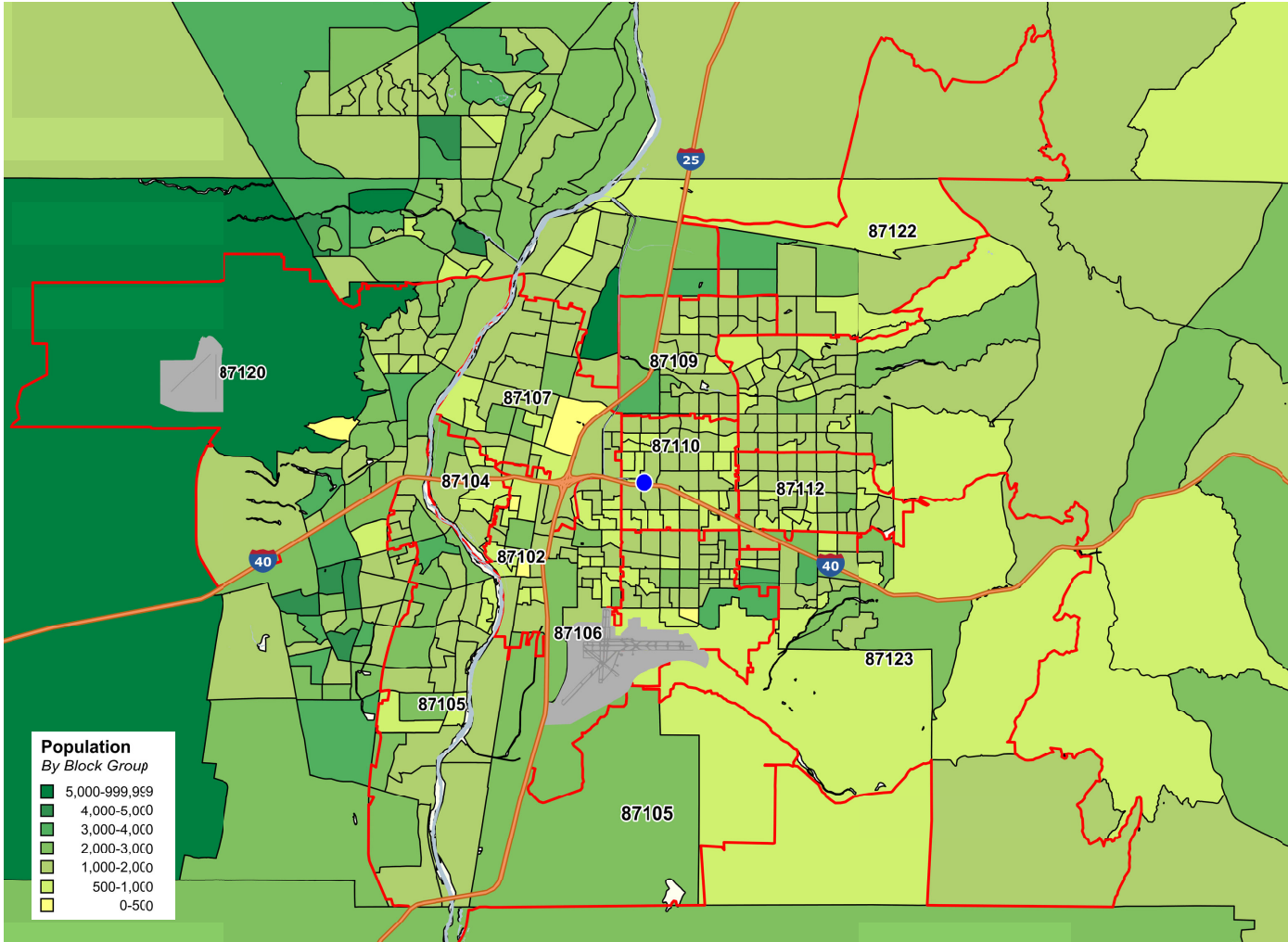


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TRADE AREA



POPULATION GROWTH RATE

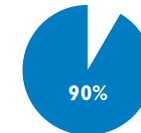
ALBUQUERQUE	UNITED STATES
0.91%	0.7%

MEDIAN AGE

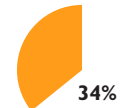
ALBUQUERQUE	UNITED STATES
36.9	37.8

EDUCATION

ALBUQUERQUE, NM

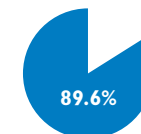


High school graduate or higher

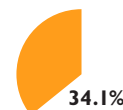


Bachelor's degree or higher

UNITED STATES



High school graduate or higher



Bachelor's degree or higher

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RETAIL DRIVEN



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ALBUQUERQUE:
THE MORE
YOU KNOW



60,000

ENROLLED IN HIGHER
EDUCATION IN ABQ METRO



3,000,000

VISITORS COMING TO
ALBUQUERQUE, NM
EACH YEAR



#6 BEST

PLACE TO LIVE AND WORK AS A MOVIEMAKER
IN 2018 (MOVIEMAKER MAGAZINE)



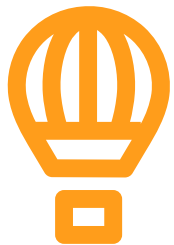
#7

CITY IN THE U.S.
FOR ECONOMIC
OPPORTUNITY
BY YELP! LOCAL
ECONOMIC
OUTLOOK

400 MILES



HIKING, BIKING, JOGGING & WALKING TRAILS



550

HOT AIR
BALLOONS
ANNUALLY AT THE
INTERNATIONAL
BALLOON FIESTA

840,000

VISITORS AT THE
INTERNATIONAL
BALLOON FIESTA

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AVAILABLE SPACE

SPACE	TENANT	SQ. FT.	EOH	Sally Beauty	1,659 SF	FOE	Nutrishop	2,740 SF	KOB	AVAILABLE	1,700 SF
B0B	Shoe Dept.	15,839 SF	EOK	Rack Room Shoes	7,065 SF	FOG	Orange Theory Fitness	3,017 SF	KOC	AVAILABLE	1,275 SF
B0C	Dollar Tree	10,000 SF	EOP	In Style Nail Salon	1,188 SF	GOA	Leased/AVAILABLE	1,421 SF	KOD	Marz Barbershop	1,325 SF
B0D	Walmart Neighborhood Market	36,926 SF	EOR	Carter's	4,190 SF	GOB	Vision Works	3,579 SF	Shad1	Refinement House	
B0F	Boofys Best for Pets	13,142 SF	EOS	Supercuts	1,224 SF	H0E	Comcast Xfinity	3,500 SF	Shad2	Pima Medical Institute	
EOA	5.11 Tactical	5,103 SF	FOA	Chello N Grill	3,040 SF	HOA	Let's Relax Spa	1,517 SF	Shad3	Eye Productions, Inc.	
EOC	AVAILABLE	5,148 SF	FOB	Einstein Bros Bagels	2,360 SF	HOB	Oreck	2,010 SF	TOTAL SQ. FT.		148,788
EOD	Old Navy	15,210 SF	FOC	Boba Tea Shop	1,560 SF	HOE	Comcast Xfinity	3,500 SF			
			FOD	Thai Vegan	1,300 SF	KOA	Pima Medical Institute	1,750 SF			

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



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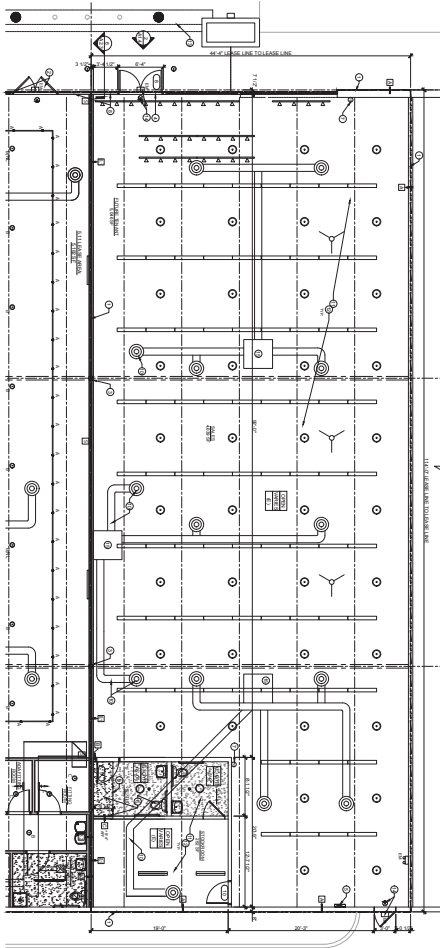
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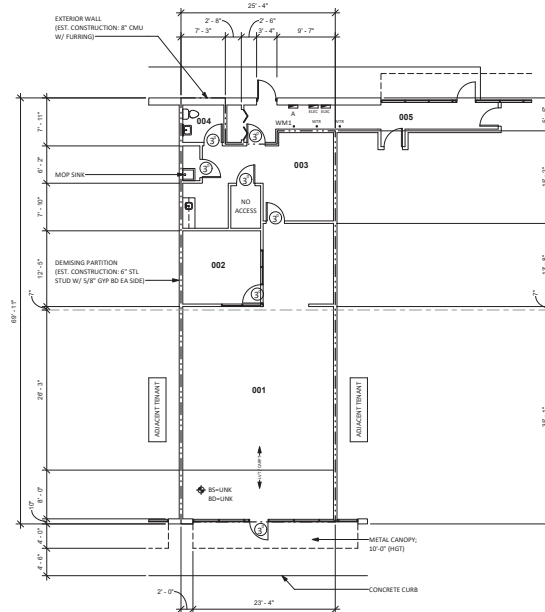
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INLINE SPLIT OPTIONS

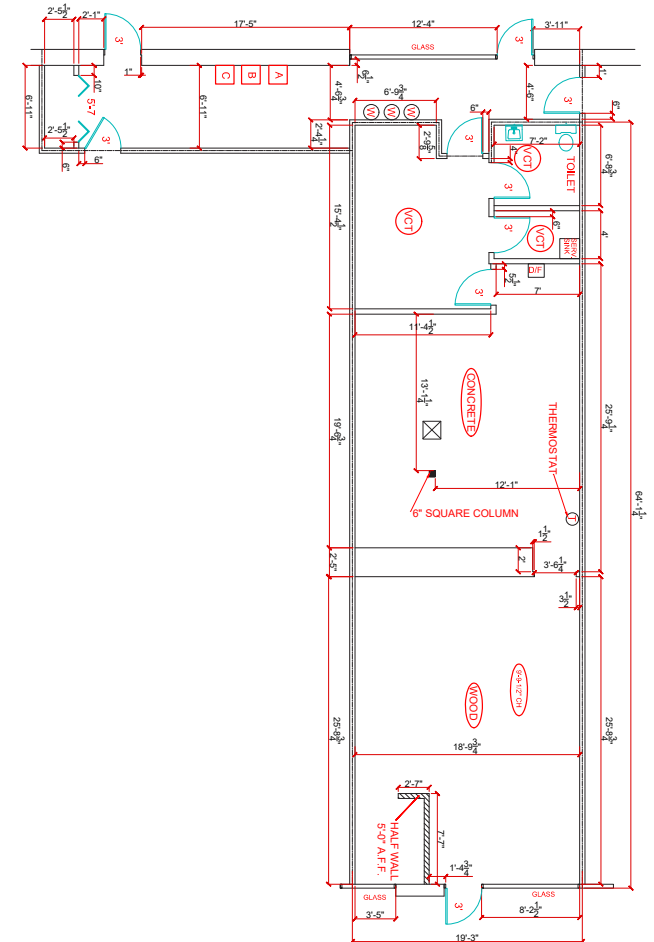
EOC - Junior Box Space



KOB - Retail/Office Space



KOC - Retail/Office Space



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