



APRIL PROPERTY INVENTORY

we got space!

NAI SunVista

For Sublease

North Rio Rancho Contact Center

2351 HP Way NE | Rio Rancho, NM 87144



- In City Center with UNM Sandoval Medical Center, CNM and Rio Rancho Events Center
- Strong parking ratio of 8:1,000
- Cat 6 cabling throughout
- No extra charge for use of existing furniture
- Great ground-floor common area



LEASE RATE

\$19.50/SF Full Service
Master Lease Expires 11/30/2024



AVAILABLE

1st Floor Back-Office Contact Center: ±36,143 RSF with 336 work stations
1st Floor Data Center: ±19,094 RSF with raised floor
3rd Floor Back-Office Open Space: ±29,000 RSF



View this Property
on YouTube

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got space™

Dave Hill, CCIM, SIOR
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505 238 6413

DJ Brigman, CCIM
DJ@sunvista.com
505 998 1562

For Sublease

NORTH RIO RANCHO CONTACT CENTER

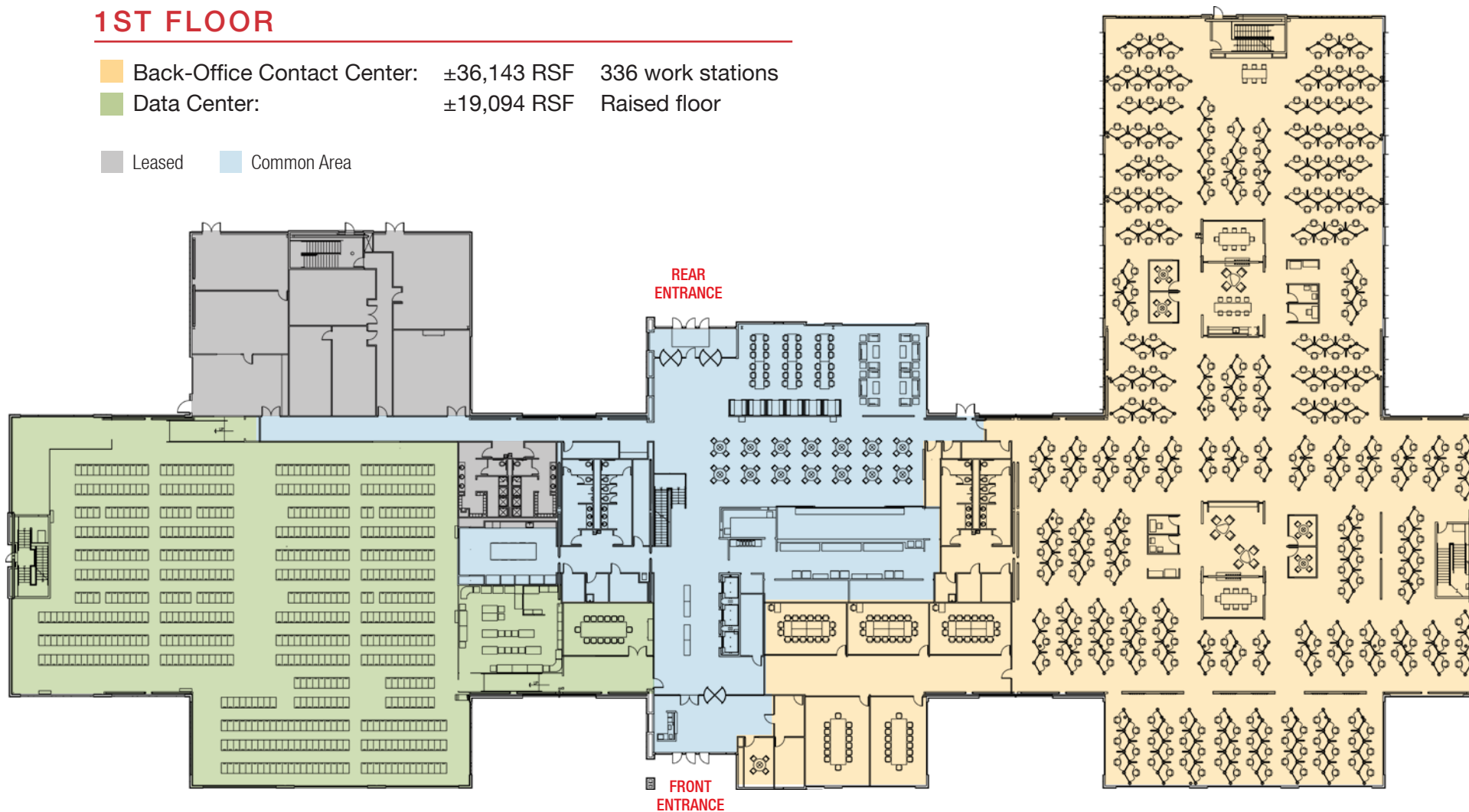
2351 HP Way NE | Rio Rancho, NM 87144

1ST FLOOR

Back-Office Contact Center: ±36,143 RSF 336 work stations

Data Center: ±19,094 RSF Raised floor

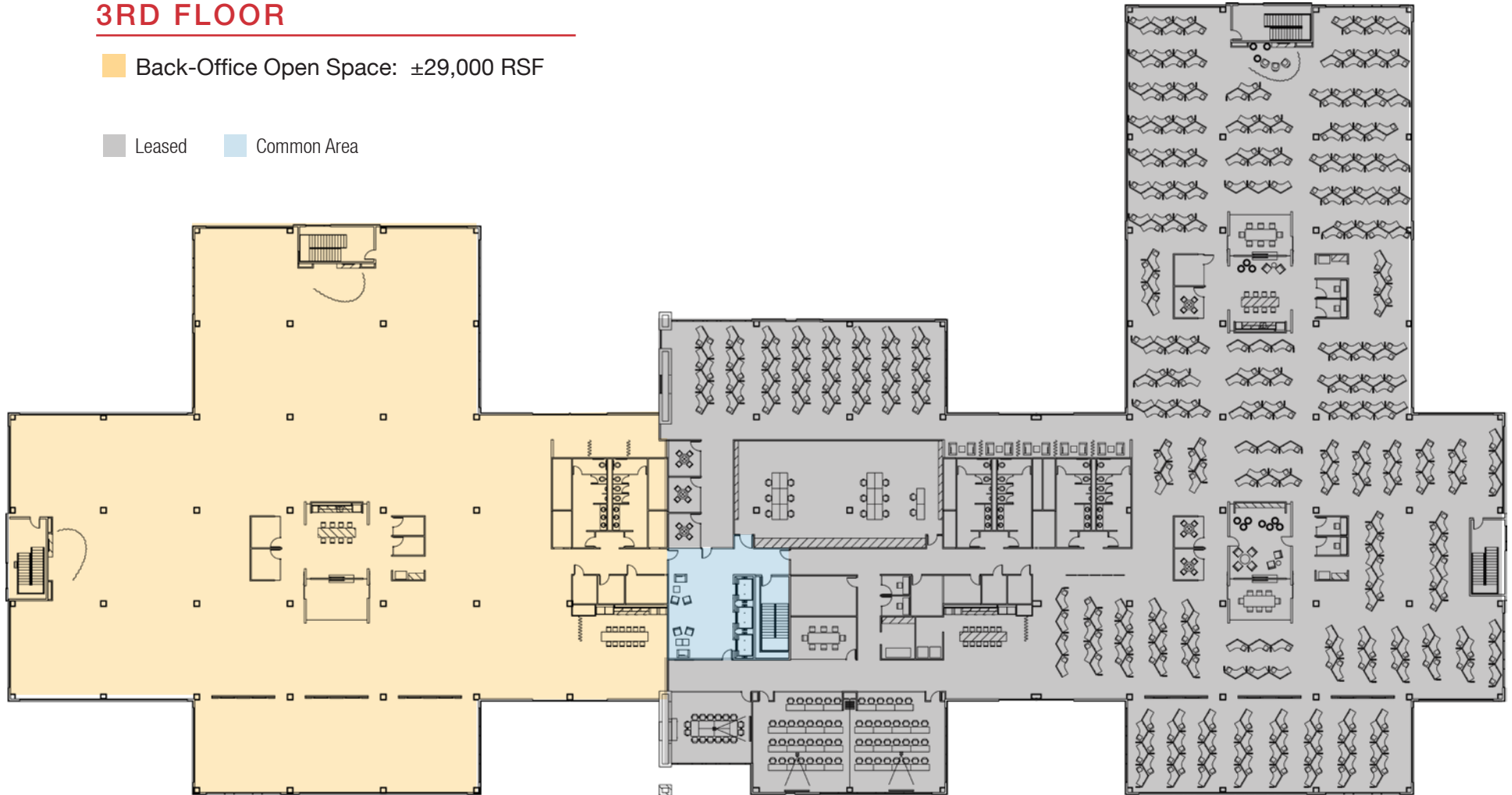
Leased Common Area



3RD FLOOR

Back-Office Open Space: ±29,000 RSF

Leased Common Area



For Sublease

NORTH RIO RANCHO CONTACT CENTER

2351 HP Way NE | Rio Rancho, NM 87144



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505 878 0001 | sunvista.com    
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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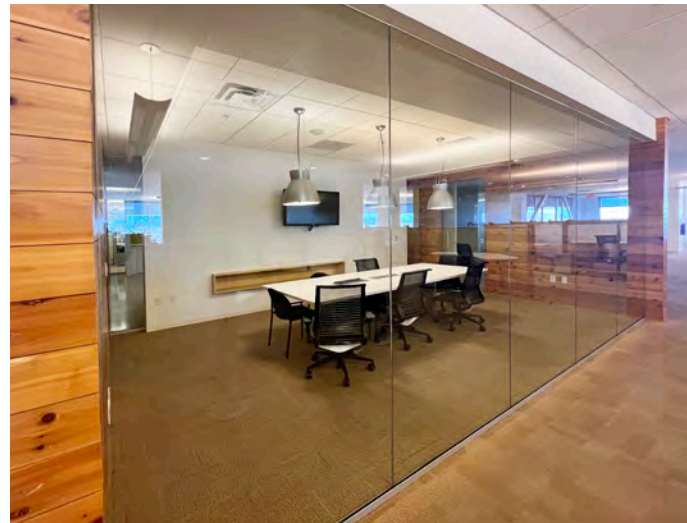
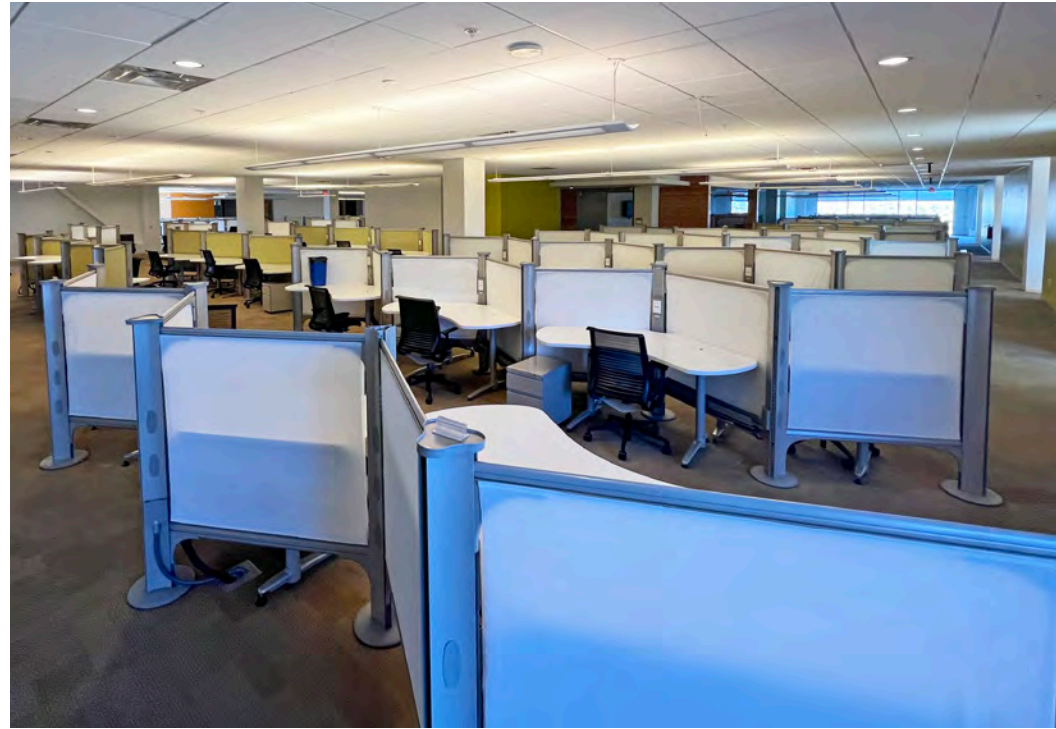
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For Sublease

NORTH RIO RANCHO CONTACT CENTER

2351 HP Way NE | Rio Rancho, NM 87144

1st Floor



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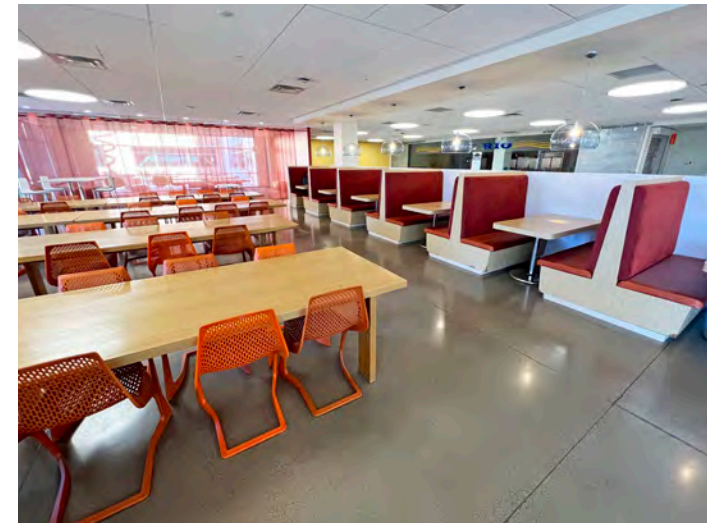
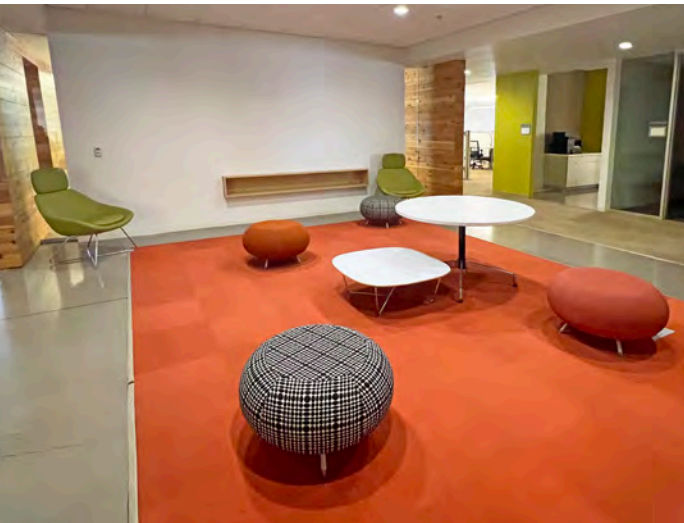
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NORTH RIO RANCHO CONTACT CENTER

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1st Floor

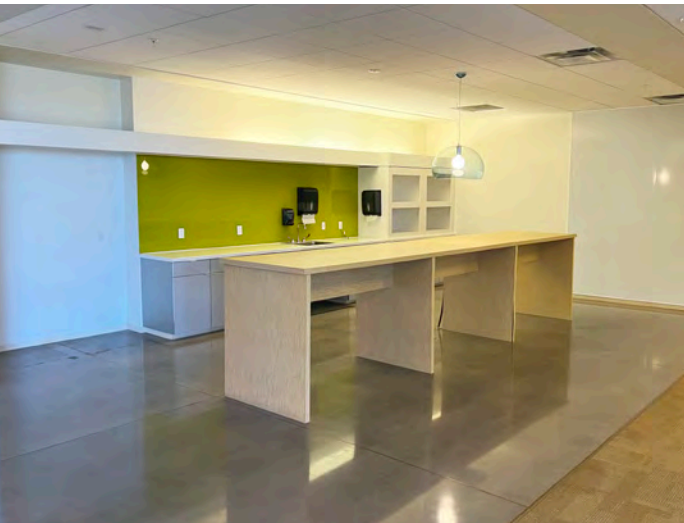


For Sublease

NORTH RIO RANCHO CONTACT CENTER

2351 HP Way NE | Rio Rancho, NM 87144

3rd Floor



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For Sublease

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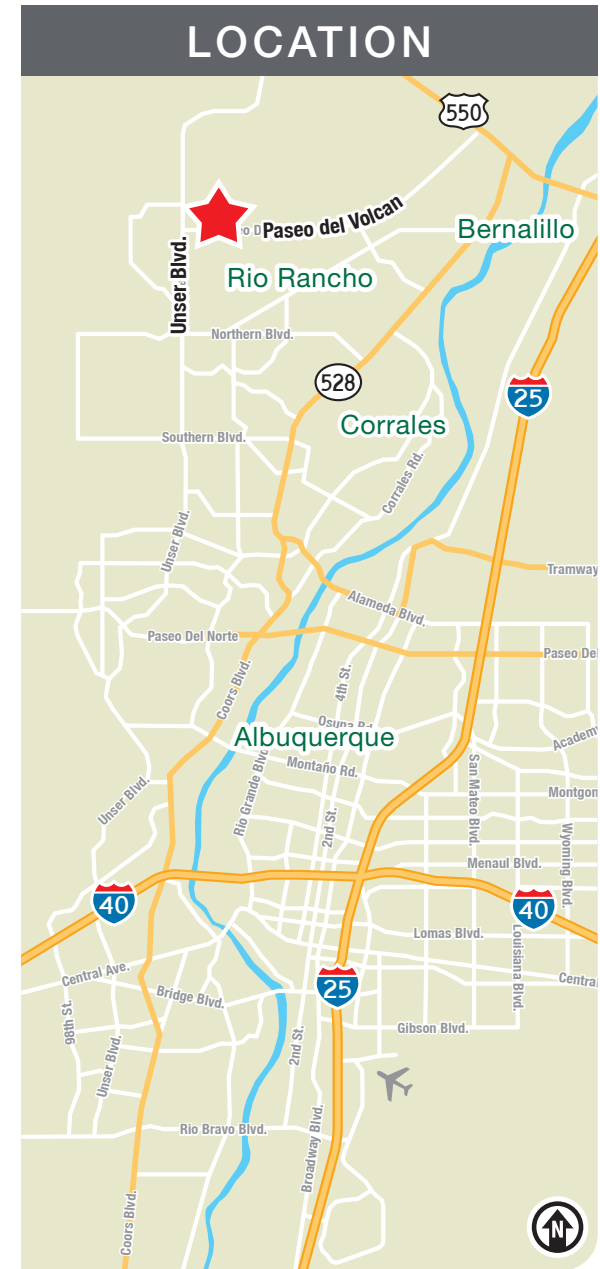
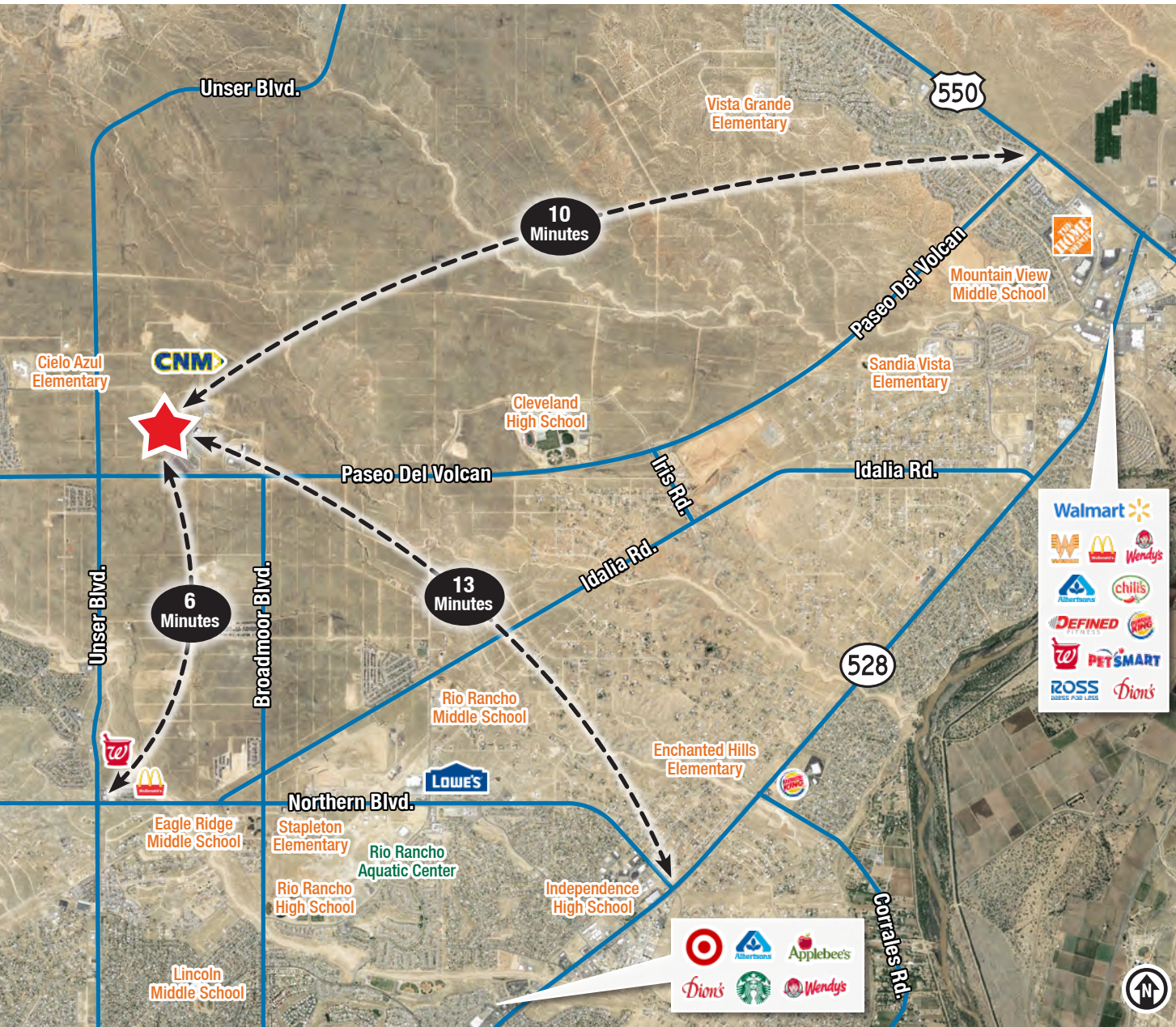
RIO RANCHO CITY CENTER



For Sublease

NORTH RIO RANCHO CONTACT CENTER

2351 HP Way NE | Rio Rancho, NM 87144



For Sale
or Lease

Unique Uptown Retail/Office

HIGHLY-VISIBLE HARD-CORNER LOCATION

5811-5815 Menaul Blvd. NE | Albuquerque, NM 87110

NWQ Menaul Blvd. & San Pedro Dr. NE



AVAILABLE FOR SALE

5811-5815 Menaul Blvd. NE

- Building: ±7,619 SF
- Land: ±0.43 Acres

SALE PRICE

- \$1,000,000

AVAILABLE FOR LEASE

5811 Menaul Blvd. NE

- Space: ±3,200 SF

LEASE RATE

- See Advisor

HIGHLIGHTS

- Unique location close to Coronado Center
- On the “going-to-work” side of Menaul Blvd.
- Excellent visibility to ±31,400 cars per day
- Great access with ample parking
- Surrounded by strong national and local retailers
- Strong residential density around site
- Current tenant of 5815 Menaul is on a month-to-month lease
- IDO Zoning: MX-M

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Melody Torres
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505-280-2839

For Sale or Lease

UNIQUE UPTOWN RETAIL/OFFICE

5811-5815 Menaul Blvd. NE | Albuquerque, NM 87110



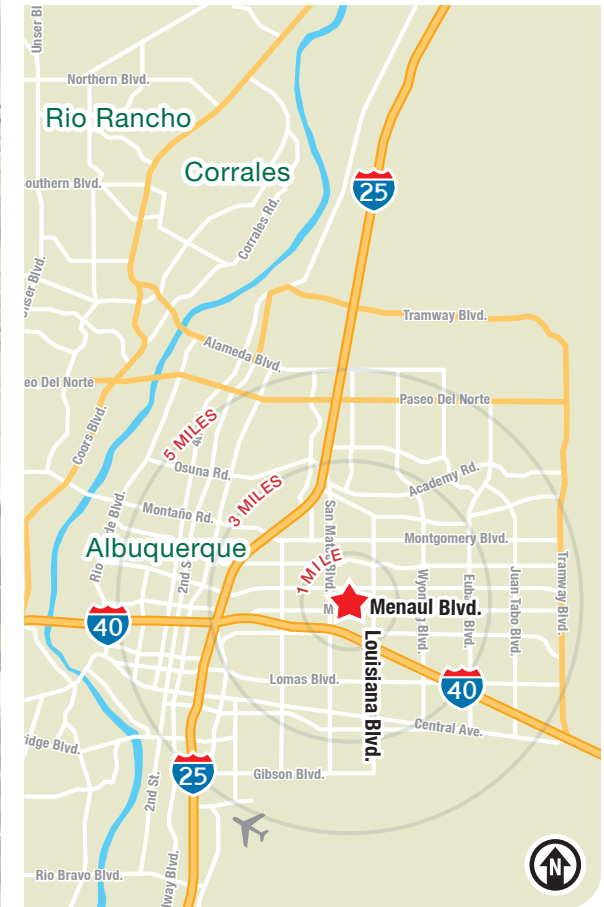
SITE

- Building: ±7,619 SF
- Land: ±0.43 Acres

LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,422	128,357	316,915
Average HH Income	\$75,156	\$75,127	\$80,139
Daytime Employment	16,496	110,195	250,352

2022 Forecasted by Esri



For Sale or Lease

UNIQUE UPTOWN RETAIL/OFFICE

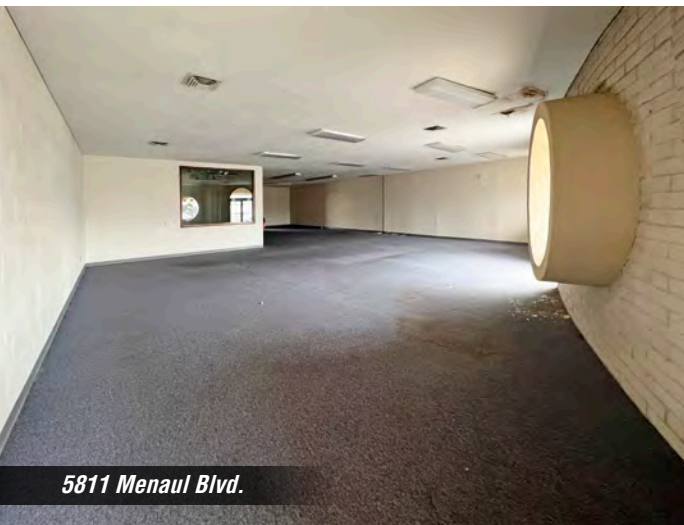
5811-5815 Menaul Blvd. NE | Albuquerque, NM 87110



For Sale or Lease

UNIQUE UPTOWN RETAIL/OFFICE

5811-5815 Menaul Blvd. NE | Albuquerque, NM 87110



5811 Menaul Blvd.



5811 Menaul Blvd.



For Lease

Move-In Ready Mixed-Use Space

EASY ACCESS – ONLY ONE MILE FROM I-25

7001 San Antonio Dr. NE | Albuquerque, NM 87109

NEC San Antonio Dr. & Louisiana Blvd. NE



AVAILABLE

Suite P: ±1,200 SF



LEASE RATE

\$1,200/Mo. + \$216/Mo.
NNN (\$1,416.00/Mo.
including NNN) + gas,
electric and janitorial

HIGHLIGHTS

- Only one mile from I-25
- Visible to 20,700 cars per day
- Building and monument signage available
- Abundance of parking
- Close proximity to grocery, gym, restaurants, banks, schools and library
- Great location within the high-income Far Northeast Heights trade area

IDO ZONING

- MX-L

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505 414 2669

Danaë Fernández
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505 604 8766

For Lease

Move-In Ready Mixed-Use Space

EASY ACCESS – ONLY ONE MILE FROM I-25

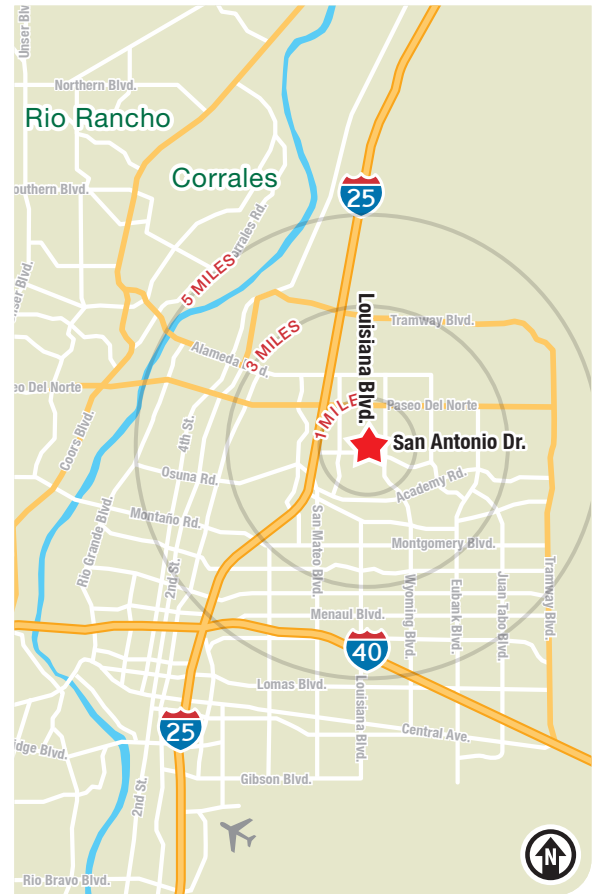
7001 San Antonio Dr. NE | Albuquerque, NM 87109

LOCATION



Demographics	1 mile	3 mile	5 mile
Total Population	14,958	99,419	216,270
Average HH Income	\$92,639	\$104,586	\$102,643
Daytime Employment	5,118	72,507	146,756

2022 Forecasted by Esri



For Lease

Move-In Ready Mixed-Use Space

EASY ACCESS – ONLY ONE MILE FROM I-25

7001 San Antonio Dr. NE | Albuquerque, NM 87109

LOCATION



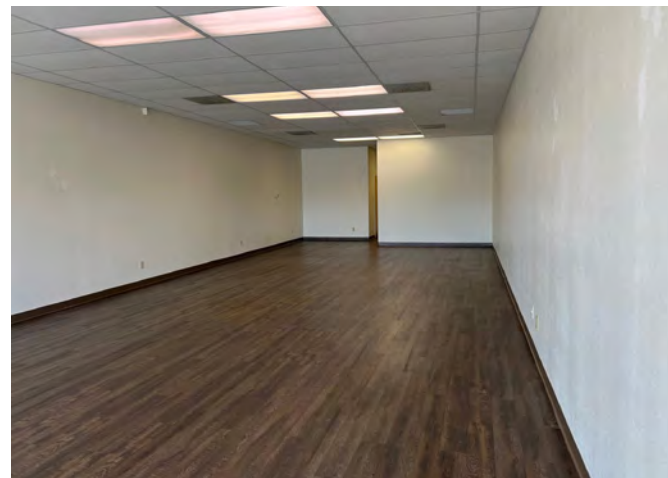
For Lease

Move-In Ready Mixed-Use Space

EASY ACCESS – ONLY ONE MILE FROM I-25

7001 San Antonio Dr. NE | Albuquerque, NM 87109

PHOTOS



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For Lease

Move-In Ready Mixed-Use Space

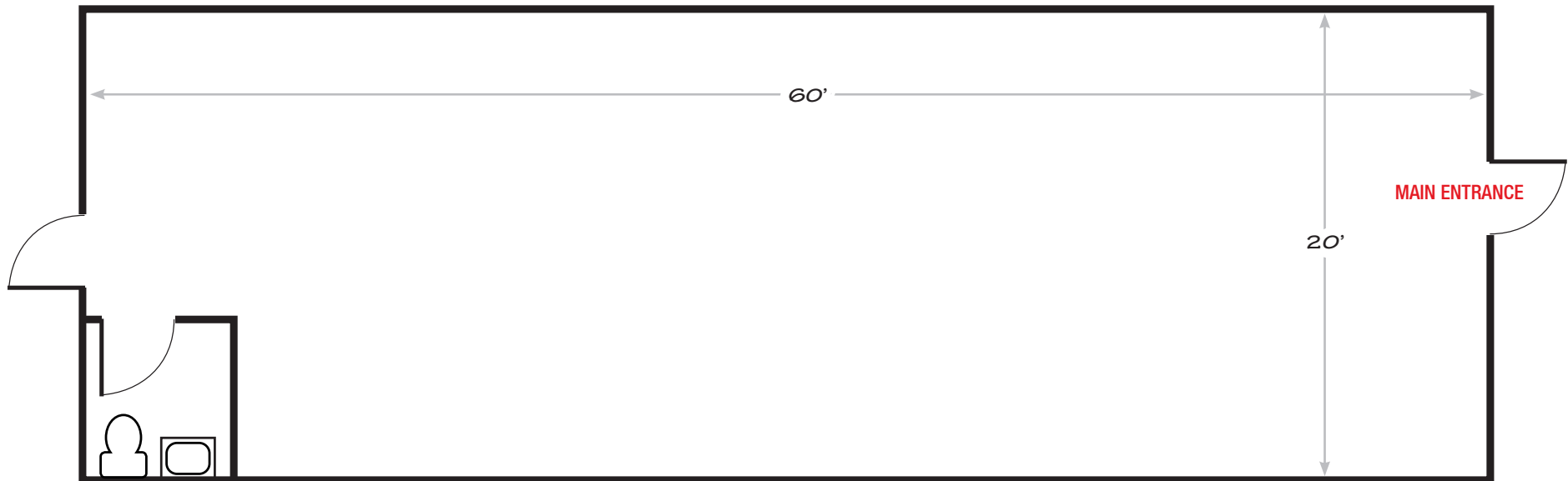
EASY ACCESS – ONLY ONE MILE FROM I-25

7001 San Antonio Dr. NE | Albuquerque, NM 87109

FLOOR PLAN

AVAILABLE

Suite P: ±1,200 SF



For Lease

Far North I-25 Office Suites

SEAGULL OFFICE PARK | GREAT VALUE FOR FAR NORTH I-25

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

SEQ San Mateo Blvd. Academy Rd. NE



AVAILABLE

±1,186 - 2,904 SF



LEASE RATE

\$16.50/SF Full Service

- Great location near I-25 & San Mateo Blvd. between Academy and Osuna Roads
- Close to restaurants, shopping and other amenities
- Easy access to I-25
- Plenty of on-site parking
- IDO Zoning: NR-C

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Lisa Mercer
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505 235 8503

For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

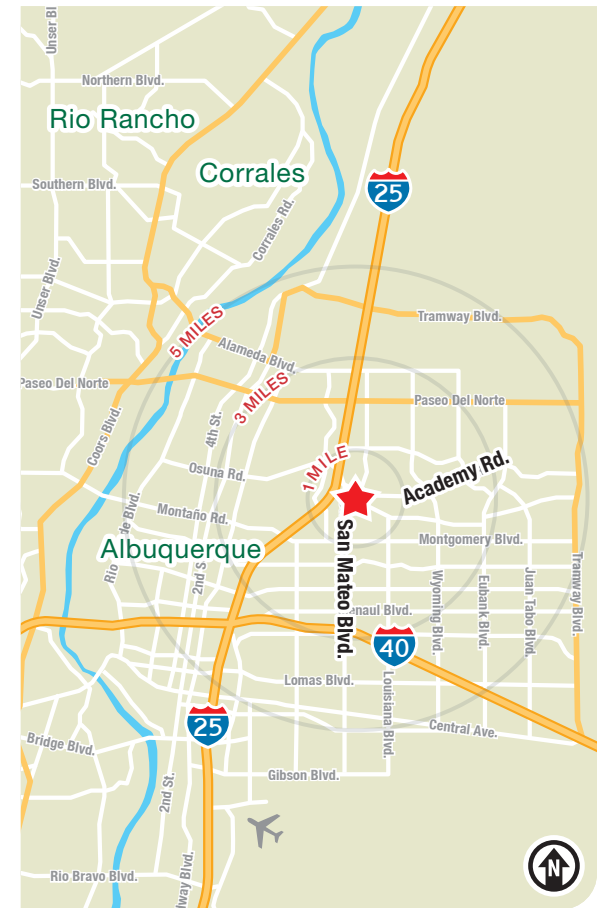
6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	12,178	99,531	245,713
Average HH Income	\$75,528	\$90,573	\$94,612
Daytime Employment	15,062	98,186	189,086

2022 Forecasted by Esri



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For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

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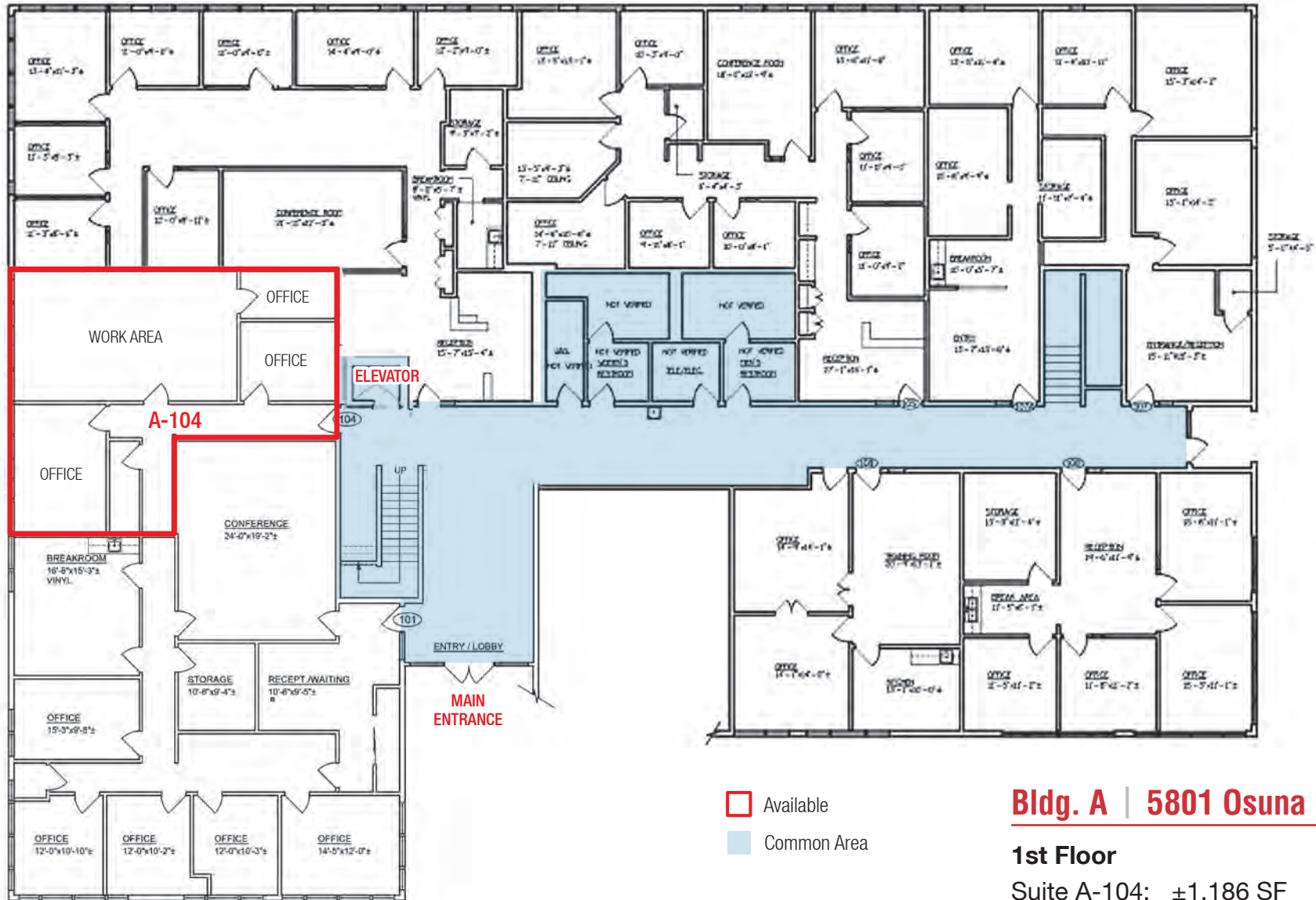


For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

SEAGULL ST.



- Available
- Common Area

Bldg. A | 5801 Osuna Rd.

1st Floor

Suite A-104: ±1,186 SF

OSUNA RD.



For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

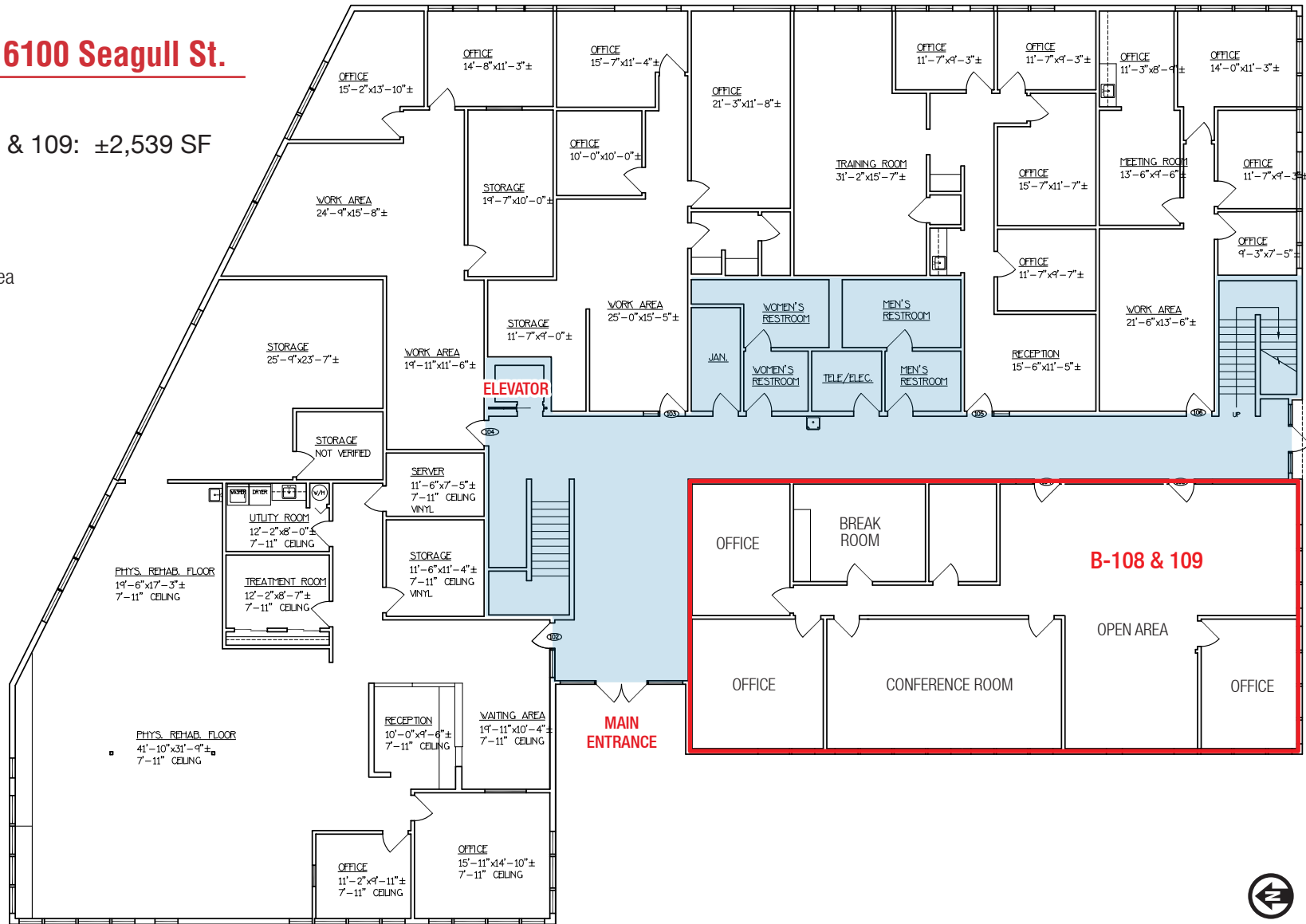
6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

Bldg. B | 6100 Seagull St.

1st Floor

Suite B-108 & 109: ±2,539 SF

- Available
- Common Area



SEAGULL ST.

For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

Bldg. B | 6100 Seagull St.

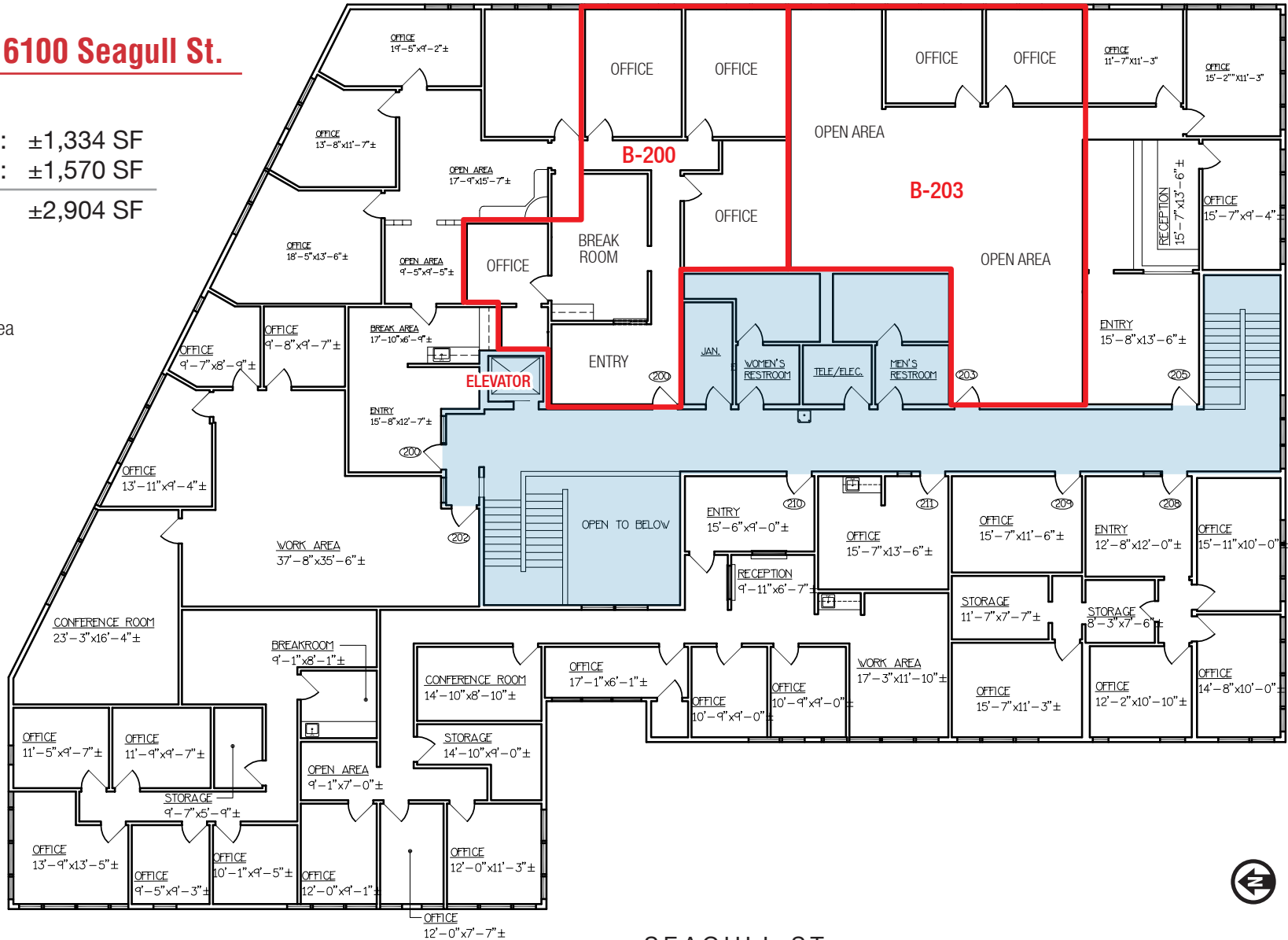
2nd Floor

Suite B-200: ±1,334 SF

Suite B-203: ±1,570 SF

Combined: ±2,904 SF

- Available
- Common Area

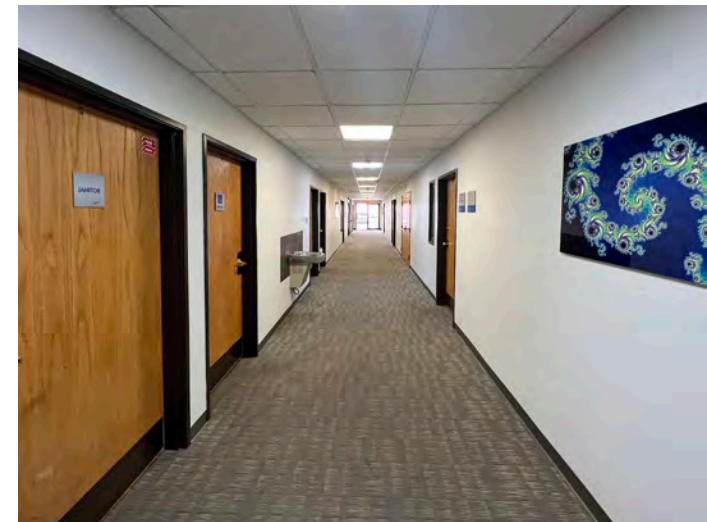
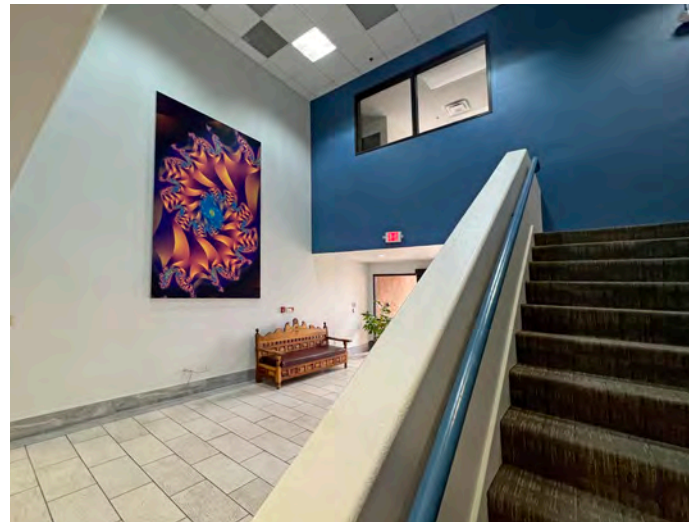


SEAGULL ST.

For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109



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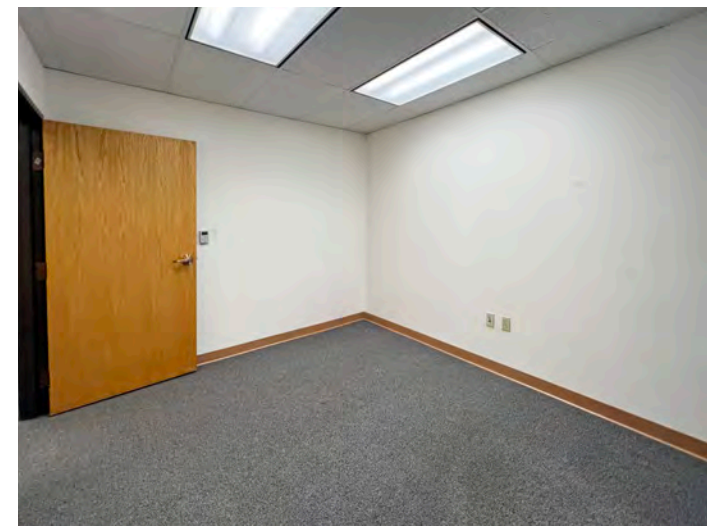
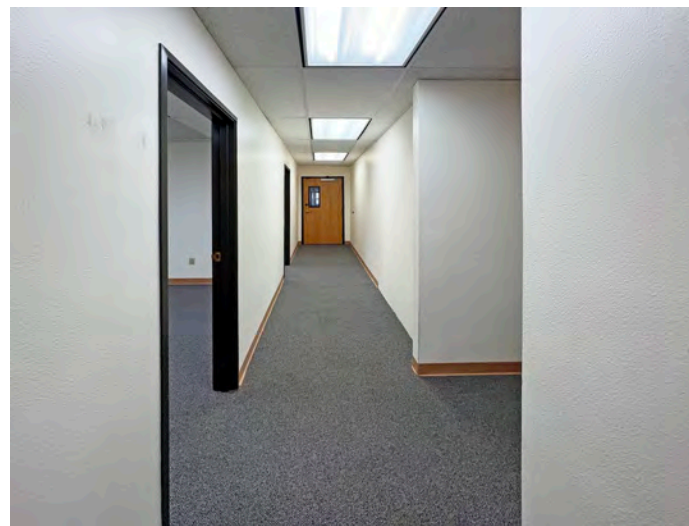
Lisa Mercer
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505 235 8503

For Lease

FAR NORTH I-25 OFFICE SUITES | SEAGULL OFFICE PARK

6100 Seagull St. & 5801 Osuna Rd. NE | Albuquerque, NM 87109

Suite A-104



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.

Martha Carpenter
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Lisa Mercer
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505 235 8503

For Lease

Industrial Warehouse Campus

VERSATILE PROPERTY WITH LOTS OF OPTIONS

2112 2nd St. SW | Albuquerque, NM 87102

SEQ 2nd St. & Avenida Cesar Chavez SW



AVAILABLE

±1,900 SF -
±16,075 SF



LEASE RATE

\$10.00 to \$11.00/SF
+ \$1.25/SF NNN

IDO ZONING NR-GM

HIGHLIGHTS

- Warehouse with fenced yard space
- New 200-amp, 3-phase power
- New roof
- 10'- 18' ceiling heights
- Grade-level, mid-high, and dock-high roll-up doors
- Additional renovations throughout including LED lighting, new insulation and restrooms
- Available June 1, 2023



This property is in a
HUB Zone

For Small Companies in
Historically Underutilized
Business Zones



This property is located in an
Opportunity Zone

A new way to
finance in under-
served areas.



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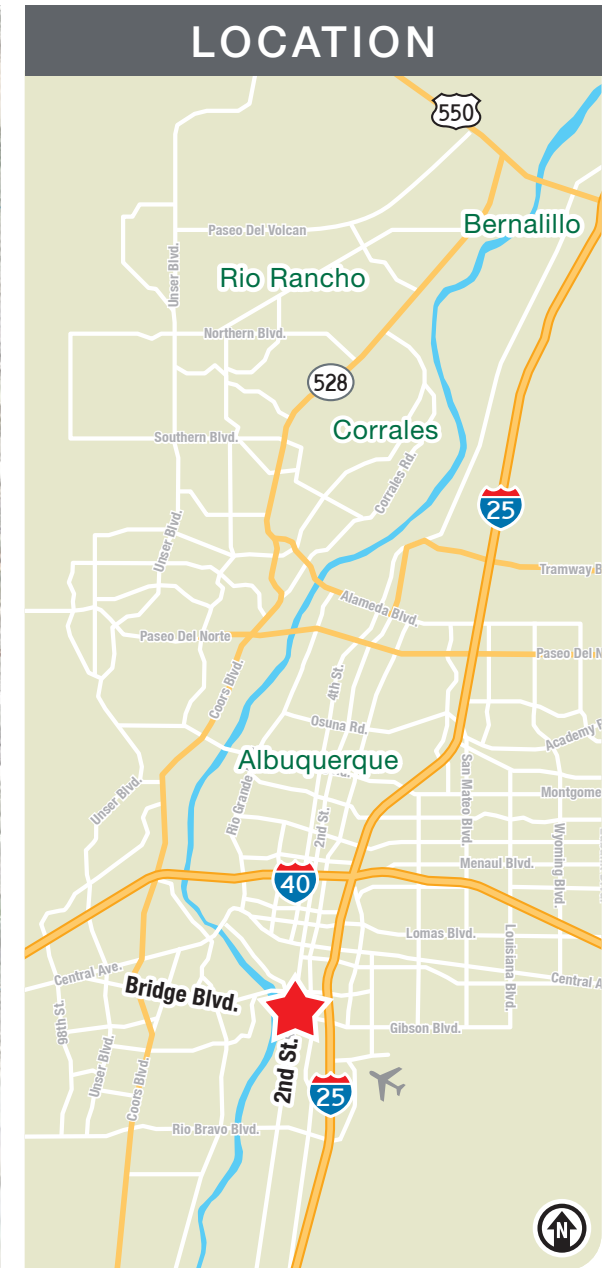
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Rob Bridges
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505 977 5094

For Lease

VERSATILE INDUSTRIAL WAREHOUSE CAMPUS

2112 2nd St. SW | Albuquerque, NM 87102



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

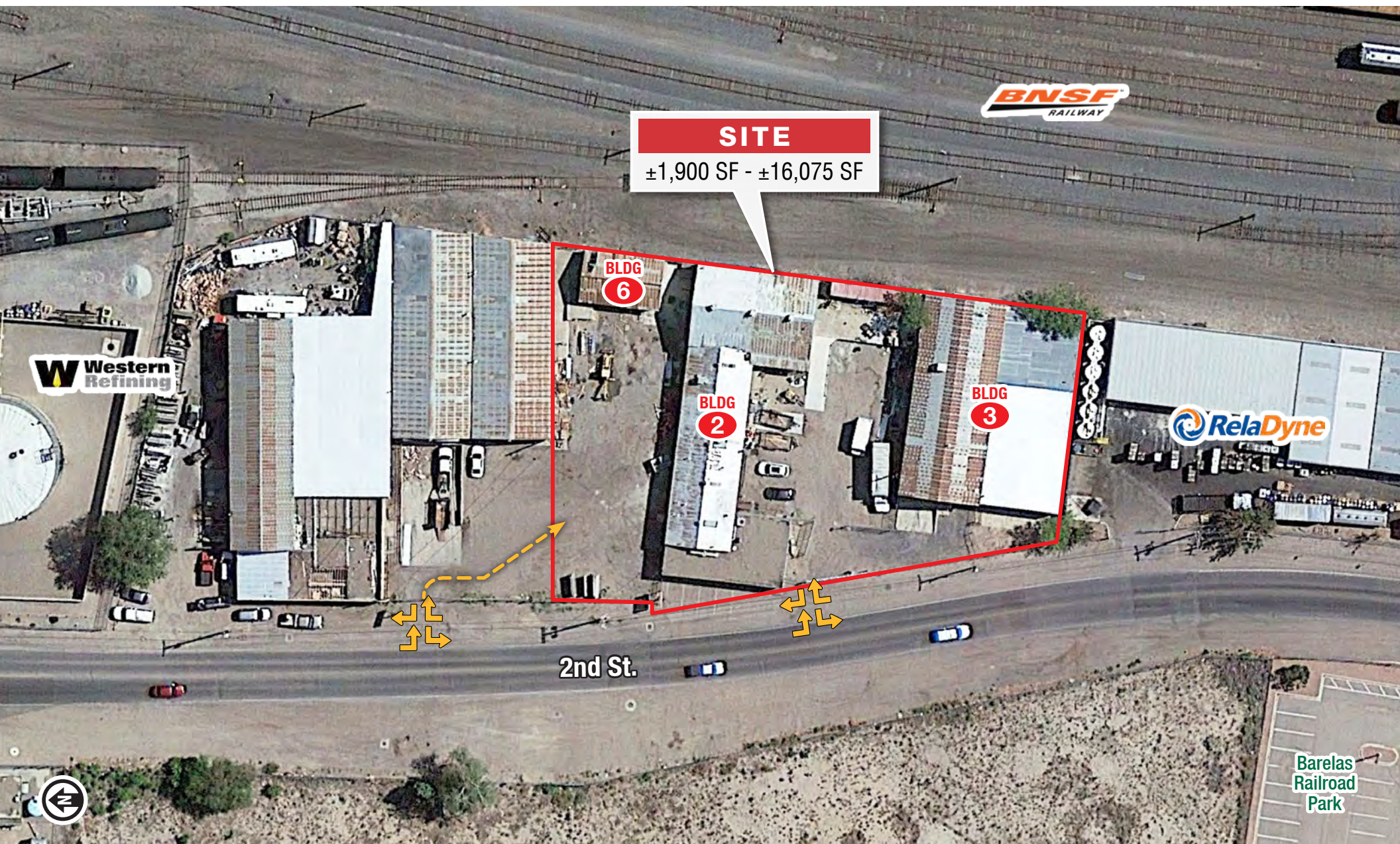
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For Lease

VERSATILE INDUSTRIAL WAREHOUSE CAMPUS

2112 2nd St. SW | Albuquerque, NM 87102



SITE
±1,900 SF - ±16,075 SF

BLDG 6

BLDG 2

BLDG 3

Western Refining

BNSF RAILWAY

Reladyne

2nd St.

Barelas Railroad Park

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VERSATILE INDUSTRIAL WAREHOUSE CAMPUS

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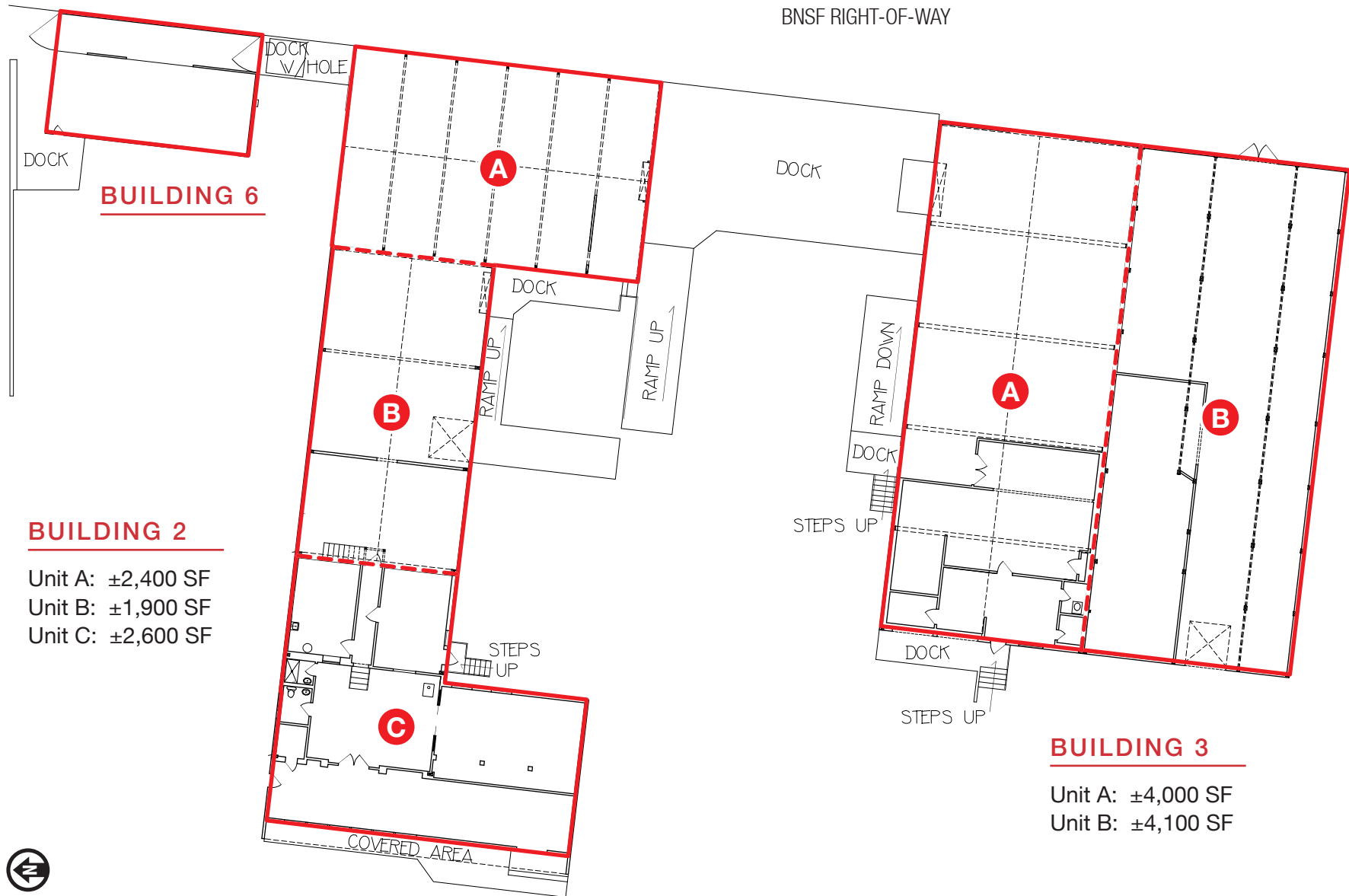
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For Lease

VERSATILE INDUSTRIAL WAREHOUSE CAMPUS

2112 2nd St. SW | Albuquerque, NM 87102



BUILDING 2

- Unit A: ±2,400 SF
- Unit B: ±1,900 SF
- Unit C: ±2,600 SF

BUILDING 3

- Unit A: ±4,000 SF
- Unit B: ±4,100 SF

BUILDING 6

For Sale

Owner/User Office Condo Opportunity

AT MONTGOMERY PROFESSIONALS IN THE FAR NE HEIGHTS

4101 Morris St. NE | Suite F | Albuquerque, NM 87111

SWQ Montgomery Blvd. & Morris St. NE



AVAILABLE

Suite F: ±1,814 SF



SALE PRICE

\$299,000

HIGHLIGHTS

- Professional office condo in the desirable Far NE Heights
- Abundant natural light
- Beautiful mountain views
- Close proximity to a variety of amenities
- 5 offices, 1 conference room, break room, 2 restrooms (1 ADA compliant with shower)
- Condo Dues: \$2.92/SF (Includes property taxes, building insurance and HVAC maintenance)
- Furniture available

IDO ZONING

- PD, Planned Development



Visit Our YouTube Channel
to View this Property Video



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For Sale

OWNER/USER OFFICE CONDO OPPORTUNITY

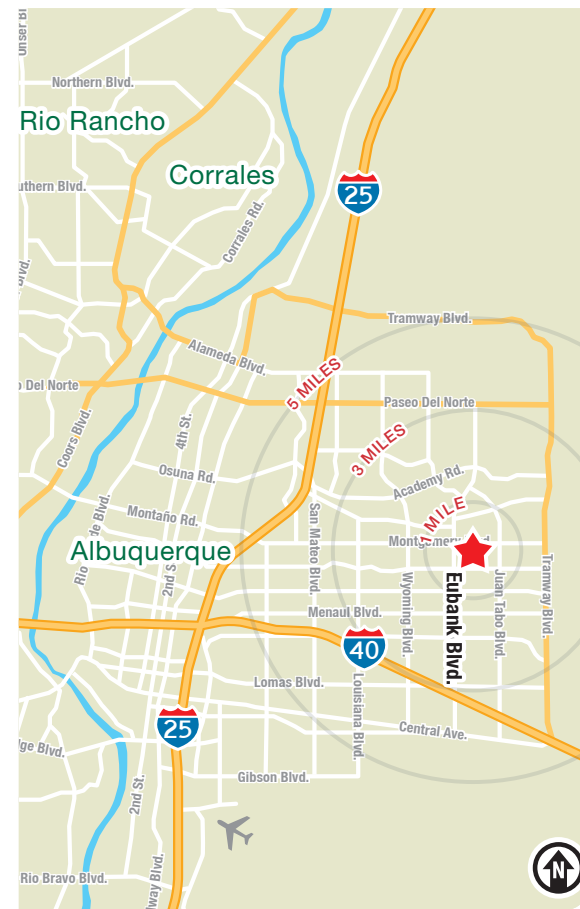
4101 Morris St. NE | Suite F | Albuquerque, NM 87111



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	18,142	124,049	263,833
Average HH Income	\$91,790	\$105,076	\$94,618
Daytime Employment	6,473	35,686	129,741

2022 Forecasted by Esri



For Sale

OWNER/USER OFFICE CONDO OPPORTUNITY

4101 Morris St. NE | Suite F | Albuquerque, NM 87111



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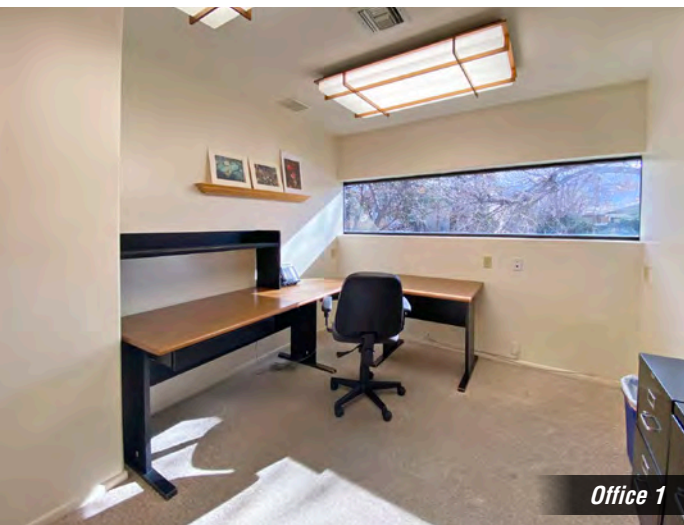
4101 Morris St. NE | Suite F | Albuquerque, NM 87111



Reception/Waiting



Conference Room



Office 1



Office 2



Office 3

For Sale

OWNER/USER OFFICE CONDO OPPORTUNITY

4101 Morris St. NE | Suite F | Albuquerque, NM 87111



Executive Office with Restroom



Executive Office with Restroom



Office 4



Break Room



ADA Restroom with Shower

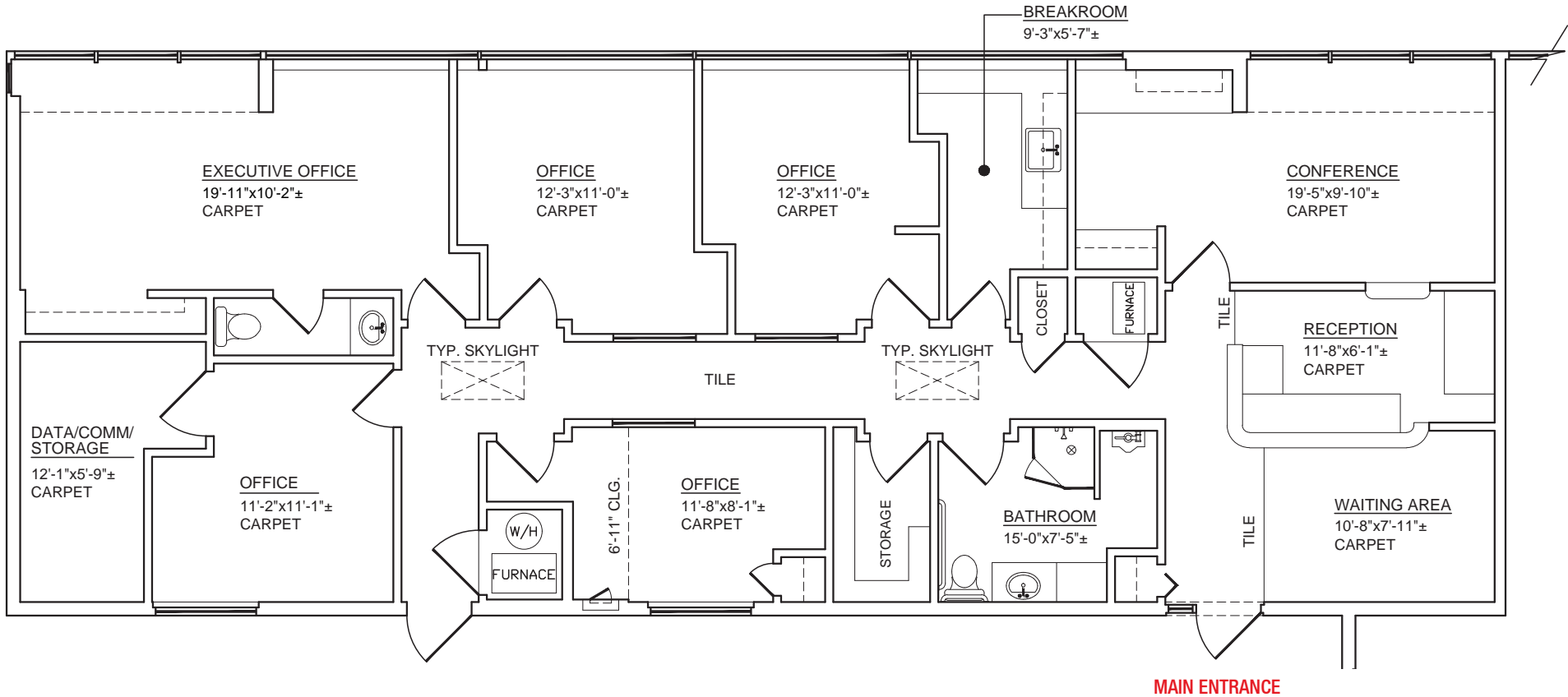
For Sale

OWNER/USER OFFICE CONDO OPPORTUNITY

4101 Morris St. NE | Suite F | Albuquerque, NM 87111

FLOOR PLAN

Suite F: ±1,814 SF



For Lease

North I-25 Office Space Available

PROMINENT FAR NORTHEAST HEIGHTS LOCATION

8809 Washington St. NE | Albuquerque, NM 87113

NWQ Washington St. & Alameda Blvd. NE



AVAILABLE

Suite 175: ±3,331 SF



LEASE RATE

\$19.00/SF Full Service

- Easy access to west side
- 2 minutes to I-25
- Just 1 block north of Alameda
- Monument signage available
- IDO Zoning: NR-LM

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got space™

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For Lease

NORTH I-25 OFFICE SPACE AVAILABLE

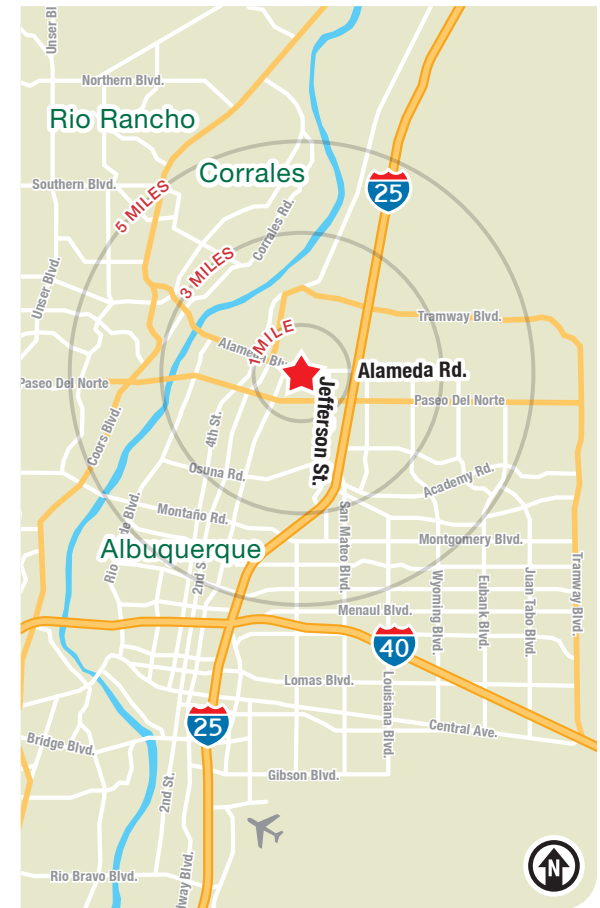
8809 Washington St. NE | Albuquerque, NM 87113



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	3,332	49,975	162,915
Average HH Income	\$67,542	\$111,896	\$104,028
Daytime Employment	9,953	55,445	119,583

2022 Forecasted by Esri



For Lease

NORTH I-25 OFFICE SPACE AVAILABLE

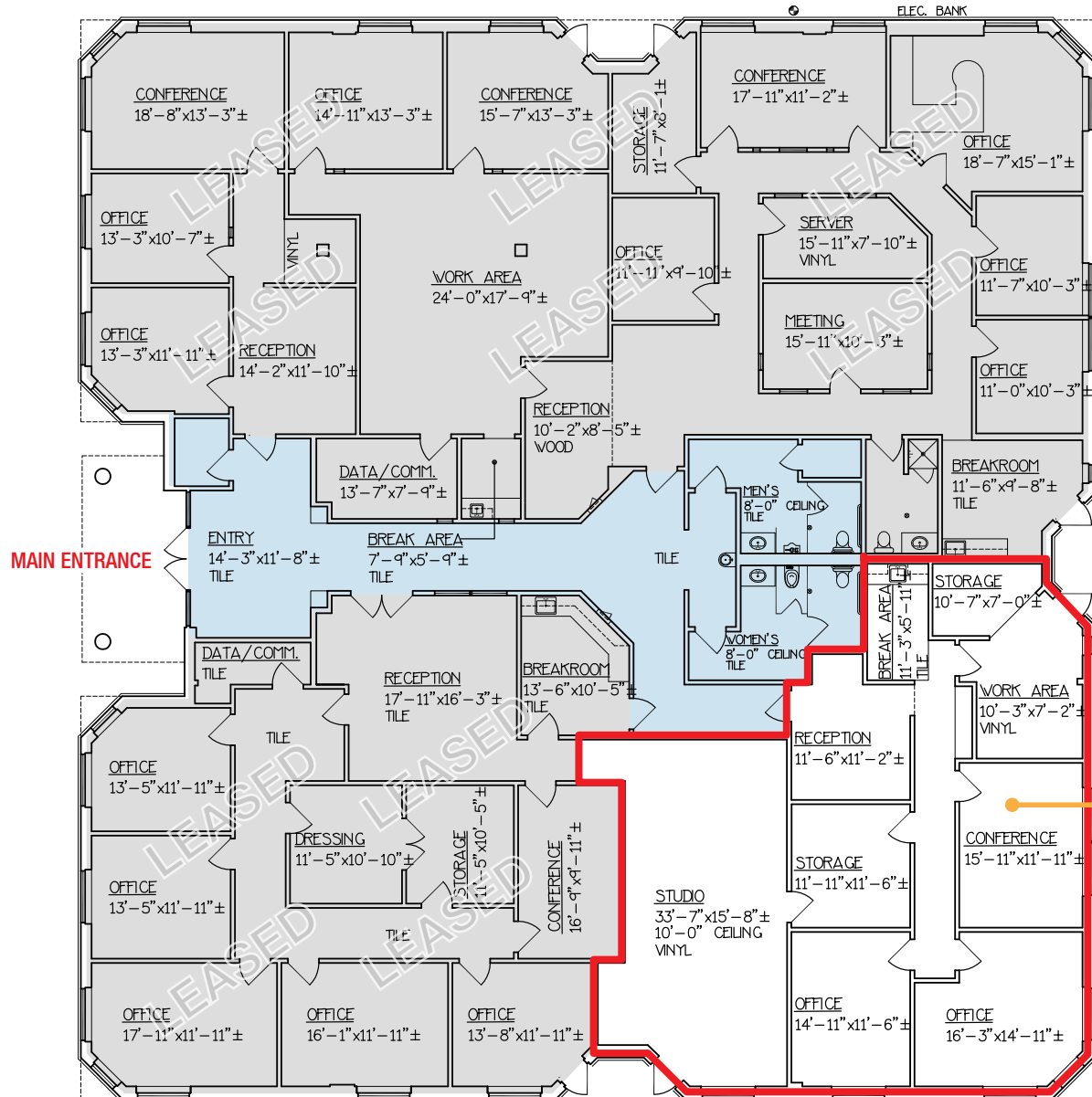
8809 Washington St. NE | Albuquerque, NM 87113



FLOOR PLAN

Suite 175: ±3,331 SF

- Available
- Leased
- Common Area



AVAILABLE:
Suite 175
±3,331 SF

For Sale

Residential or Retail Development Land

PRIME SITE LOCATED ONE-HALF MILE FROM I-40

1700 Unser Blvd. NW | Albuquerque, NM 87120

SEQ Unser Blvd. & Ladera Dr. NW



AVAILABLE
±9.05 Acres



SALE PRICE
\$9.25/SF

- Superb access to I-40
- Adjacent to retail, dining and grocery
- Direct access off of Unser Blvd.
- Utilities run to the site
- Site is level and development ready
- Ideal location for multifamily, build-to-rent, senior housing, health club, restaurants, hospitality and more
- Flexible [MX-L](#) IDO Zoning allows for a variety of uses

NA SunVista

got space™

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For Sale

RESIDENTIAL OR RETAIL DEVELOPMENT LAND

1700 Unser Blvd. NW | Albuquerque, NM 87120

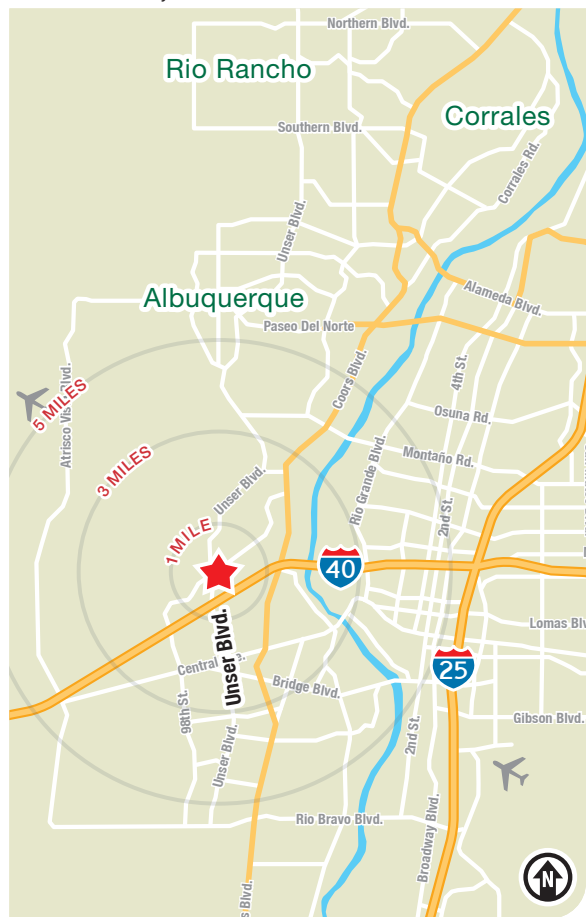


Albuquerque remains the **24th HOTTEST** rental market in the country, and is **#1 SMALL RENTAL** market in the Southwest with 95% occupancy.
[-ABQ Journal/RentCafe.com](#)

LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,873	80,367	192,368
Average HH Income	\$94,964	\$81,635	\$80,854
Daytime Employment	2,026	15,581	66,295

2022 Forecasted by Esri



505 878 0001 | sunvista.com
 2424 Louisiana Blvd. NE | Suite 100
 Albuquerque, NM 87110

Alex Pulliam
alex@sunvista.com
 505 350 5729

Genieve Posen
genieve@sunvista.com
 505 998 1568

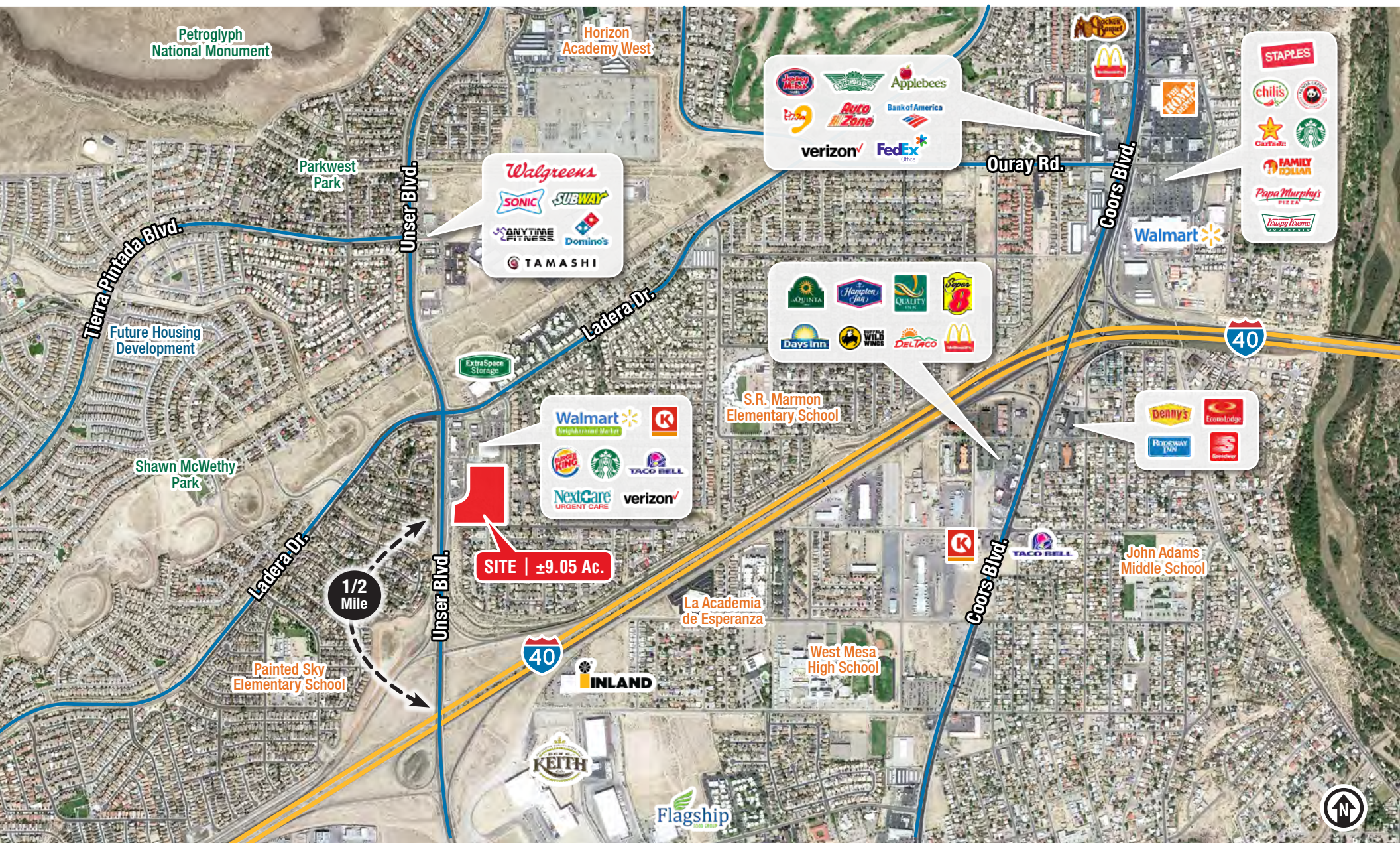
Jim Wible, CCIM
jimw@sunvista.com
 505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
 505 878 0001

For Sale

RESIDENTIAL OR RETAIL DEVELOPMENT LAND

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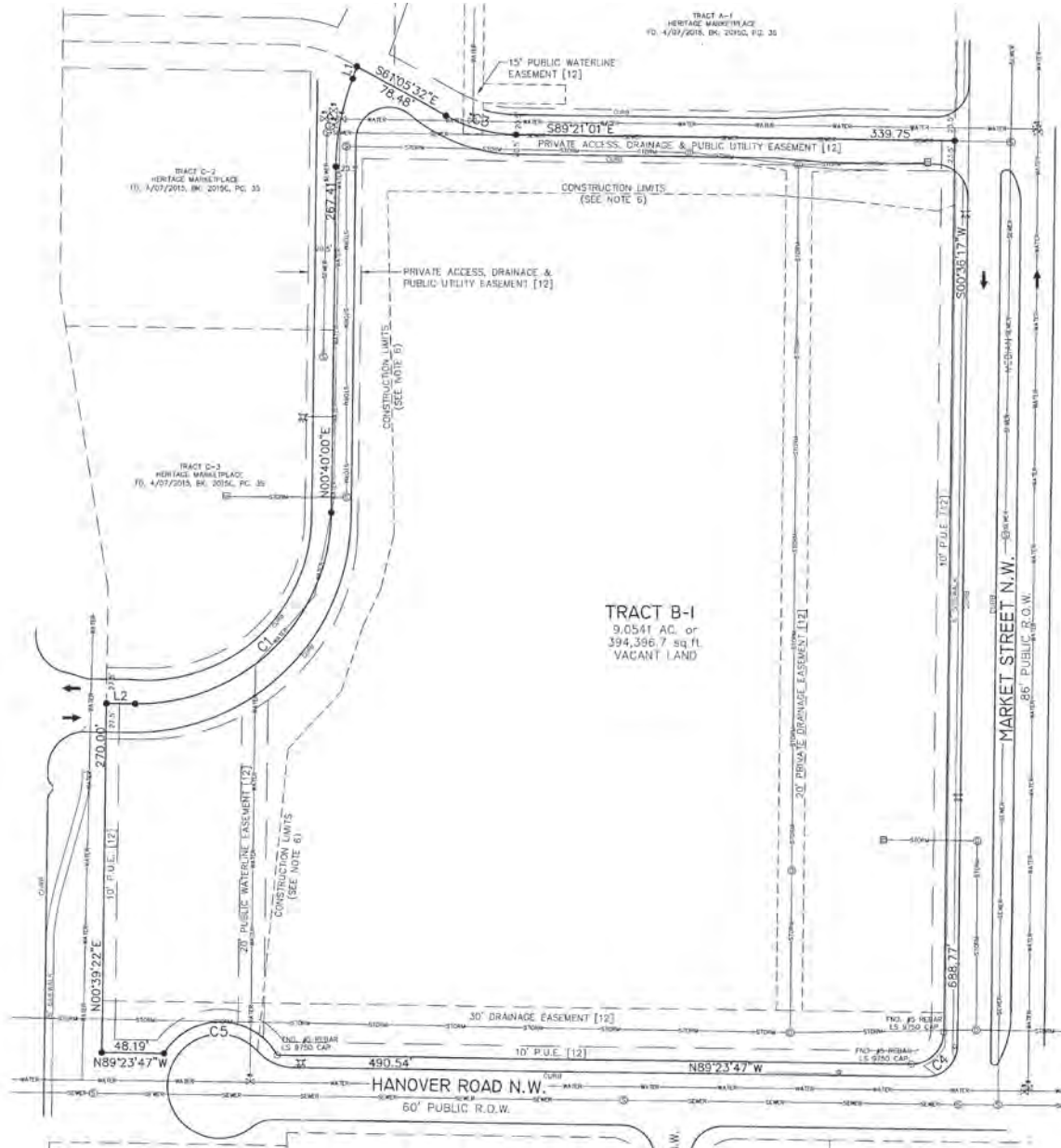
Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

For Sale

RESIDENTIAL OR RETAIL DEVELOPMENT LAND

1700 Unser Blvd. NW | Albuquerque, NM 87120



SITE SURVEY

±9.05 Acres



505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alex Pulliam
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Genieve Posen
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505 998 1568

Jim Wible, CCIM
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505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 878 0001

FOR LEASE

Professional Office Suites

IN THE HEART
OF DOWNTOWN

320 Gold Ave. SW
Albuquerque, NM 87102

NAISunVista

got space™

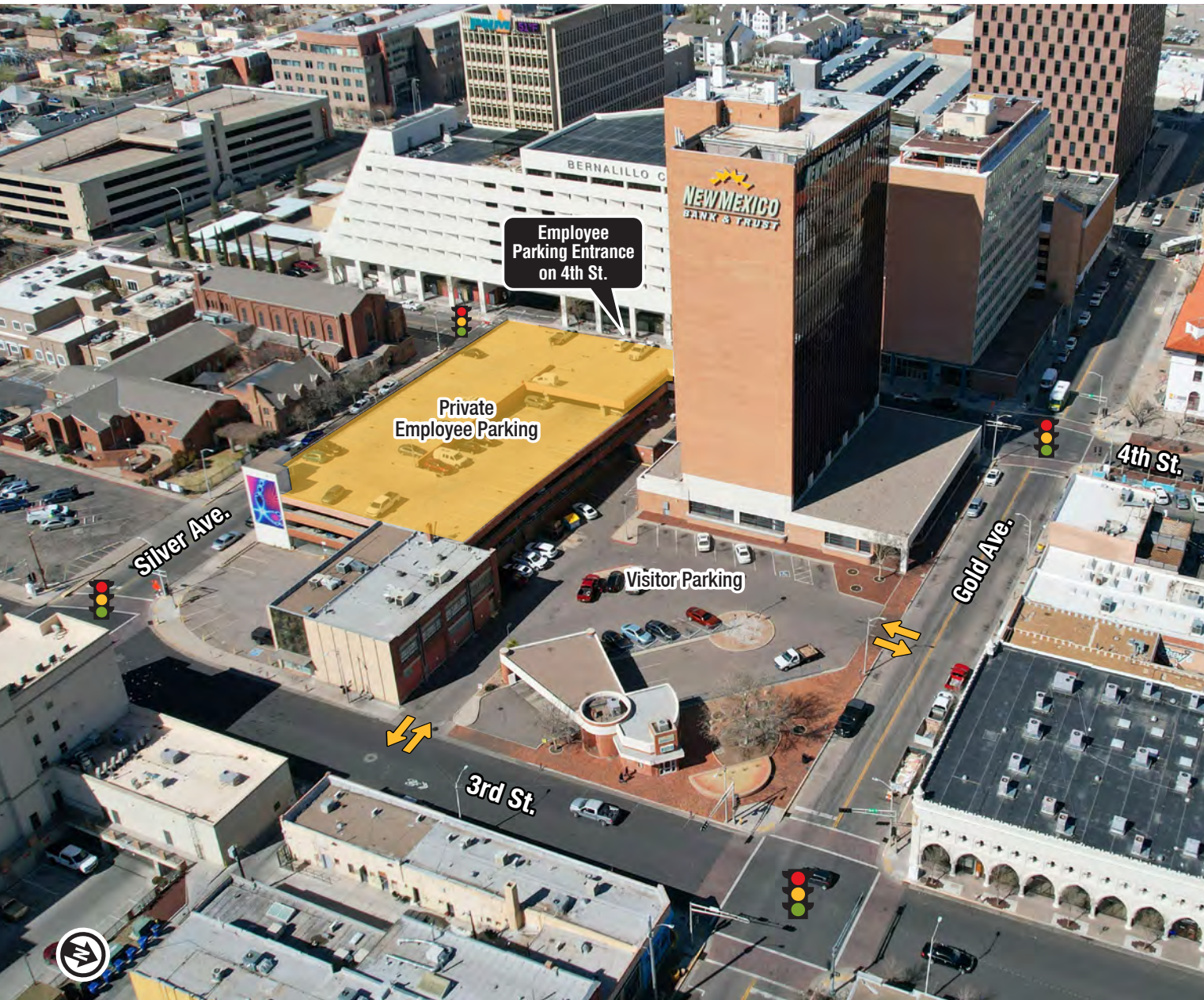
Danaë Fernández
dane@sunvista.com | 505 604 8766

Shelly Branscom, CCIM
shelly@sunvista.com | 505 414 2669

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



HIGHLIGHTS

LEASE RATE

- \$17.50/SF Full Service

AVAILABLE

- Individual Suites: ±294 to ±7,412 RSF
- Full-Floor Suites: ±7,412 RSF
- Total Space Available: ±26,047 RSF

PROPERTY HIGHLIGHTS

- Capital improvements underway
- Fully-furnished lobby area
- LED lighting in renovated areas
- Updated common areas
- Fiber connectivity with Comcast, Lumen and UPN
- Shared conference room with wifi
- On-site cafe and banking
- Private, on-site parking garage
- Near bus stop, Railrunner and Amtrak station
- APD substation nearby

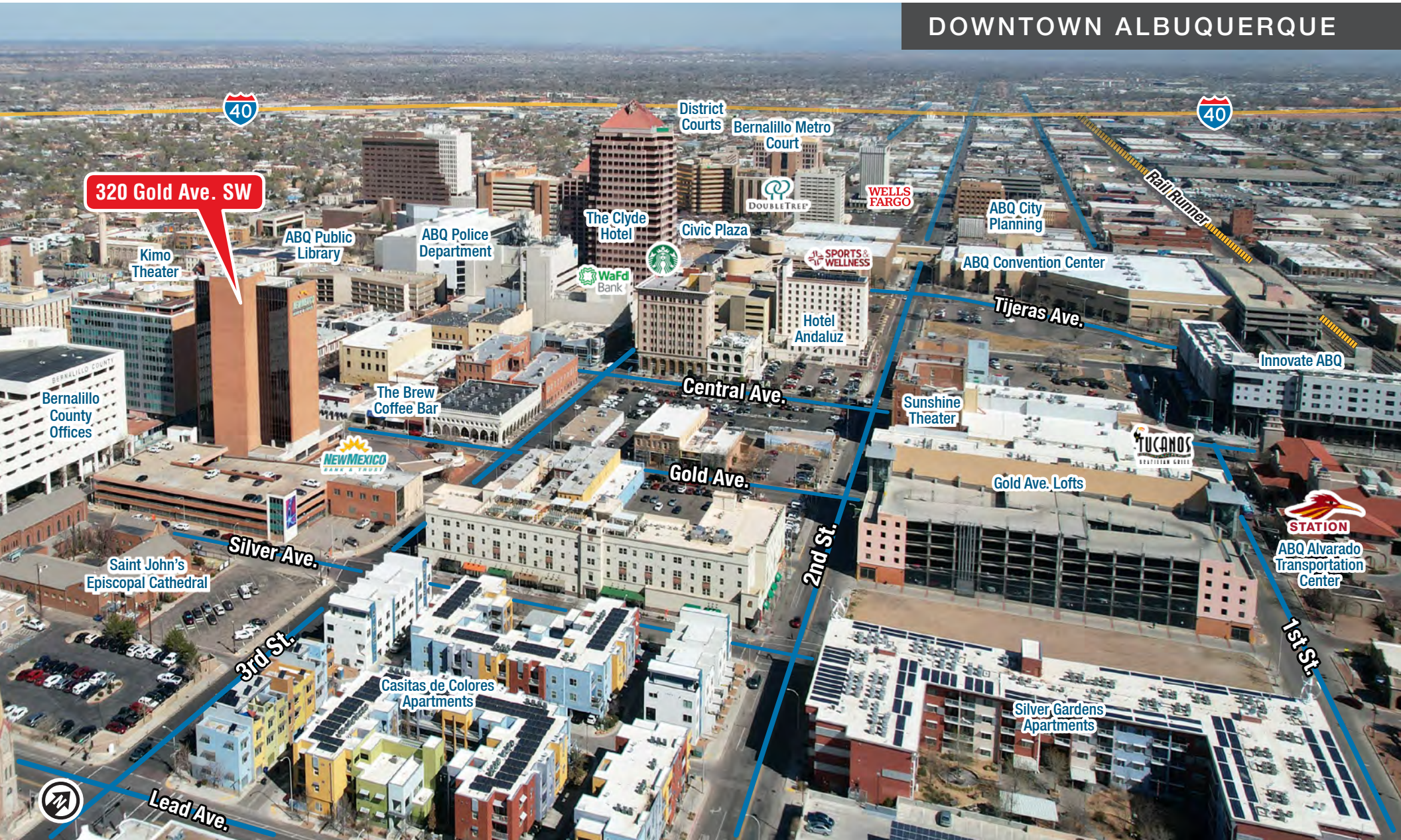
IDO ZONING MX-FD-UD

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

DOWNTOWN ALBUQUERQUE



320 Gold Ave. SW

Bernalillo County Offices

Kimo Theater

ABQ Public Library

ABQ Police Department

The Clyde Hotel

District Courts

Bernalillo Metro Court

DOUBLETREP

WELLS FARGO

Civic Plaza

WaFd Bank



SPORTS & WELLNESS

ABQ City Planning

ABQ Convention Center

Tjeras Ave.

Innovate ABQ

The Brew Coffee Bar

Central Ave.

Sunshine Theater

2nd St.

Gold Ave.

Gold Ave. Lofts

TUCANOS RESTAURANT GRILL



ABQ Alvarado Transportation Center

Silver Ave.

Saint John's Episcopal Cathedral

3rd St.

Casitas de Colores Apartments

Silver Gardens Apartments

Lead Ave.

1st St.

NAI SunVista

505 878 0001 | sunvista.com | 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



Danae Fernandez | danae@sunvista.com | 505 604 8766

Shelly Branscom, CCIM | shelly@sunvista.com | 505 414 2669

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



Incredible Views

BUILDING AMENITIES



On-Site Cafe



Lobby

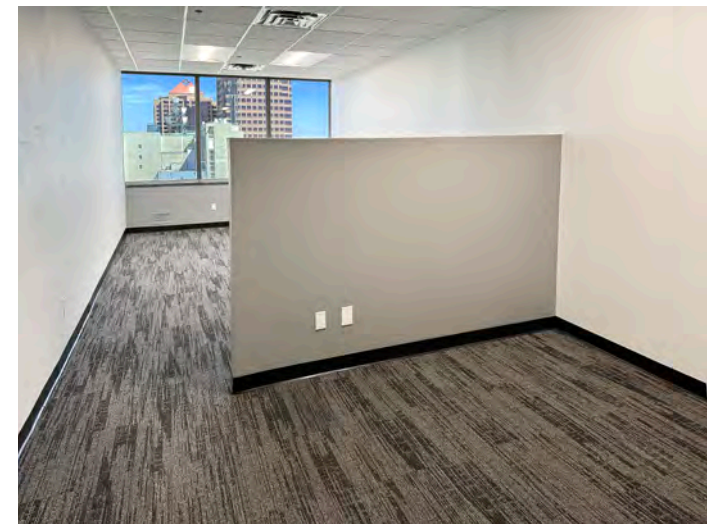


Shared Conference Room

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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danae@sunvista.com
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shelly@sunvista.com
505 414 2669

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



AVAILABLE SPACE

6th FLOOR

Suite 600	±7,412 RSF
-----------	------------

7th FLOOR

Suite 710	±1,475 RSF
-----------	------------

Suite 777	±1,338 RSF
-----------	------------

Total	±2,813 RSF
-------	------------

8th FLOOR

Suite 801	±405 RSF
-----------	----------

Suite 806	±1,008 RSF
-----------	------------

Total	±1,413 RSF
-------	------------

9th FLOOR

Suite 901	±425 RSF
-----------	----------

Suite 910	±411 RSF
-----------	----------

Total	±836 RSF
-------	----------

10th FLOOR

Suite 1000	±2,609 RSF
------------	------------

Suite 1001	±2,887 RSF
------------	------------

Suite 1002	±437 RSF
------------	----------

Suite 1020	±294 RSF
------------	----------

Total	±6,227 RSF
-------	------------

12th FLOOR

Suite 1218	±1,834 RSF
------------	------------

Suite 1221	±653 RSF
------------	----------

Suite 1223	±292 RSF
------------	----------

Total	±2,779 RSF
-------	------------

14th FLOOR

Suite 1400	±3,435 RSF
------------	------------

Total Available SF: ±26,047 RSF

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

6TH FLOOR



For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

7TH FLOOR



AVAILABLE

Suite 710	±1,475 RSF
Suite 777	±1,338 RSF
Total	±2,813 RSF

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

8TH FLOOR



AVAILABLE

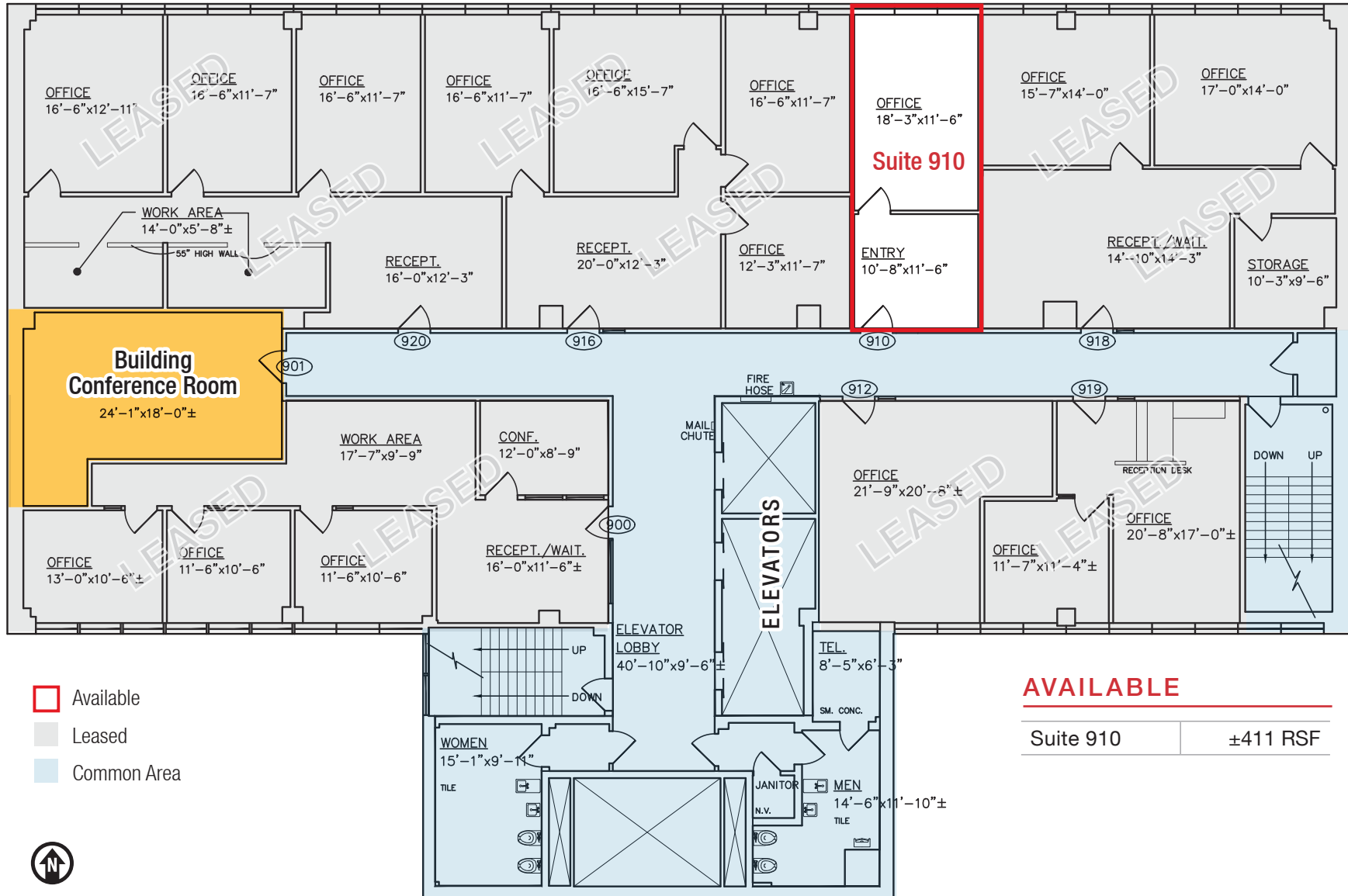
Suite 802	±405 RSF
Suite 806	±1,008 RSF
Total	±1,413 RSF

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

9TH FLOOR



AVAILABLE

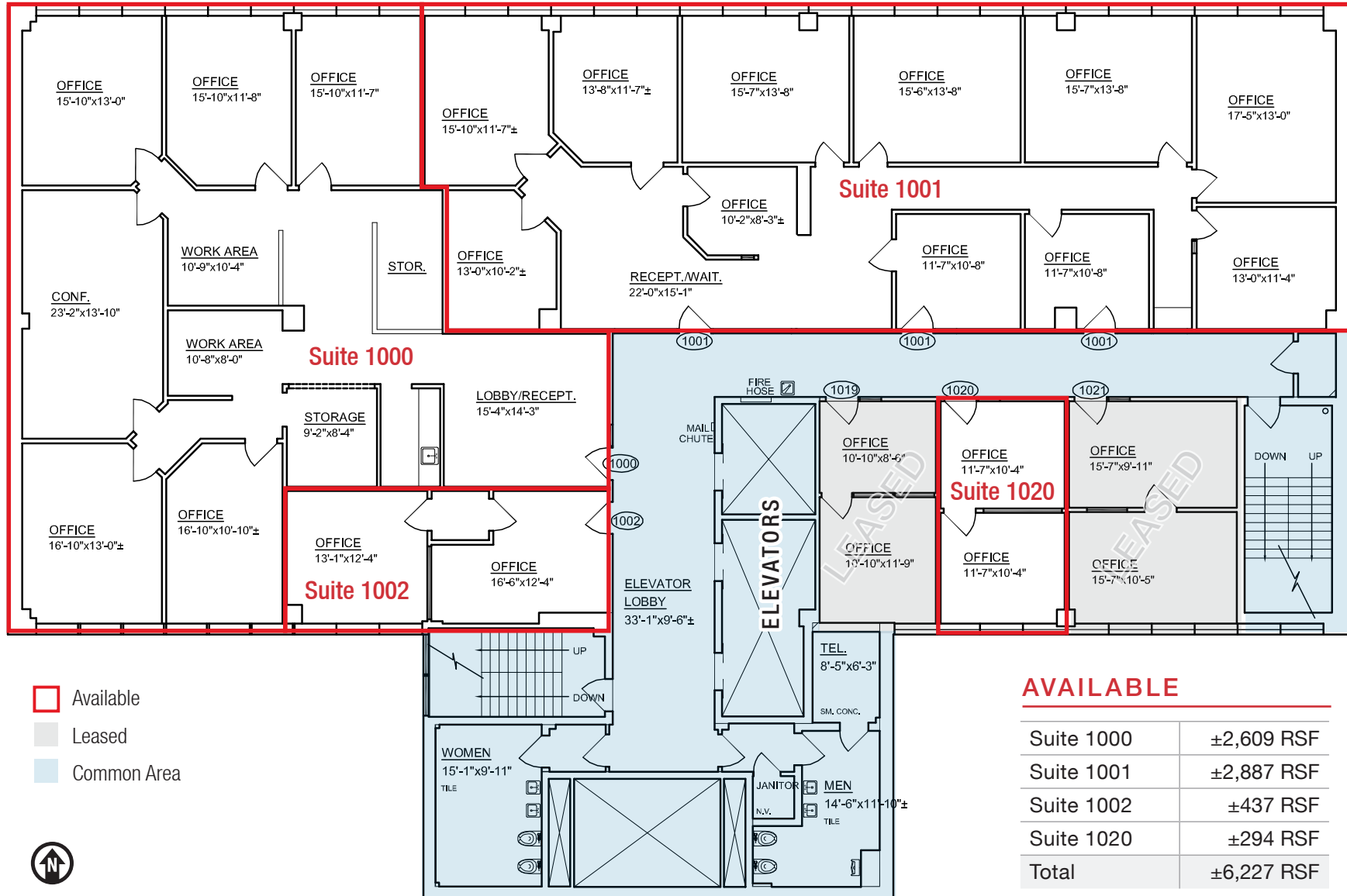
Suite 910	±411 RSF
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For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

10TH FLOOR



AVAILABLE

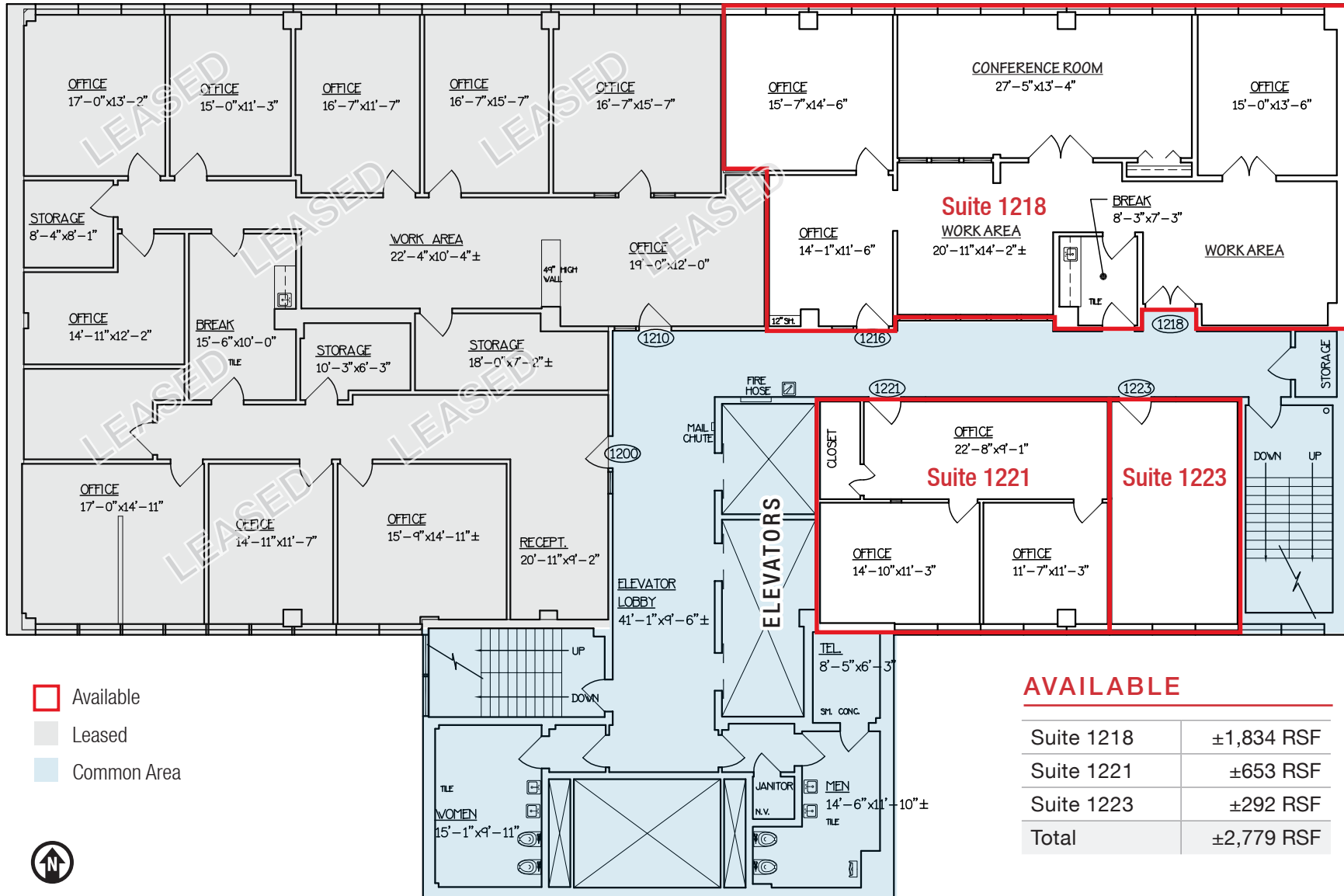
Suite 1000	±2,609 RSF
Suite 1001	±2,887 RSF
Suite 1002	±437 RSF
Suite 1020	±294 RSF
Total	±6,227 RSF

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

12TH FLOOR



AVAILABLE

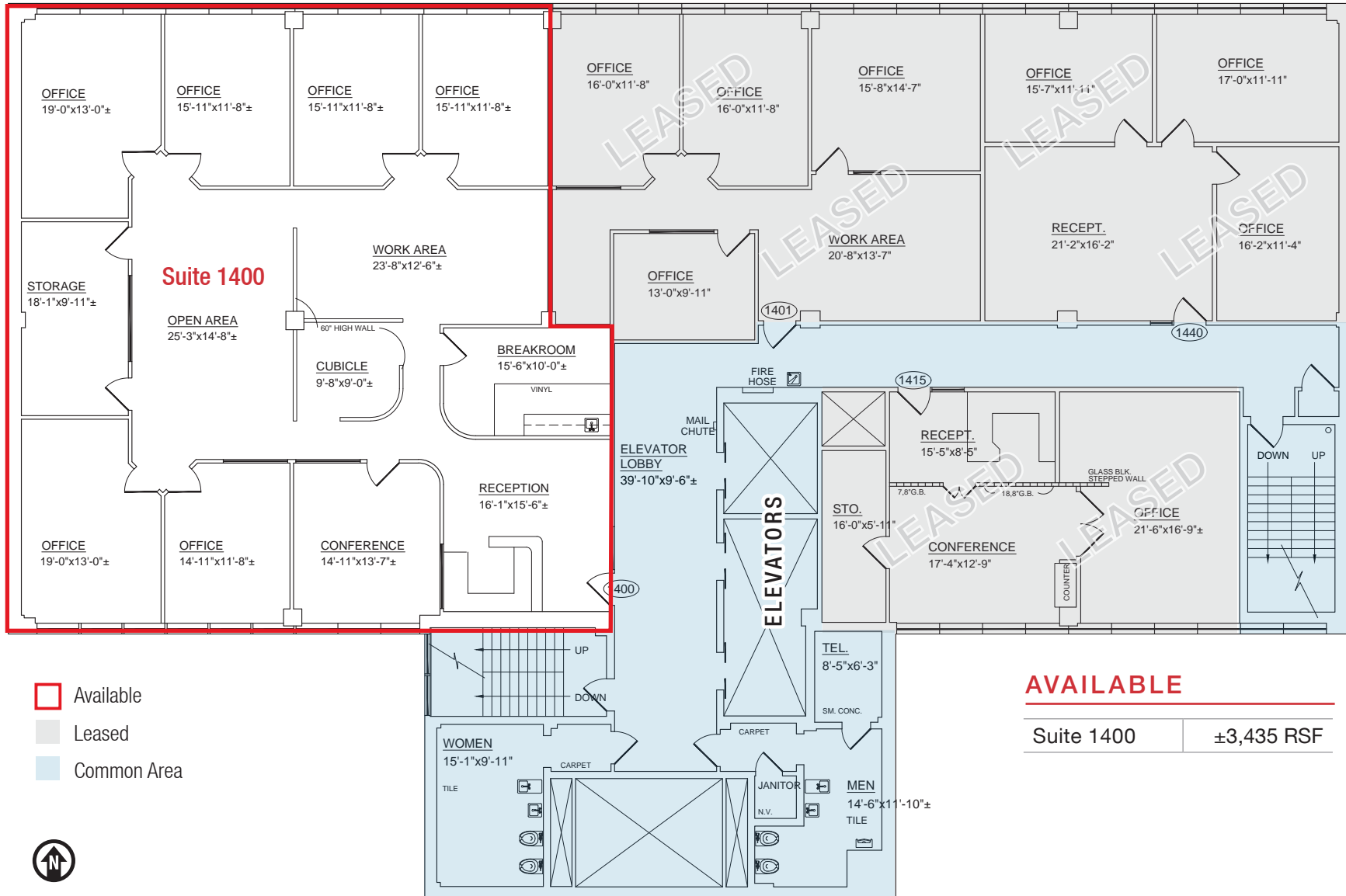
Suite 1218	±1,834 RSF
Suite 1221	±653 RSF
Suite 1223	±292 RSF
Total	±2,779 RSF

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

14TH FLOOR



AVAILABLE

Suite 1400 ±3,435 RSF

For Sale

Stand-Alone Office/Retail Building

HISTORIC BUILDING IN THE HEART OF CORRALES

4583 Corrales Rd. | Corrales, NM 87048

NWC Corrales Rd. & Mockingbird Ln.



AVAILABLE

Building: ±2,000 SF
Land: ±0.35 Acres



SALE PRICE

\$479,000

HIGHLIGHTS

- A beautiful, stand-alone building with Corrales charm
- Prime office or retail opportunity in a high-income area
- Ideal for an art gallery
- In an under-served trade area
- Excellent frontage on Corrales Rd. with 11,300 CPD
- Large open area with fireplace
- Three offices
- Plenty of on-site parking
- Building and monument signage

ZONING

- C, Village of Corrales

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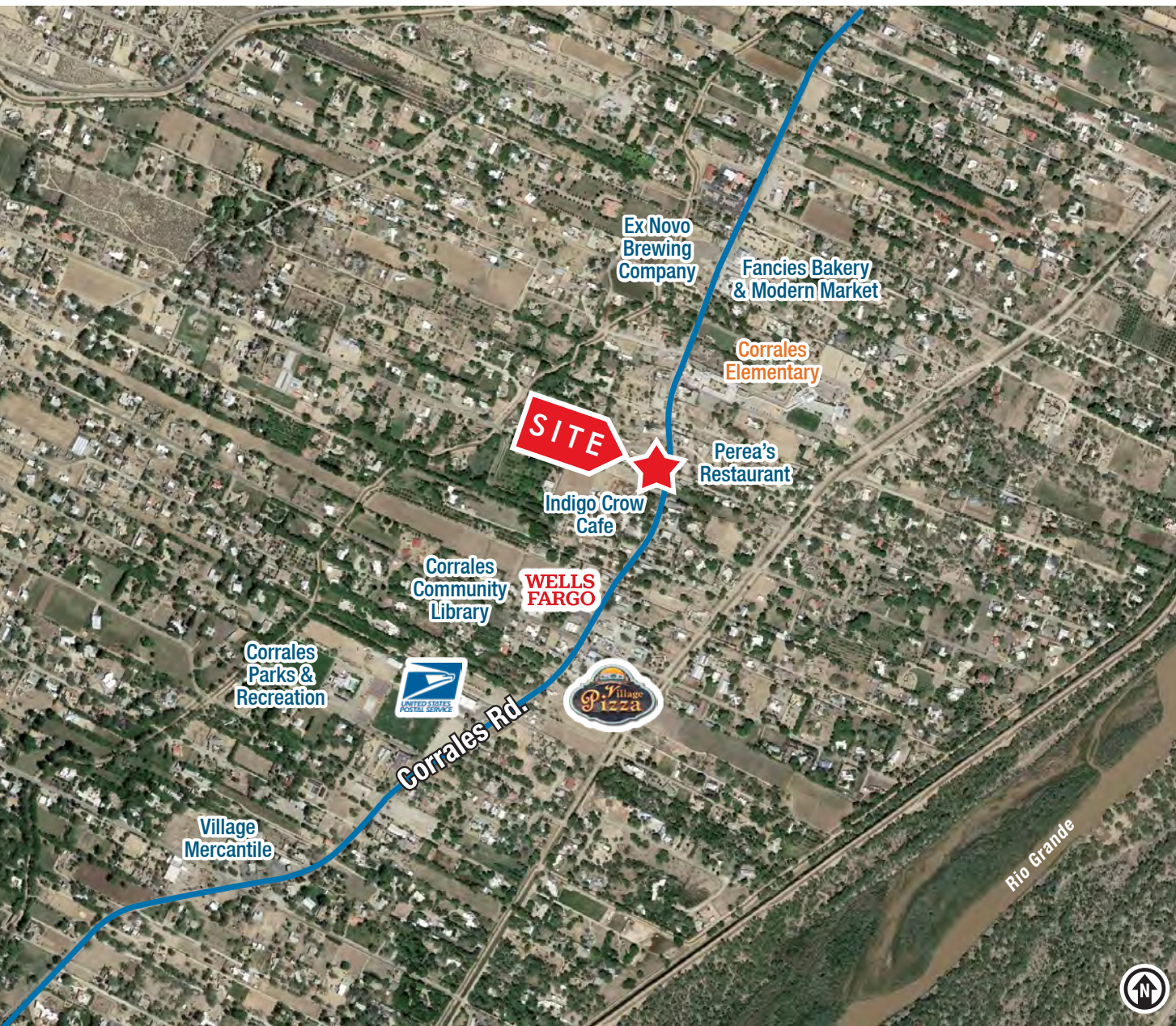
Martha Carpenter
martha@sunvista.com
505 228 0154

Lisa Mercer
lisa@sunvista.com
505 235 8503

For Sale

STAND-ALONE CORRALES OFFICE/RETAIL BUILDING

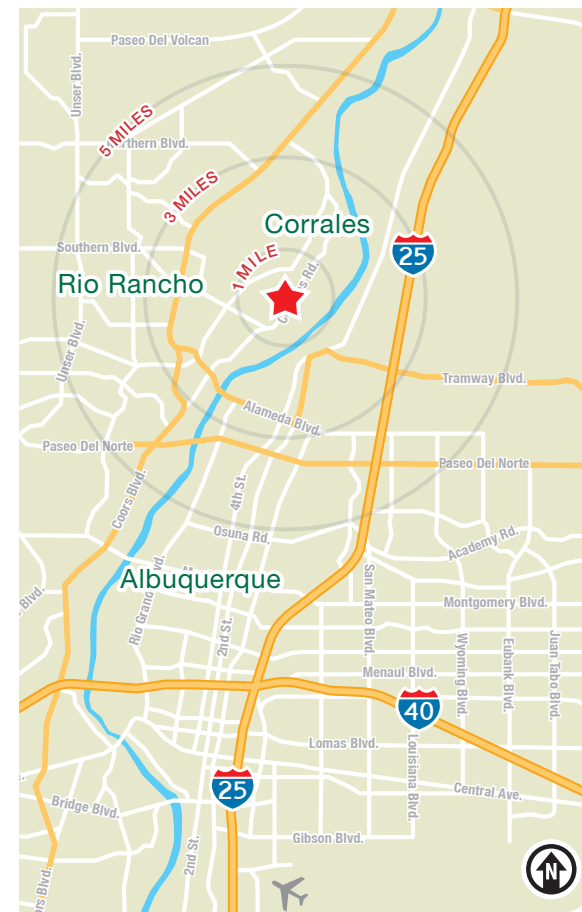
4583 Corrales Rd. | Corrales, NM 87048



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	2,237	29,126	127,529
Average HH Income	\$172,868	\$107,668	\$113,272
Daytime Employment	861	22,775	74,238

2022 Forecasted by Esri



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Martha Carpenter
 martha@sunvista.com
 505 228 0154

Lisa Mercer
 lisa@sunvista.com
 505 235 8503

For Sale

STAND-ALONE CORRALES OFFICE/RETAIL BUILDING

4583 Corrales Rd. | Corrales, NM 87048



SITE

- Building: ±2,000 SF
- Land: ±0.35 Acres

CPD 11,300

Mockingbird Ln.

Corrales Rd.

Casa Vieja Brewery

Perea's Restaurant

For Sale

STAND-ALONE CORRALES OFFICE/RETAIL BUILDING

4583 Corrales Rd. | Corrales, NM 87048



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2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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Lisa Mercer
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505 235 8503

For Sale

STAND-ALONE CORRALES OFFICE/RETAIL BUILDING

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Martha Carpenter
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505 228 0154

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505 235 8503

For Sale

Construction-Ready M-1 Land

SECONDS FROM I-25 & BROADWAY BLVD. INTERCHANGE

3 Parcels North of 9219 Broadway Blvd. SE | Albuquerque, NM 87105

NWQ I-25 & Broadway Blvd. SE



AVAILABLE
Land: ±22.71 Acres



SALE PRICE
\$5,440,862 (\$5.50/SF)

ZONING

- M-1, SU, Bernalillo County

HIGHLIGHTS

- 3-phase, 480V electrical service available on site
- One water well on site with approval for two additional
- Completely graded, construction ready site
- Great visibility and less than 1/2-mile from I-25 & Broadway
- 13 minutes from I-40 & I-25
- Just west of the ABQ Trap Club
- Separately platted into three - ±7.5-Ac. parcels
- Additional ±7.5 Ac. available for a total of ±30.21 Ac.



This property is in a **HUB Zone** For Small Companies in Historically Underutilized Business Zones



This property is located in an **Opportunity Zone** A new way to finance in under-served areas.



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Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

For Sale

CONSTRUCTION-READY M-1 LAND

3 Parcels North of 9219 Broadway Blvd. SE | Albuquerque, NM 87105



SITE | ±22.71 Ac.



For Sale

CONSTRUCTION-READY M-1 LAND

3 Parcels North of 9219 Broadway Blvd. SE | Albuquerque, NM 87105



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	221	5,244	24,438
Average HH Income	\$81,975	\$77,681	\$72,376
Daytime Employment	650	2,796	8,363

2022 Forecasted by Esri



NAI SunVista

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.

Todd Strickland
todd@sunvista.com
505 450 1121

Rob Bridges
rob@sunvista.com
505 977 5094

For Sale

Two Versatile Buildings with Visibility

EXCELLENT NORTHEAST HEIGHTS LOCATION

2607 & 2611 Wyoming Blvd. NE | Albuquerque, NM 87112

SWQ Wyoming Blvd. & Candelaria Rd. NE



AVAILABLE

2607: ±3,240 SF
2611: ±2,460 SF
Total: ±5,700 SF



SALE PRICE

\$750,000
(\$131.58/SF)

- Highly visible to 32,400 cars per day
- Less than 2 miles from I-40
- Abundant natural light with multiple treatment rooms
- 30 parking spots
- Excellent building signage
- IDO Zoning: MX-L, Low Intensity

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got space™

DJ Brigman, CCIM
DJ@sunvista.com
505 998 1562

Dave Hill, CCIM, SIOR
dave@sunvista.com
505 238 6413

For Sale

TWO VERSATILE BUILDINGS WITH VISIBILITY

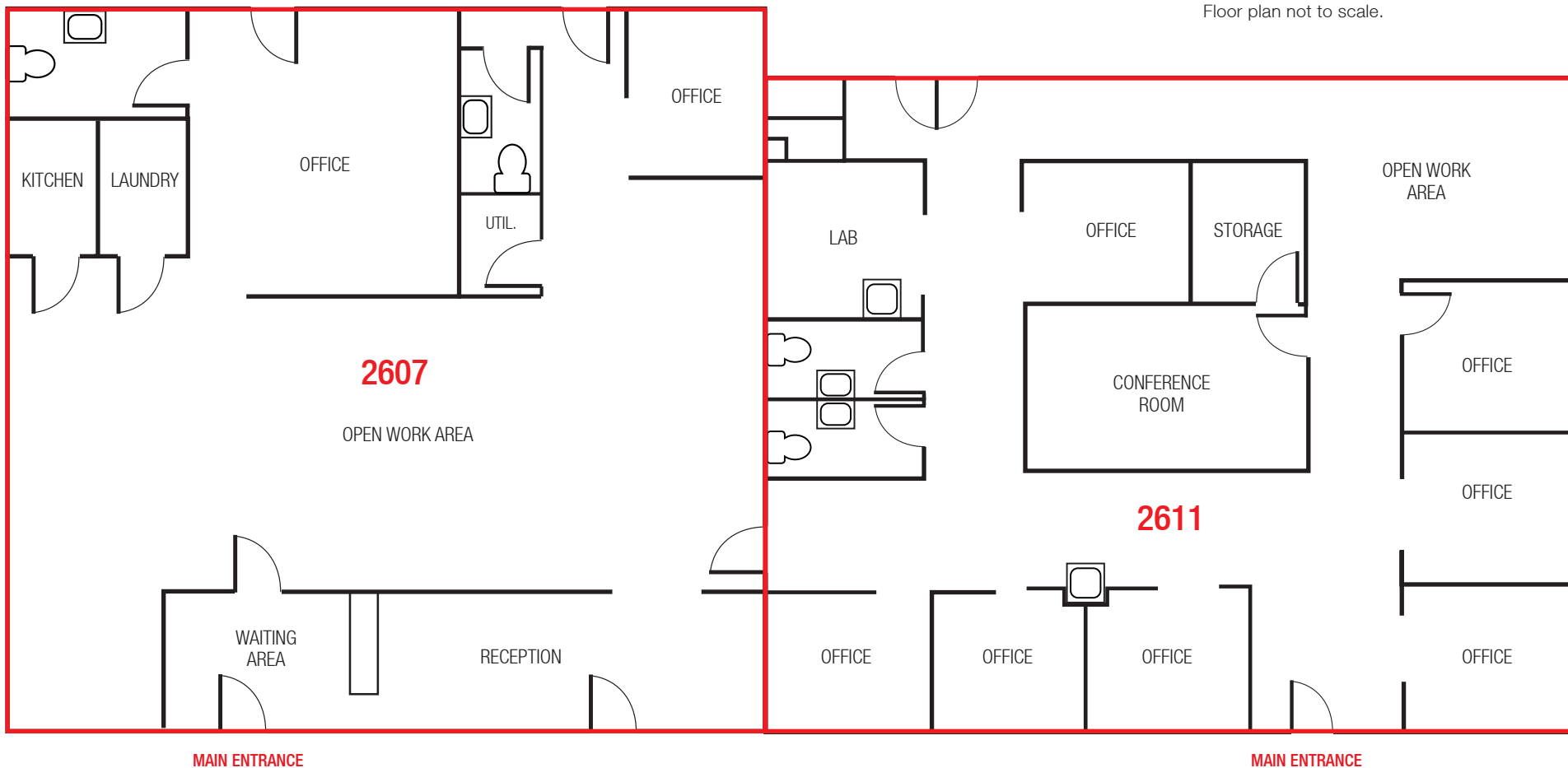
2607 & 2611 Wyoming Blvd. NE | Albuquerque, NM 87112

FLOOR PLAN

2607: ±3,240 SF

2611: ±2,460 SF

Floor plan not to scale.



For Sale

TWO VERSATILE BUILDINGS WITH VISIBILITY

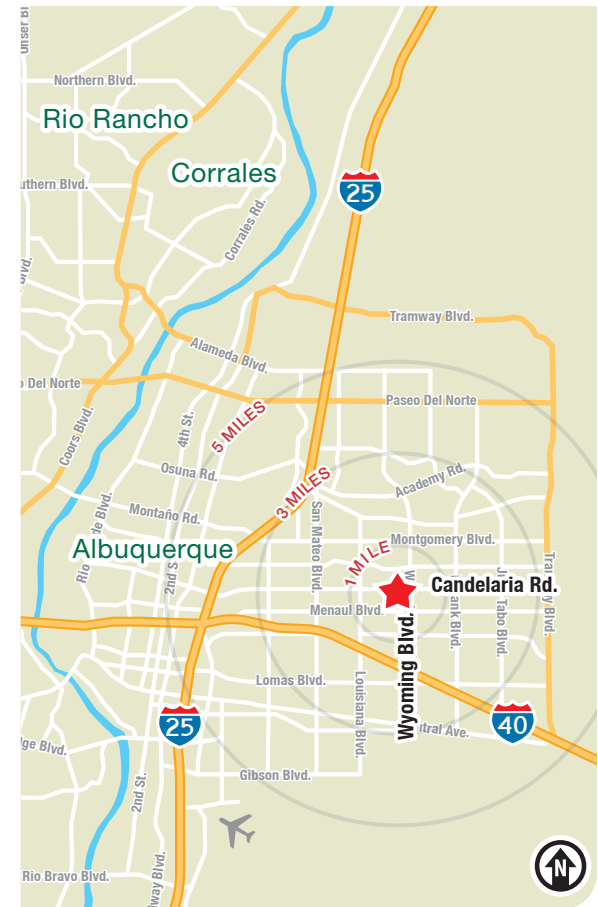
2607 & 2611 Wyoming Blvd. NE | Albuquerque, NM 87112



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,640	144,340	306,834
Average HH Income	\$85,713	\$80,380	\$89,307
Daytime Employment	6,160	70,201	191,818

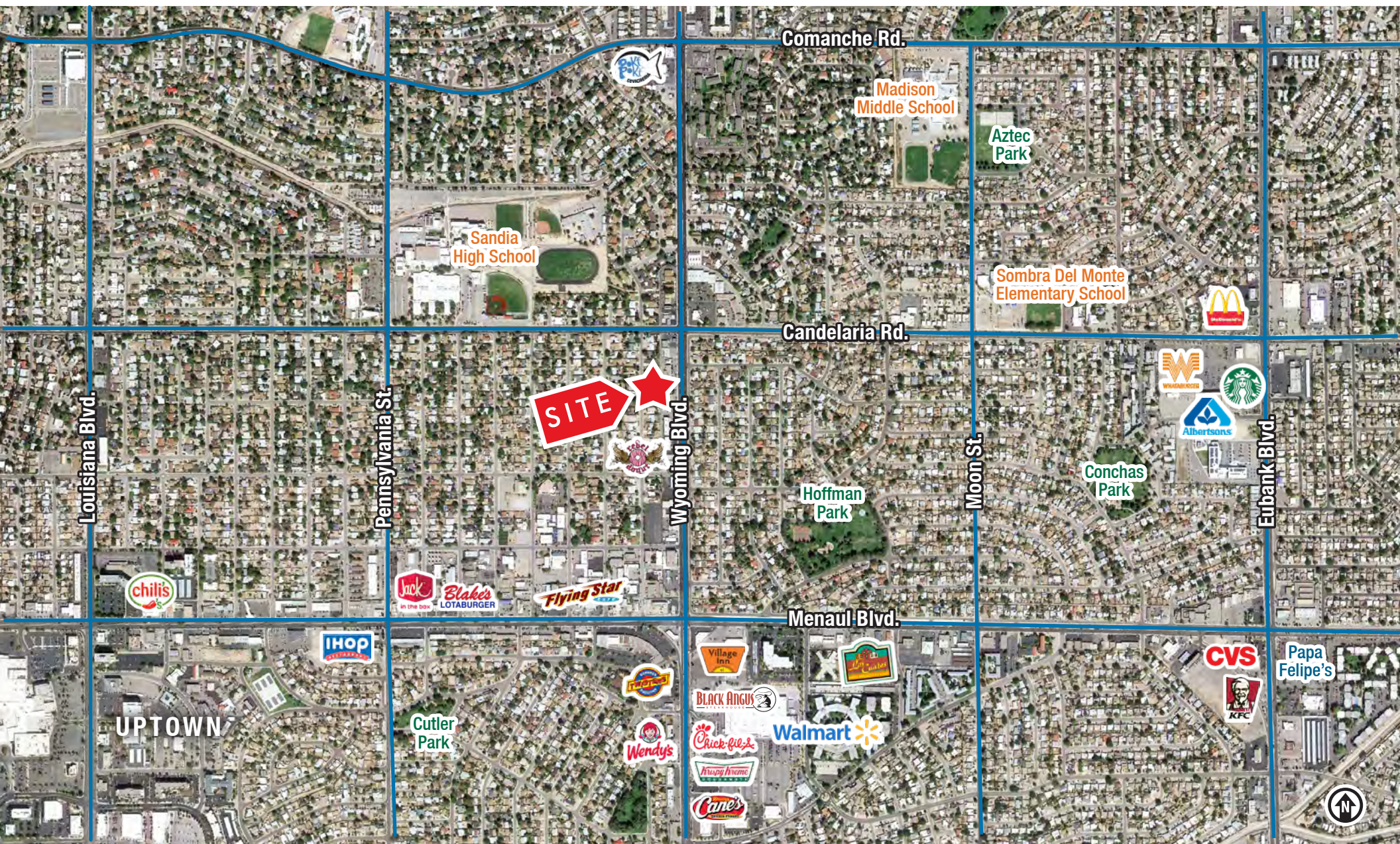
2022 Forecasted by Esri



For Sale

TWO VERSATILE BUILDINGS WITH VISIBILITY

2607 & 2611 Wyoming Blvd. NE | Albuquerque, NM 87112



For Sale

TWO VERSATILE BUILDINGS WITH VISIBILITY

2607 & 2611 Wyoming Blvd. NE | Albuquerque, NM 87112

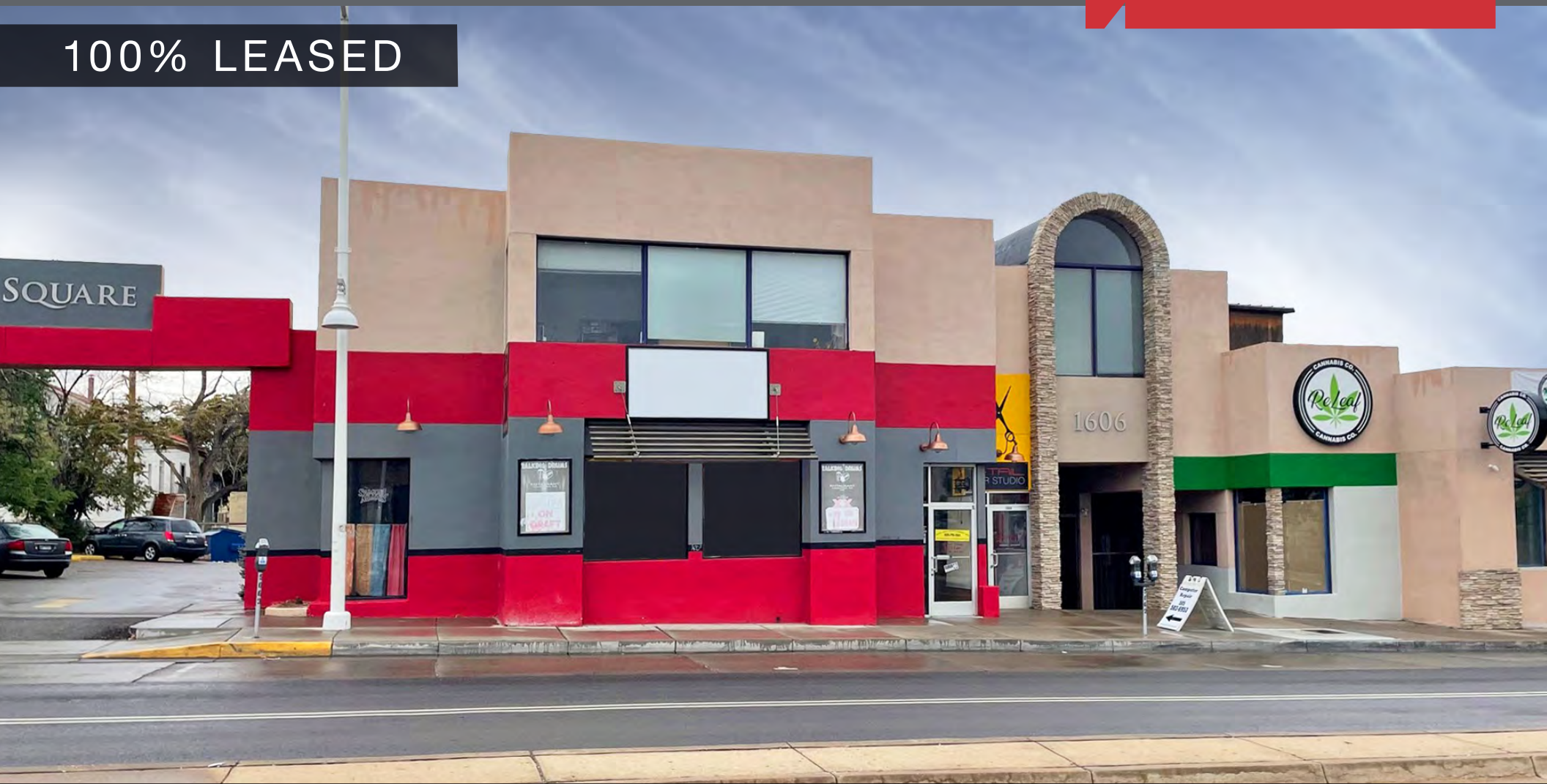


Multi-Tenant Investment Opportunity

1602 Central Ave. SE | Albuquerque, NM 87106

Offering
Memorandum

100% LEASED



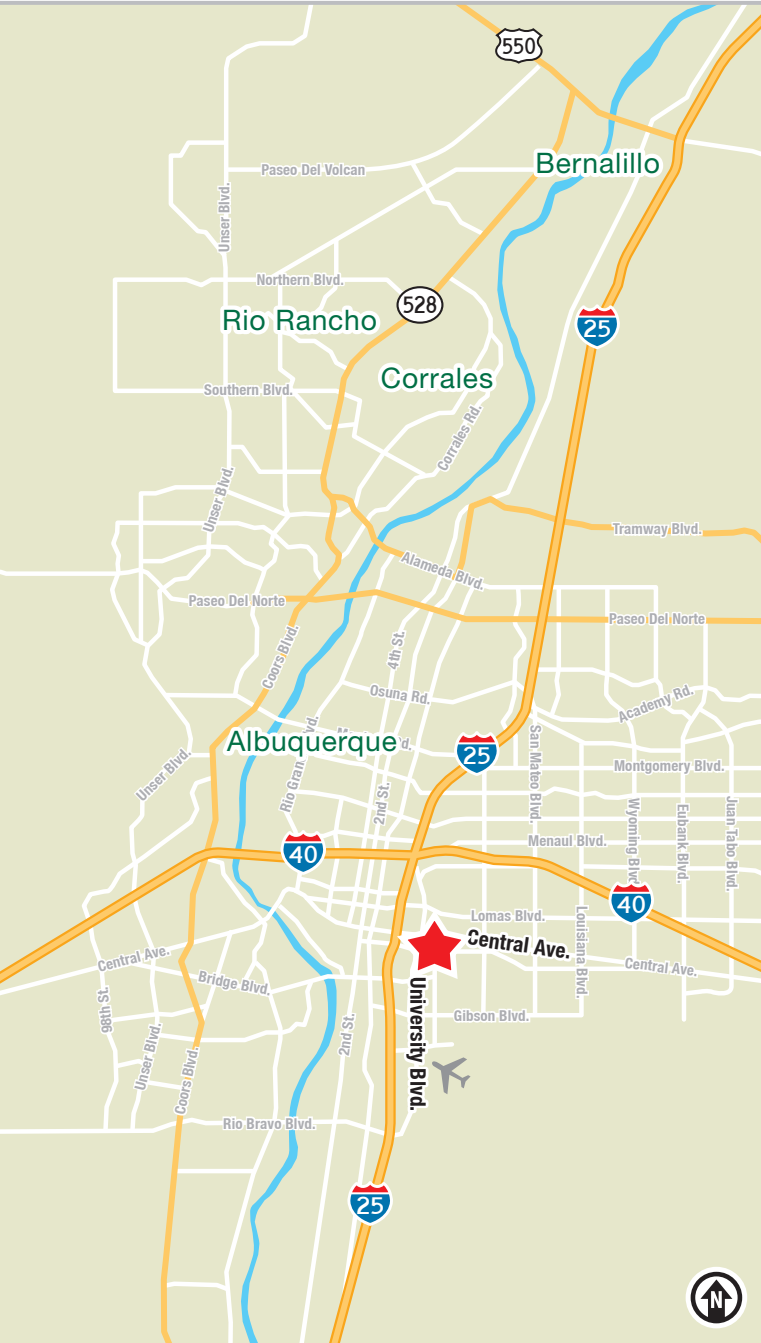
CENTRAL AVE. FRONTAGE ACROSS FROM THE UNIVERSITY OF NEW MEXICO

NAISunVista

got space™

John Algermissen
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568



SALE PRICE	\$1,668,000
CAP RATE	7.0%
NET OPERATING INCOME	\$116,804.64

INVESTMENT OVERVIEW

LOCATION

The southwest quadrant of Central Ave. & University Blvd. SE

ADDRESS

1602 Central Ave. SE
Albuquerque, NM 87106

BUILDING SIZE

±13,553 SF

LAND SIZE

±0.65 Acres

IDO ZONING

MX-M

INVESTMENT HIGHLIGHTS

- 100% leased with a diverse mix of retail & office tenants with a strong occupancy history
- Located in a high-daytime population area and surrounded by high-density residential
- Close to hundreds of newly-constructed apartment units
- Increased housing and medical development in the area is driving new retail demand
- Great visibility on Central Ave. to ±21,200 CPD
- One-half mile from I-25
- One minute from Presbyterian Hospital, UNM and CNM
- 37 reserved parking spaces
- Located on the Historic Route 66

 **HUB Zone** For Small Companies in Historically Underutilized Business Zones 

 **Opportunity Zone** A New Way to Finance 

TENANT
MIX

SUITE 100 & 106

Viet Kitchen

Viet Kitchen is a locally-owned, multi-unit restaurant operator serving the university area of Albuquerque. They have an extensive menu and offer both sit down and take out dining.

SUITE 100A

D-Tail Hair Studio

D-Tail Hair Studio offers stylists that are highly skilled at a variety of techniques for a diverse clientele. Clients come back because of the consistent attention to detail and the quality of service. A cool and fun atmosphere gives the vibe to create great hair.

SUITE 101

Relief Cannabis

Relief Cannabis is a locally-owned and operated, deli-style dispensary in the university area of Albuquerque.

SUITE 102

Lily Lolo

Lily Lolo Mineral Cosmetics is a luxurious, natural makeup thoughtfully formulated and made in England. Lily Lolo pioneered the clean-beauty movement with healthy, high-performing, beautiful cosmetics without compromise.

SUITE 103

**Anes Paris
Photography**

Anes Paris Photography is owned and operated by a natural light vintage and fashion photographer based in Albuquerque.

SUITE 104

States Newsroom

This location is the 24th and newest outlet in the States Newsroom organization led by a veteran Albuquerque-based reporter. Source New Mexico is a dedicated resource for the state's residents providing unflinching coverage of a number of topics across the region.

SUITE 105

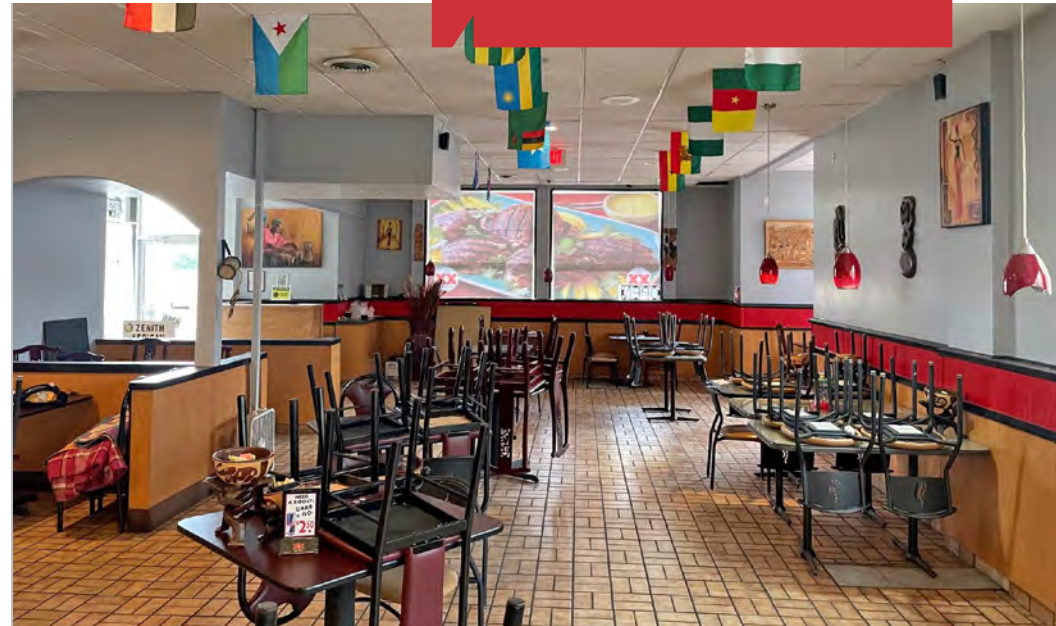
**Computer
Transformers**

Serving the UNM/CNM/downtown area, Computer Transformers repair Mac or PC desktops and laptops and are Apple experts. Their services include fixing water damage, screen repair, virus/malware removal, custom PC builds, hard drive and OS upgrades.

SUITE 201

Ekko Art Studio

Ekko Art Studios and Gallery is a New Mexico based company that has been in operation for over five years. They are one of Albuquerque's top art gallery attractions.





University Trade Area



For Sale

Highly-Visible Free-Standing Building

EXCELLENT TRAFFIC COUNTS WITH FULL ACCESS

3500 San Mateo Blvd. NE | Albuquerque, NM 87110

SEQ San Mateo Blvd. & Comanche Rd. NE



AVAILABLE

Building: ±2,441 SF
Land: ±0.149 Acres



SALE PRICE

\$405,000

- Great opportunity for both retail and office owner/users
- Existing pylon signage
- Full access from San Mateo Blvd.
- Highly-visible to 25,200 cars per day
- Densely-populated, established neighborhood
- Current tenant will vacate prior to closing
- IDO Zoning: MX-L

NASunVista

got space™

Ethan Melvin
ethan@sunvista.com
505 235 9347

Alexis Lovato
alexis@sunvista.com
505 639 6433

For Sale

HIGHLY-VISIBLE FREE-STANDING BUILDING

3500 San Mateo Blvd. NE | Albuquerque, NM 87110



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	17,611	108,768	308,206
Average HH Income	\$65,563	\$81,369	\$83,717
Daytime Employment	9,553	116,867	246,255

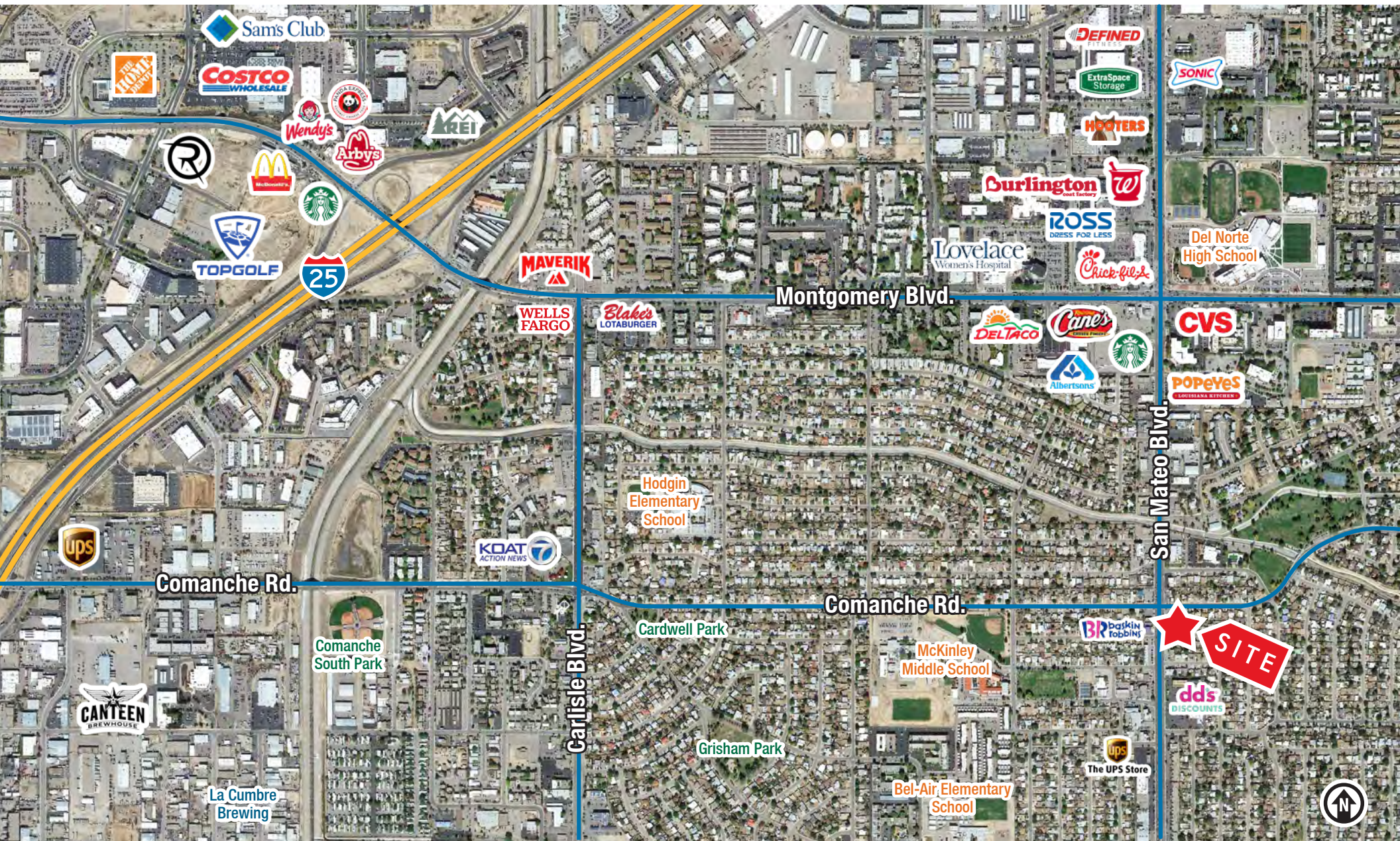
2022 Forecasted by Esri



For Sale

HIGHLY-VISIBLE FREE-STANDING BUILDING

3500 San Mateo Blvd. NE | Albuquerque, NM 87110



For Sale

HIGHLY-VISIBLE FREE-STANDING BUILDING

3500 San Mateo Blvd. NE | Albuquerque, NM 87110

FLOOR PLAN

Building: ±2,441 SF

San Mateo Blvd.

