

FOR LEASE

# Professional Office Suites

IN THE HEART  
OF DOWNTOWN

320 Gold Ave. SW  
Albuquerque, NM 87102

## UNDER NEW OWNERSHIP

### Capital Improvements Underway:

- New Wifi-enabled shared conference room
- Newly-renovated lobby
- Updated common areas
- Refillable water stations
- Mechanical upgrades:
  - New chiller
  - New cooling tower
  - Two new boilers

**3 MONTHS FREE RENT!**  
WITH A 3-YEAR LEASE

Limited time offer, see advisors for details.

**NAI**SunVista

got space™

Danaë Fernández  
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



### HIGHLIGHTS

#### LEASE RATE

- \$17.50 - \$18.50/SF Full Service

#### AVAILABLE

- Individual Suites: ±523 to ±7,412 RSF
- Full-Floor Suite: ±7,412 RSF
- Total Space Available: ±18,415 RSF

#### PROPERTY HIGHLIGHTS

- Private, on-site parking garage with ample spaces
- 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
- Fabulous mountain views
- Near bus stop, Railrunner and Amtrak station
- Roving security
- APD substation nearby

**IDO ZONING** MX-FD-UD

For Lease

# PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

## DOWNTOWN ALBUQUERQUE



505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110



Danaë Fernández  
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



*Newly-Renovated Lobby*



### BUILDING AMENITIES

*Shared Conference Room*



*On-Site Café*



*Updated Common Area*

For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Danaë Fernández  
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



### DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico.

### DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.



**\$29M**

City Commitment for Revitalization Projects Downtown

**\$36M**

Investment for Rail Trail (See the next page)

**\$94M**

Total (Committed and Pending) Non-City Public and Private Funding



### Downtown Housing

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents downtown are currently in the works. They include:

- **Springer Square:** Up to 70 housing units
- **Palindrome Townhomes:** 14 units
- **Villa Agave:** 15 apartments

**THERE'S BEEN A 60% Increase in Downtown Residential Population**  
(Since October 2000)



### An ABQ Landmark Since 1961

320 Gold Ave. NW was constructed from 1959 to 1961. Designed by local architect Willard C. Kruger, the 14-story building surpassed the Simms Building across the street to become the tallest in New Mexico until 1963. The 14th floor housed the private Petroleum Club, while the Bank of New Mexico had its headquarters on the ground floor. The building was given a \$5 million remodeling in 1986, which included major mechanical work as well as replacing the original curtain walls with the current black tinted glass. The building is currently undergoing significant upgrades and capital improvements.



### A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

### Downtown: A Safe Environment



The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

#### WALK SCORE

**96**

**Walker's Paradise**  
Daily errands do not require a car.

#### TRANSIT SCORE

**54**

**Good Transit**  
Many nearby public transportation options.

#### BIKE SCORE

**91**

**Biker's Paradise**  
Biking is convenient for most trips.

Information Source: City of Albuquerque Downtown Forward Report 2022



505 878 0001 | [sunvista.com](http://sunvista.com)



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

Danaë Fernández

[danae@sunvista.com](mailto:danae@sunvista.com)

505 604 8766

Shelly Branscom, CCIM

[shelly@sunvista.com](mailto:shelly@sunvista.com)

505 414 2669

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

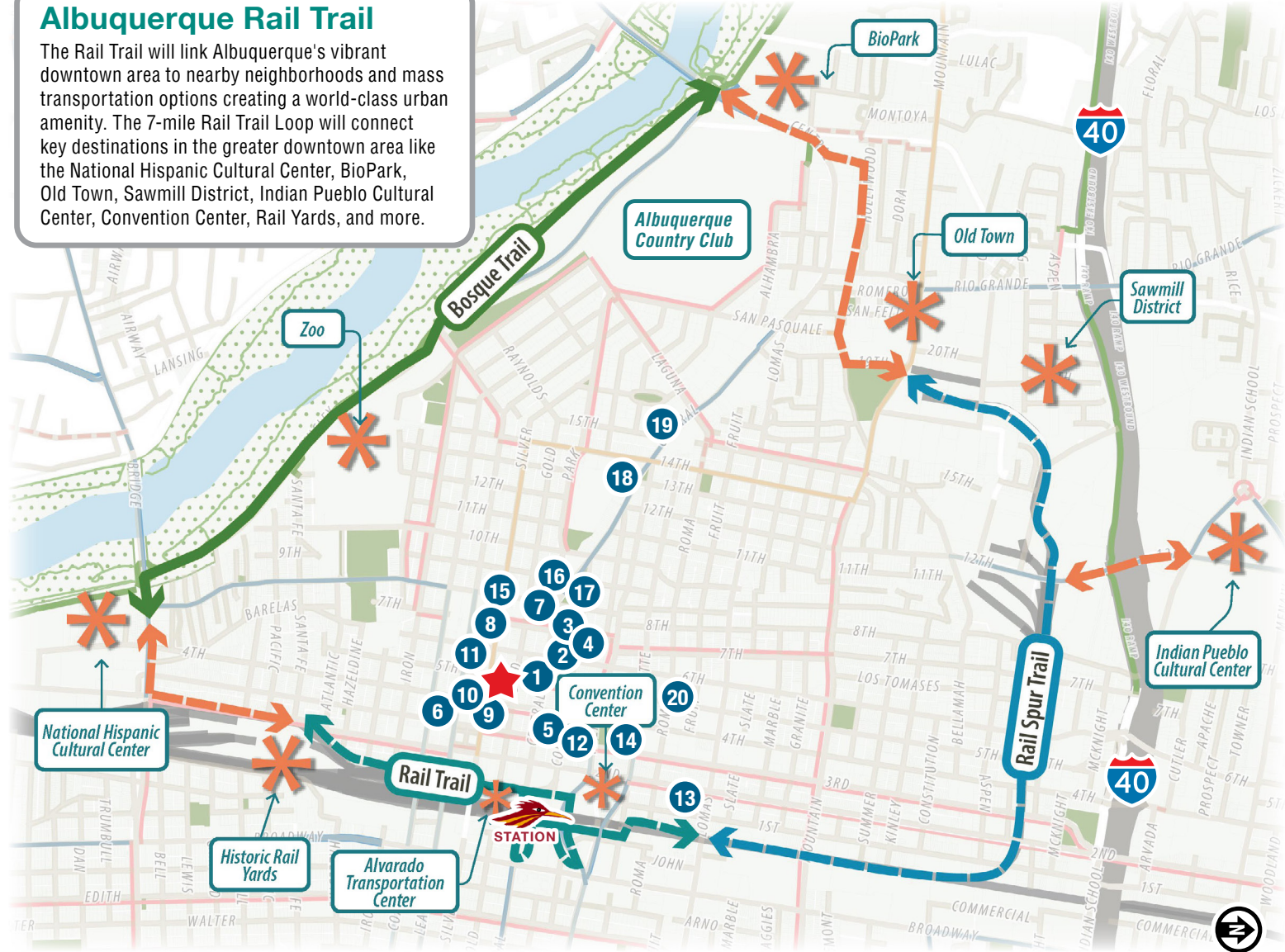
320 Gold Ave. SW | Albuquerque, NM 87102

### LEGEND

- ★ **320 Gold Ave. NW**
- 1 APD Public Safety Center
- 2 Kimo Theater
- 3 505 Central Food Hall
- 4 Humble Coffee
- 5 Hotel Andaluz
- 6 Zendo Coffee
- 7 Curious Toast Café
- 8 Cecilia's Café
- 9 Le Troquet
- 10 Don Sushi
- 11 Boese Brothers Brewing
- 12 Sports & Wellness
- 13 Fusion Theater
- 14 Civic Plaza
- 15 ABQ Fire Rescue Station 1
- 16 Tunnel Springs Café & Market
- 17 Downtown Growers Market
- 18 Dog House Drive In
- 19 Vinaigrette
- 20 Courthouses

### Albuquerque Rail Trail

The Rail Trail will link Albuquerque's vibrant downtown area to nearby neighborhoods and mass transportation options creating a world-class urban amenity. The 7-mile Rail Trail Loop will connect key destinations in the greater downtown area like the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Rail Yards, and more.



### DOWNTOWN AMENITIES

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

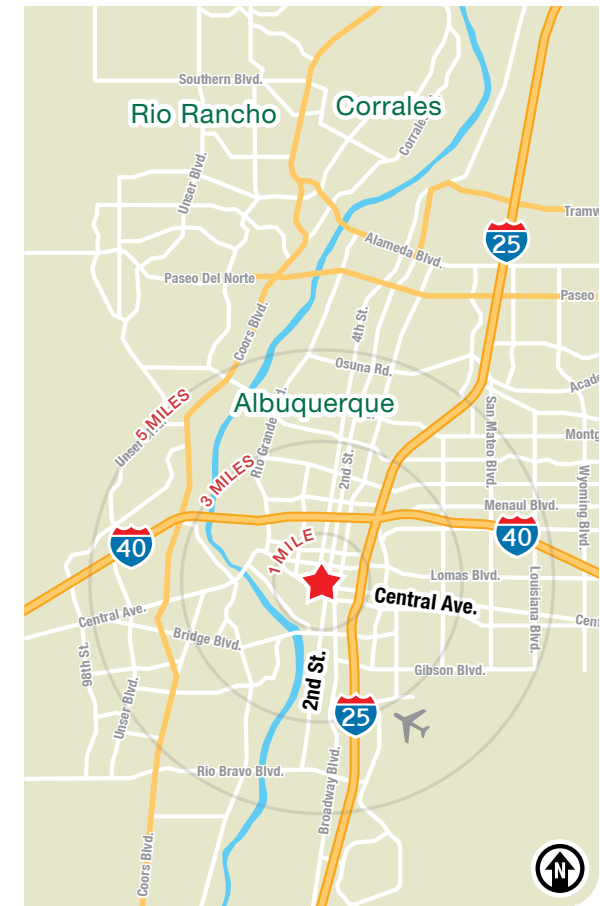
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2022</b>		<b>2022</b>		<b>2022</b>	
Population	13,574		88,867		233,616	
Households	7,373		40,694		101,988	
Families	2,129		18,266		52,499	
Average Household Size	1.71		2.08		2.23	
Owner Occupied Housing Units	2,096		19,405		52,725	
Renter Occupied Housing Units	5,277		21,289		49,264	
Median Age	33.5		35.6		36.1	
<b>Trends: 2022-2027 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.28%		0.28%		0.28%	
Households	0.36%		0.36%		0.36%	
Families	0.29%		0.29%		0.29%	
Owner HHs	0.63%		0.63%		0.63%	
Median Household Income	2.70%		2.70%		2.70%	
<b>Households by Income</b>	<b>2022</b>		<b>2022</b>		<b>2022</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,094	28.4%	7,449	18.3%	17,665	17.3%
\$15,000 - \$24,999	800	10.9%	4,891	12.0%	11,588	11.4%
\$25,000 - \$34,999	941	12.8%	3,985	9.8%	10,685	10.5%
\$35,000 - \$49,999	840	11.4%	4,837	11.9%	13,083	12.8%
\$50,000 - \$74,999	1,186	16.1%	6,868	16.9%	17,903	17.6%
\$75,000 - \$99,999	613	8.3%	4,498	11.1%	11,517	11.3%
\$100,000 - \$149,999	505	6.8%	4,487	11.0%	11,149	10.9%
\$150,000 - \$199,999	136	1.8%	1,781	4.4%	4,199	4.1%
\$200,000+	258	3.5%	1,899	4.7%	4,198	4.1%
Median Household Income	\$33,006		\$46,813		\$47,036	
Average Household Income	\$56,074		\$71,659		\$70,320	
Per Capita Income	\$30,359		\$33,090		\$30,760	

### DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,574	88,867	233,616
Average HH Income	\$56,074	\$71,659	\$70,320
Daytime Employment	38,077	106,352	187,081

2022 Forecasted by Esri





# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



### AVAILABLE SPACE

#### 6th FLOOR

Full Floor	±7,412 RSF
------------	------------

#### 8th FLOOR

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

#### 9th FLOOR

Suite 912	±523 RSF
-----------	----------

Suite 919	±560 RSF
-----------	----------

<b>Total</b>	<b>±1,083 RSF</b>
--------------	-------------------

#### 10th FLOOR

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

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

<b>Total</b>	<b>±5,496 RSF</b>
--------------	-------------------

#### 14th FLOOR

Suite 1400	±3,416 RSF
------------	------------

<b>Total Available SF:</b>	<b>±18,415 RSF</b>
----------------------------	--------------------



505 878 0001 | [sunvista.com](http://sunvista.com)



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

Danaë Fernández

[danae@sunvista.com](mailto:danae@sunvista.com)

505 604 8766

Shelly Branscom, CCIM

[shelly@sunvista.com](mailto:shelly@sunvista.com)

505 414 2669

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

6TH FLOOR



- Available
- Common Area

**AVAILABLE**

Full Floor ±7,412 RSF

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

8TH FLOOR



- Available
- Leased
- Common Area



**AVAILABLE**

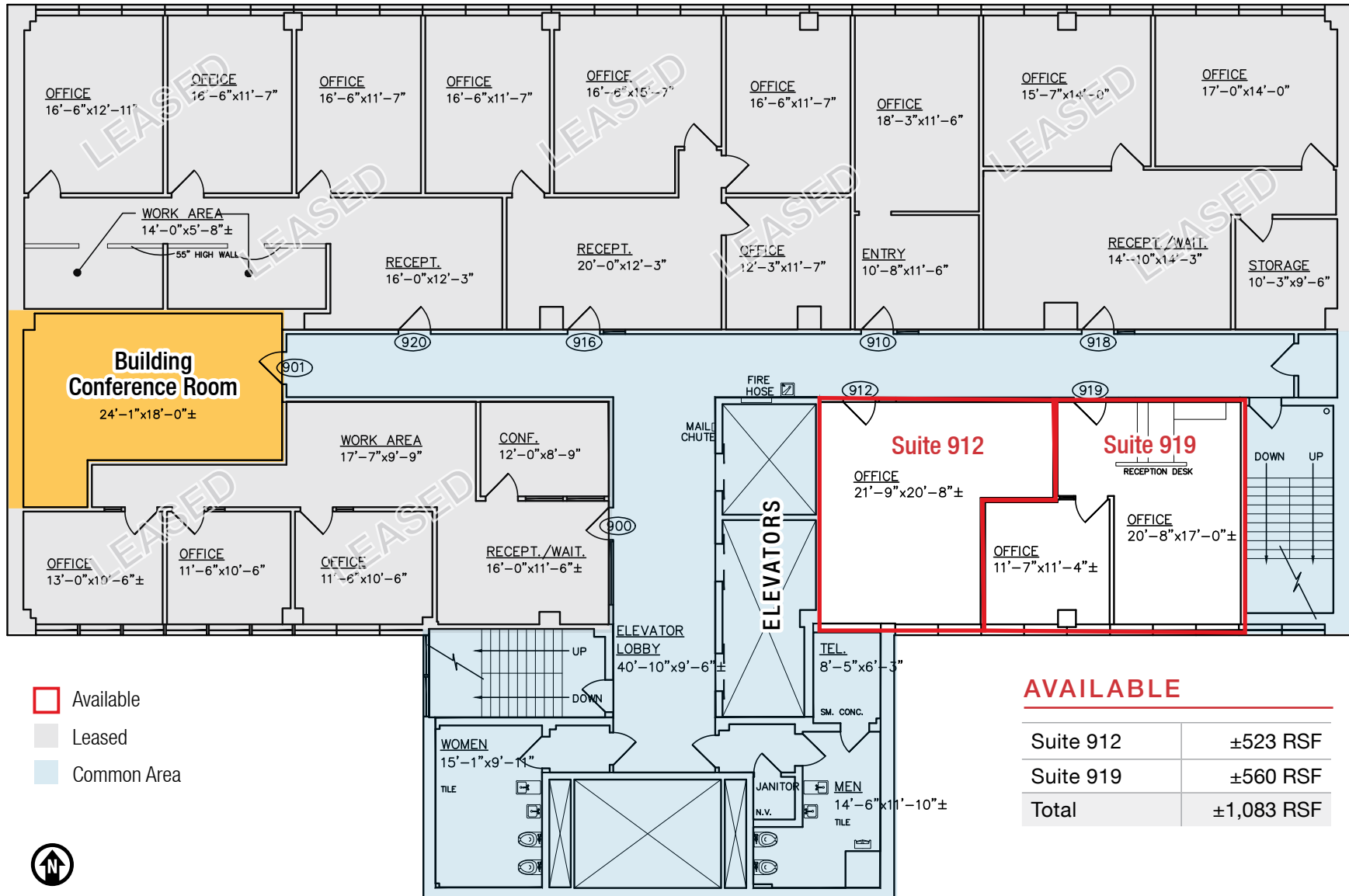
Suite 806	±1,008 RSF
-----------	------------

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

9TH FLOOR

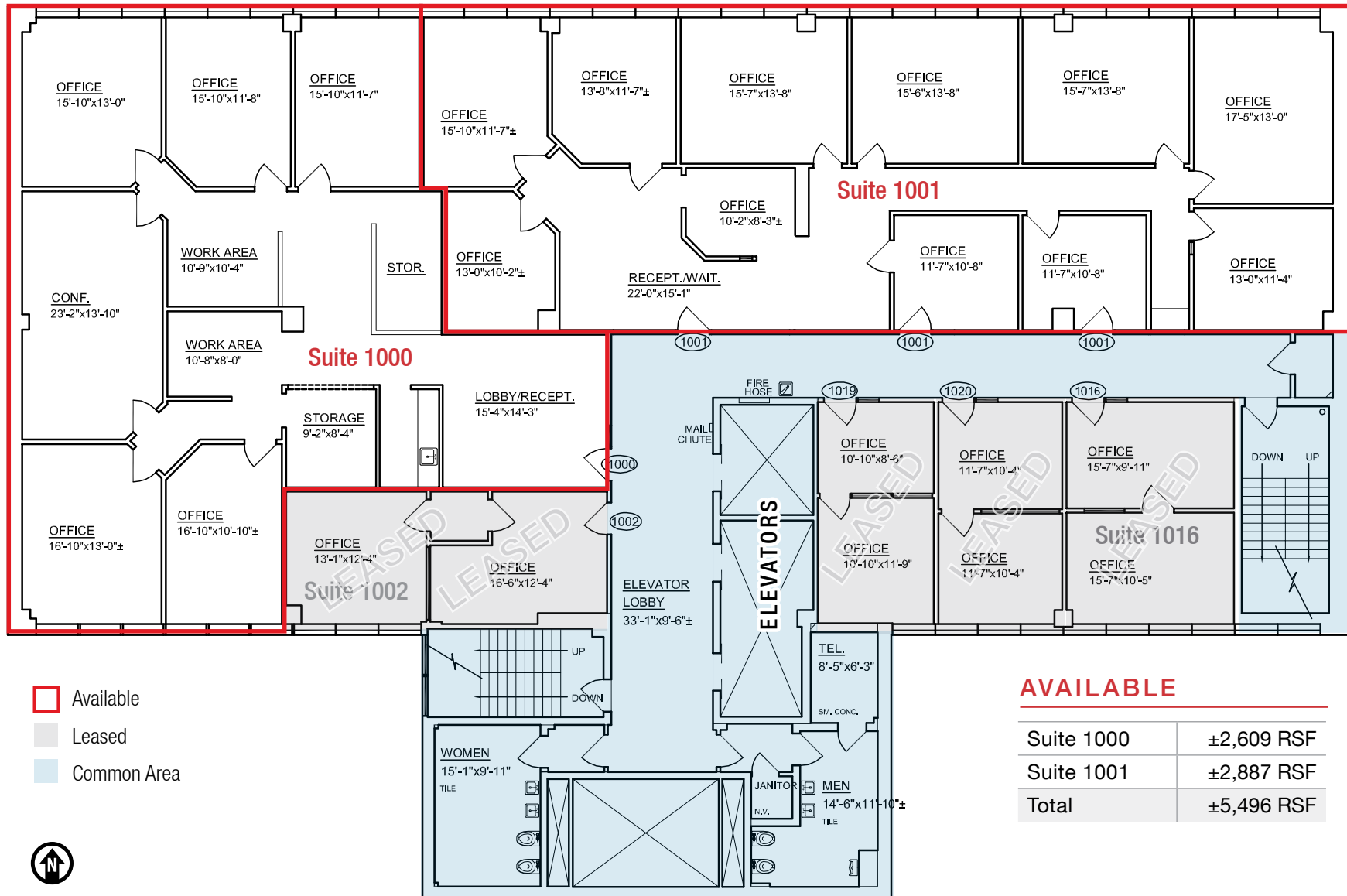


# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

10TH FLOOR



### AVAILABLE

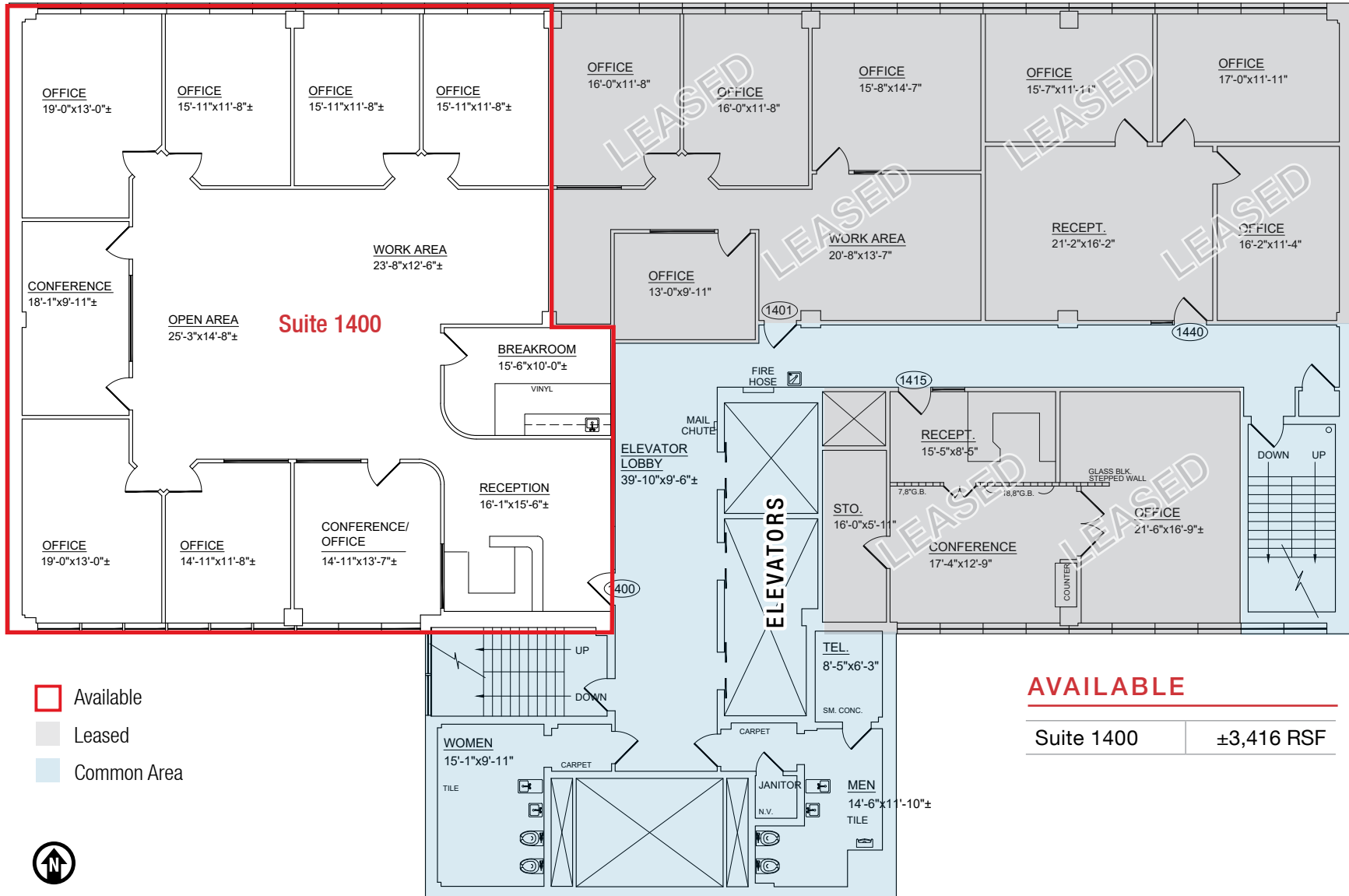
Suite 1000	±2,609 RSF
Suite 1001	±2,887 RSF
<b>Total</b>	<b>±5,496 RSF</b>

# For Lease

## PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102

14TH FLOOR



- Available
- Leased
- Common Area

**AVAILABLE**

Suite 1400 ±3,416 RSF