

FOR LEASE

YALE LANDING

505.948.9171

TED BUSTOS · CALL OR TEXT



Rendered image

2500 YALE BLVD. SE

Albuquerque, New Mexico 87106

A modernized multi-tenant retail center minutes from the Albuquerque Sunport — surrounded by more than 2,000 hotel rooms, Kirtland Air Force Base, Sandia National Laboratories and a deep daytime workforce.

SUITE B

±3,550 SF

BETWEEN PERICO'S & PALETERIA

±3,000 SF inline retail + ±550 SF private patio

\$21.00 PSF/YR NNN

RESTAURANT · CAFÉ · RETAIL

SUITE E + F

±12,600 SF

DIVISIBLE FROM ±4,000 SF

20' clear, column-free center span

\$15.79 PSF/YR NNN

RESTAURANT · ENTERTAINMENT · FITNESS
EVENTS · EVENT CENTER

ONLY TWO SPACES REMAIN

JOIN THE LINE-UP



PERICO'S TACOS & BURRITOS

Family owned since 1982. Tacos, burritos, homemade chile and bar.



PALETERIA CUAUHEMOC

Ice cream, paletas, shaved ice, aguas frescas and snacks.



FMV BREWING CO.

New Mexico craft brewery with an upstairs deck and patio views.



THE SUITE HAUS

OPENING SOON

Individual cosmetic and salon suites.

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LEASING CONTACT

TED BUSTOS

Tenant improvement support available

505.948.9171

CALL OR TEXT

ted@coeandpeterson.com

AVAILABLE SPACES

2500 YALE BLVD. SE · ALBUQUERQUE, NM 87106

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AT A GLANCE

SUITE B & SUITE E + F

Two very different opportunities under one roof — a right-sized inline restaurant space between two proven local operators, and a big-box flex bay with the clear height and column-free span that entertainment, fitness and event concepts need.

SUITE B

±3,550 SF

±3,000 SF inline retail + ±550 SF exclusive outdoor patio

LEASE RATE

\$21.00 PSF/YR NNN

TERM

5 Years

- **Shell condition** — build-to-suit or TI allowance available
- 10' – 14' finished ceilings
- Single ADA-compliant restroom
- 5-ton refrigerated HVAC unit
- 200-amp, 3-phase electrical panel
- Concrete floors and basic lighting in place
- Prominent north façade signage + monument visibility
- Inline between Perico's and Paleteria Cuauhtemoc

IDEAL USES

PIZZA

ASIAN CONCEPT

LIFESTYLE RESTAURANT

CAFÉ

BAR

RETAIL

MEDICAL

OFFICE

SUITE E + F

±12,600 SF

Divisible from ±4,000 SF · patio area available up to ±1,400 SF

LEASE RATE

\$15.79 PSF/YR NNN

TERM

Negotiable

- **20' clear ceiling through the center** — no columns in the center span
- 10' – 16' clear heights elsewhere
- Durable tilt-up concrete perimeter walls
- 200-amp, 3-phase electrical service
- 5-ton packaged rooftop HVAC unit
- Optional 10' x 10' grade-level overhead door on east side
- Divisible to suit — multiple demising options
- Ownership will get creative on configuration

IDEAL USES

LIGHT INDUSTRIAL

RESTAURANT

EVENT CENTER

GAME & ENTERTAINMENT

FITNESS / GYM

SHOWROOM

FLEX

WAREHOUSE



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Lease one or both. Combined, the two suites deliver **±16,150 SF** of opportunity with shared parking for 480 vehicles.

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SUITE B

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±3,550 SF · INLINE RETAIL + PATIO

RESTAURANT SPACE CLOSE TO THE AIRPORT AND 2,000 HOTEL ROOMS

Suite B offers approximately **3,000 SF of inline retail space plus an exclusive 550 SF outdoor patio**, ideally positioned between Perico's Tacos & Burritos and Paleteria Cuauhtemoc at Yale Landing — two established local operators already pulling daily traffic to the door.

The space is offered in shell condition with existing improvements including a single ADA-compliant restroom, 5-ton refrigerated HVAC unit, 200-amp 3-phase electrical panel, basic lighting and concrete floors. Landlord will consider a **build-to-suit arrangement or Tenant Improvement (TI) allowance** for qualified tenants.

It is a natural fit for a pizza concept, an Asian concept, a lifestyle or fast-casual restaurant, bar, café, retail, medical, office or other service-oriented use.

SUITE B — SPECIFICATIONS

TOTAL SIZE	±3,550 SF — offered as one space
INTERIOR / PATIO	±3,000 SF inline + ±550 SF patio
LEASE RATE	\$21.00 PSF/YR NNN
TI ALLOWANCE	Amortized into lease term
LEASE TERM	5 Years
CONDITION	Shell — ready for build-out
CEILING HEIGHT	10' – 14' finished
ELECTRICAL	200-amp, 3-phase panel
HVAC	5-ton refrigerated unit
RESTROOM	Single ADA-compliant
SIGNAGE	North façade + monument
EXPANSION	±1,820 SF adjacent bay may be added
AVAILABILITY	Now

TENANT IMPROVEMENT

Landlord is highly motivated. Build-to-suit and TI allowance packages are negotiable for a qualified operator — the lease rate moves with the improvement package.



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SUITE E + F

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±12,600 SF · DIVISIBLE FLEX

20' CLEAR. COLUMN-FREE SPAN. BRING THE BIG IDEA.

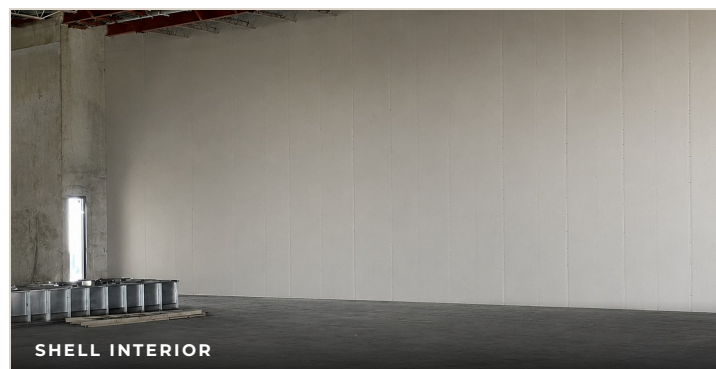
Suite E + F is a highly functional and flexible box with an impressive **20-foot clear ceiling through the center and no columns in that span**, with 10- to 16-foot clear heights throughout the balance of the space. Durable tilt-up concrete perimeter walls enclose the suite.

Existing equipment includes 200-amp 3-phase electrical service, a 5-ton packaged rooftop HVAC unit and basic overhead lighting. A **10' x 10' grade-level overhead door can potentially be added on the east side**.

The suite **can be subdivided**, making it equally viable as one large destination or as two to three complementary users. It is a rare footprint for warehouse and distribution, assembly and packaging, a showroom, flex space, an event center, a restaurant-and-game concept, or a gym.

SUITE E + F — SPECIFICATIONS

TOTAL SIZE	±12,600 SF — divisible from ±4,000 SF
LEASE RATE	\$15.79 PSF/YR NNN
LEASE TERM	Negotiable
BUILD-OUT	Flex space
CLEAR HEIGHT	20' at center; 10' – 16' elsewhere
COLUMNS	None through the center span
CONSTRUCTION	Tilt-up concrete perimeter walls
ELECTRICAL	200-amp, 3-phase service
HVAC	5-ton packaged rooftop unit
OVERHEAD DOOR	Optional 10' x 10' grade-level, east side
OUTDOOR AREA	Adjacent patio available, up to ±1,400 SF
AVAILABILITY	Now



DIVISIBILITY

Available from **±4,000 SF up to the full ±12,600 SF**. The ±1,820 SF bay alongside Suite E can be leased with either Suite E or Suite B.

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LOCATION

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WHY THIS CORNER

CONVENIENTLY LOCATED IN A HIGH TRAFFIC AREA

Yale Landing sits in the center of exciting new retail and employment activity — less than three minutes from the Albuquerque International Sunport and five minutes to the I-25 exit and UNM.

The immediate area carries a high saturation of student housing, hotels and high-paying jobs, and it continues to see new retail development driven by job growth, rising airport ridership, and new housing and hotel projects in the pipeline. Notably, the trade area still has a **low concentration of restaurants, entertainment and service retail** to support all of that activity.

Large outdoor spaces provide views of Downtown, the Sandia Mountains and the surrounding area, and the property's 480 shared parking spaces allow for high-occupancy users that most infill sites simply cannot accommodate.

The building has had significant improvements — a modernized façade, three-phase electrical and a 4-inch sanitary line — providing a sound foundation for retail, restaurant, medical office and other service users.

2,000+

HOTEL ROOMS
SURROUNDING THE
SITE

13,970

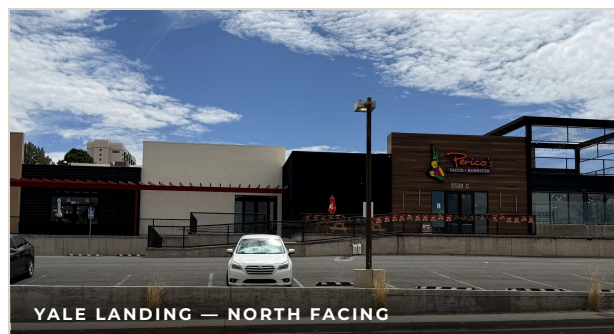
VPD ON
YALE BLVD. SE

480

SHARED
PARKING SPACES

DRIVE TIMES & DISTANCES

Kirtland Air Force Base	400 FT
Sunport property line	0.5 MI · 2 MIN
VA Medical Center	0.75 MI
Sunport passenger terminal	1.25 MI
Sandia National Laboratories	1.85 MI
Interstate 25	1.9 MI · 6 MIN
University of New Mexico	2.0 MI
The Pit · Isotopes Park	2.2 MI · 6 MIN
Interstate 40	DIRECT ACCESS



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JOIN THE LINE-UP

ESTABLISHED NEIGHBORS, DAILY TRAFFIC

Yale Landing is anchored by locally owned operators with real followings — the kind of co-tenancy that fills a parking lot on a Tuesday, not just a Saturday.



PERICO'S TACOS & BURRITOS

A local family owned business in operation since 1982. Always fresh, always delicious — great homemade chile and home of the ½-lb burrito, with over 20 different burritos to choose from plus enchiladas, tamales, stuffed sopapillas and some of the best tacos in Albuquerque.



PALETERIA CUAHTEMOC

A locally family owned paleteria serving snow cones, popsicles, milkshakes, shaved ice, prepared drinks, prepared clamatos, snacks, fresh waters, elote and more.



FMV BREWING CO.

A New Mexico brewery offering an exceptional line-up of craft beers alongside food products, occupying the upstairs space with patio views toward Downtown and the Sandias. Signage installed at the Yale Blvd. signal corner.



THE SUITE HAUS

OPENING SOON

Individual cosmetic and salon suites — an independent local operator rounding out the Yale Landing line-up. Now building out in Suite D.

Two spaces remain in the line-up — **Suite B (±3,550 SF)** and **Suite E + F (±12,600 SF, divisible)**. Tenant improvement support is available for the right client.

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TENANT BUILD-OUTS

2500 YALE BLVD. SE · ALBUQUERQUE, NM 87106

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WHAT THE SHELL BECOMES

YOUR NEIGHBORS ALREADY DID IT

Both remaining suites deliver in shell condition — which is the point. Every operator at Yale Landing started with the same bare box and built exactly the concept they wanted. Below, completed build-outs inside this center: exposed ceilings, polished concrete floors, full kitchens and counter service — all within the same envelope Suite B and Suite E + F offer.



PERICO'S — BAR SEATING & EXPOSED CEILING



PERICO'S — ORDER COUNTER & OPEN KITCHEN



PALETERIA CUAHTEMOC — SERVICE COUNTER



PERICO'S — STOREFRONT & PATIO SEATING

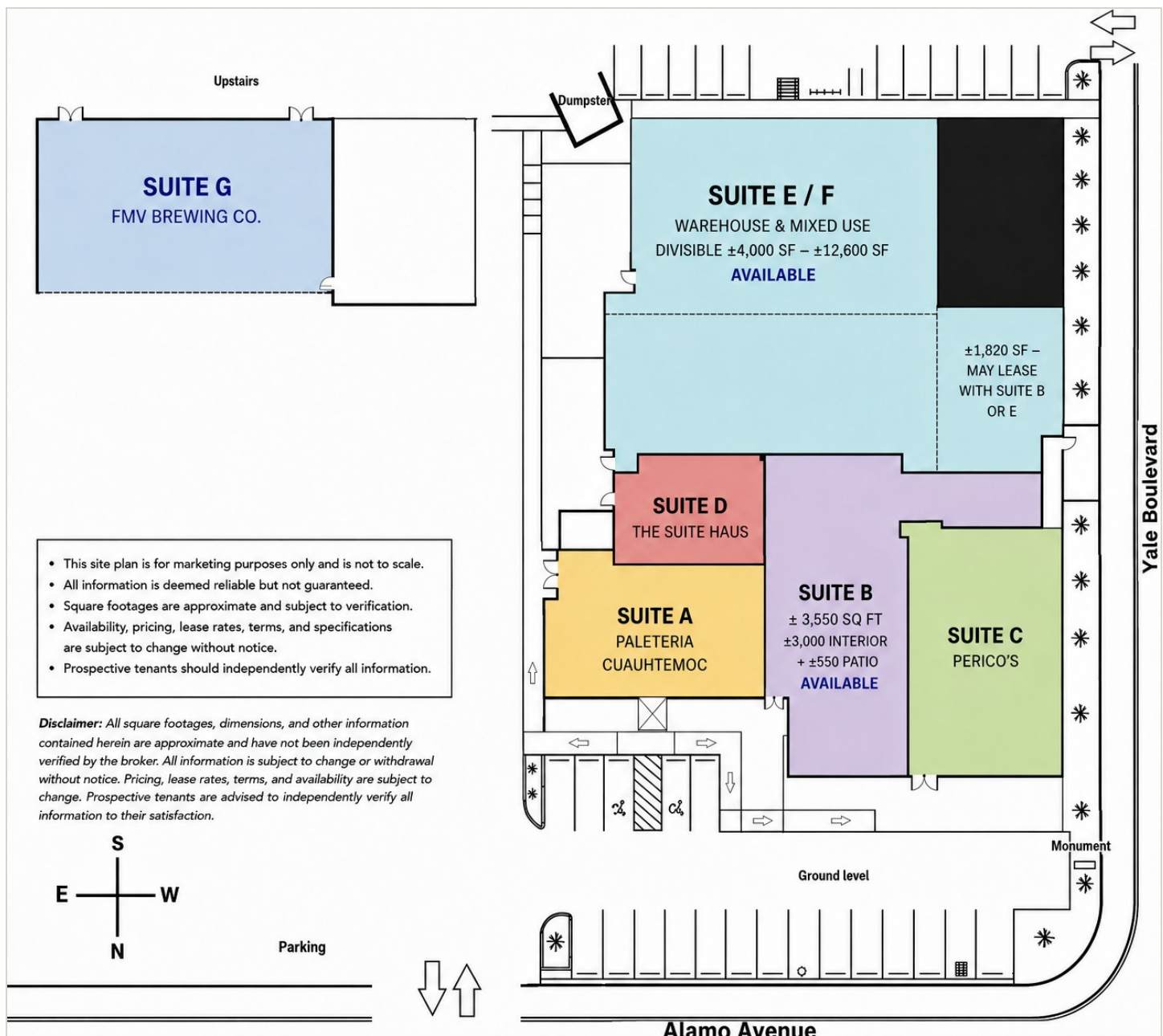
Landlord will consider **build-to-suit** or a **TI allowance** for a qualified operator — the same support these tenants used to get open.

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SUITE CONFIGURATION

SITE PLAN



SUITE B · $\pm 3,550$ SF

$\pm 3,000$ SF interior + ± 550 SF patio. Inline between Paleteria Cuauhtemoc (Suite A) and Perico's (Suite C). Shell delivery, 10'–14' ceilings.

SUITE E + F · $\pm 12,600$ SF

Warehouse & mixed use — column-free center span with 20' clear at center. **Divisible $\pm 4,000$ SF to $\pm 12,600$ SF**, including the $\pm 1,820$ SF bay alongside Suite E.

EXISTING TENANTS

Suite A Paleteria Cuauhtemoc · Suite C Perico's Tacos & Burritos · Suite D The Suite Haus · Suite G FMV Brewing Co. (upstairs). The $\pm 1,820$ SF bay can go with Suite E or Suite B.

Site plan is for marketing purposes only and is not to scale. Square footages are approximate and subject to verification. Availability, pricing, lease rates, terms and specifications are subject to change without notice.

RETAIL MAP

2500 YALE BLVD. SE · ALBUQUERQUE, NM 87106

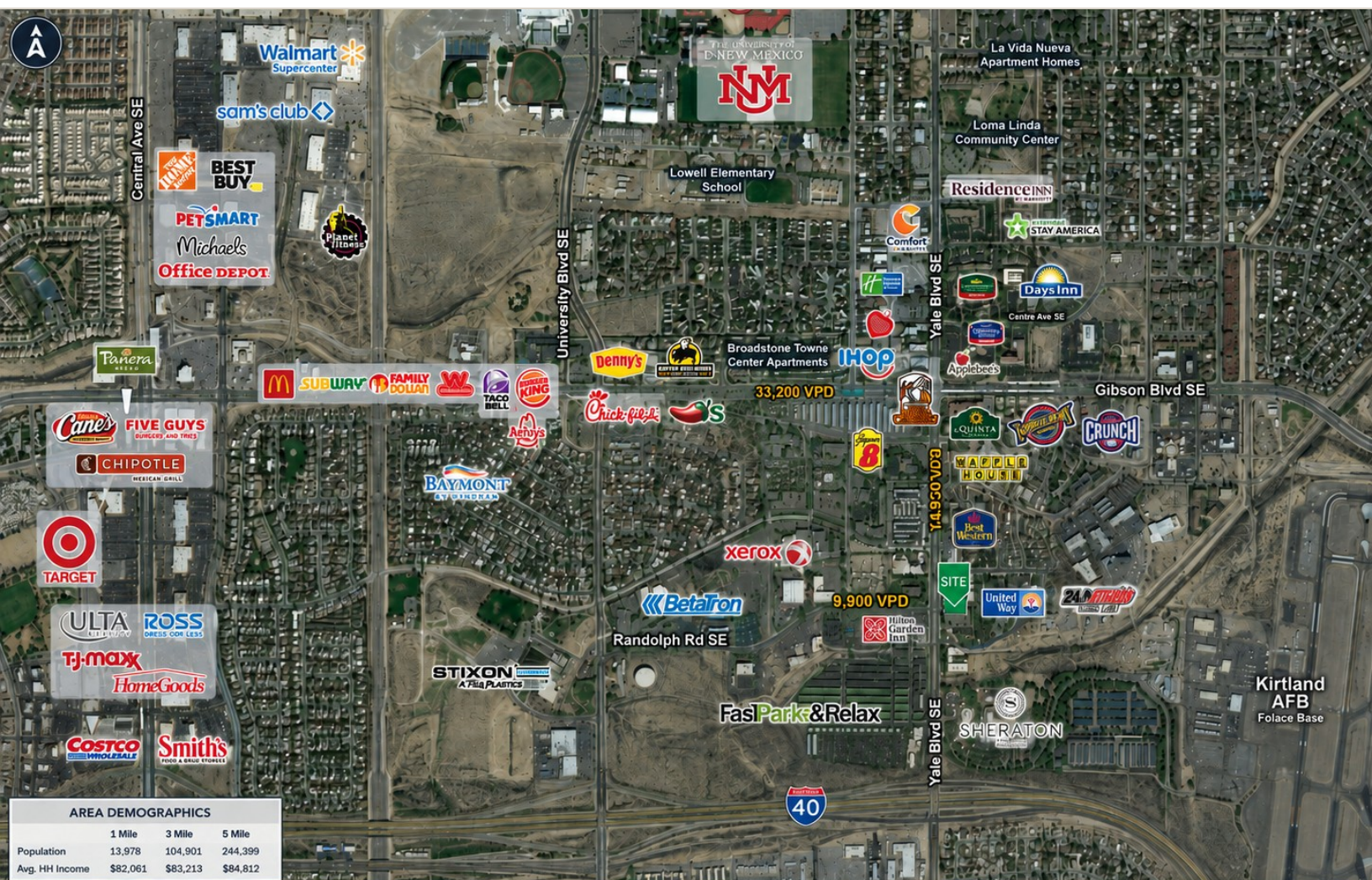
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TRADE AREA

RETAIL MAP

GIBSON BLVD. SE · 33,200 VPD | YALE BLVD. SE · 13,970 VPD | RANDOLPH RD. SE · 9,900 VPD



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104,901

POPULATION
3-MILE RADIUS

244,399

POPULATION
5-MILE RADIUS

\$83,213

AVG. HOUSEHOLD INCOME
3-MILE RADIUS

2,000+

HOTEL ROOMS
SURROUNDING THE SITE

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,978	104,901	244,399
AVG. HH INCOME	\$82,061	\$83,213	\$84,812

NEARBY RETAILERS

Target · Costco · Walmart Supercenter · Sam's Club · Smith's · Home Depot · Best Buy · TJ Maxx · Ross · Ulta · Chick-fil-A · Chili's · Raising Cane's · Five Guys · Chipotle · Panera · IHOP · Applebee's · Buffalo Wild Wings · Denny's · Waffle House · Crunch Fitness

Demographic and traffic data as published on the trade-area map.

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DAYTIME DEMAND DRIVERS

MAJOR AREA EMPLOYERS



**Sandia
National
Laboratories**

- Approximately **10.5K employees**
- Average salary of \$112K · in operation since 1949
- Tech transfer with the University of New Mexico
- Private defense contractors & engineering firms in close proximity
- **Distance = 1.85 miles**



- Approximately **10,000 employees** · established 1941
- Largest air force base in Air Force Global Strike Command
- \$2.7 billion economic impact
- Host installation for Sandia National Laboratories
- **Distance = 400 feet**



- Approximately **3K employees** · 370 daily take-offs and landings
- Approximately 5MM visitors per year · service to 24 cities
- \$1.9 billion of economic impact
- **Distance = 1.25 miles**



U.S. Department
of Veterans Affairs

- Over **3K employees** · established 1931
- Services NM, southern CO and west TX
- Joint Commission accredited, VHA complexity level 1a, 24-hr. ER
- **Distance = 0.75 miles**



- **26K students** · 17K employees (research, hospitals, administration)
- Founded in 1889
- Premier university medical research hospital
- **Distance = 2 miles**

Tens of thousands of employees work within roughly two miles of Yale Landing — plus five million annual Sunport passengers and 2,000+ hotel rooms.

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EXECUTIVE SUMMARY

TWO REMAINING SPACES AT YALE LANDING

Yale Landing benefits from exceptional visibility and accessibility, serving employees, travelers and nearby residents alike — located minutes from the Albuquerque Airport, Kirtland Air Force Base, Sandia National Laboratories, The Pit, Isotopes Park, and Interstates 25 and 40.

The center is surrounded by more than **2,000 hotel rooms** and a strong daytime population, giving incoming tenants an unusually deep and durable customer base for a site of this size.

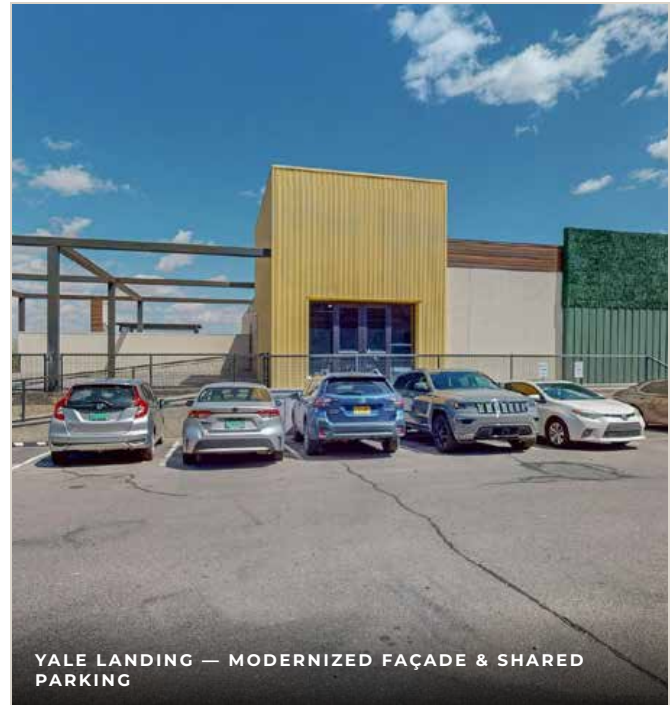
The building has gone through **nearly ground-up development and modernization** — a rebuilt building façade, three-phase electrical and a 4-inch sanitary line — providing a sound foundation for a wide variety of retail, restaurant, medical office and other service users.

Ownership is motivated and will get creative on space configuration. **Tenant improvement support and build-to-suit arrangements are available for the right client.**

The **Gibson Blvd. corridor** minutes from the site has seen major new development — **Starbucks, Chick-fil-A, Dion's, Dutch Bros Coffee, McDonald's, Buffalo Wild Wings, Chili's, Raising Cane's, In-N-Out Burger and Target** — pulling still more traffic and daytime spending into the trade area.

WHY IT WORKS

- Hard-corner visibility on Yale Blvd. SE with monument and north-façade signage
- 480 shared parking spaces — supports high-occupancy restaurant and entertainment users
- Low concentration of restaurant, entertainment and service retail in the immediate trade area
- Established, locally owned tenant line-up already drawing daily traffic
- Shell and flex delivery lets a tenant build exactly the concept they want



YALE LANDING — MODERNIZED FAÇADE & SHARED PARKING

PROPERTY FACTS

ADDRESS	2500 Yale Blvd. SE Albuquerque, NM 87106
PROPERTY	Yale Landing
TYPE	Retail / Storefront Retail-Office
GROSS LEASABLE AREA	23,587 SF
AVAILABLE	3,550 – 16,150 SF
YEAR BUILT / RENOVATED	1980 / 2020
LOT SIZE	1.26 Acres
ZONING	NR-BP
SUBMARKET	Airport
PARKING	480 shared spaces · 20.35 : 1,000
LEASE TYPE	NNN
TENANT IMPROVEMENT	Build-to-suit or TI allowance





ONLY TWO SPACES LEFT

LET'S TALK ABOUT YOUR CONCEPT.

Ownership is motivated and will get creative on space configuration. Tenant improvement support and build-to-suit arrangements are available for the right client — call or text to walk the space.

SUITE B

±3,550 SF

Inline retail + private patio
\$21.00 PSF/YR NNN

SUITE E + F

±12,600 SF

Can be divided · flex / entertainment
\$15.79 PSF/YR NNN

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