

For Sale

# Well-Maintained Freestanding Building

SE HEIGHTS LIVE/WORK OPPORTUNITY NEAR KIRTLAND AFB



533 Louisiana Blvd. SE | Albuquerque, NM 87108

*NWQ Louisiana Blvd. & Trumbull Ave. SE*



### AVAILABLE

Building: ±3,200 SF  
Land: ±0.1045 Acres



### SALE PRICE

\$259,000

- Fantastic opportunity to capture commuters to Kirtland AFB and Sandia Labs
- Ability to remove demising walls for an open floor plan
- Ideal for retail and office users alike

**NA**SunVista

got space™

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### SITE

#### AVAILABLE

Building: ±3,200 SF  
Land: ±0.1045 Acres

#### HIGHLIGHTS

- Fantastic opportunity to capture commuters to Kirtland AFB and Sandia Labs
- Ability to remove demising walls for an open floor plan
- Ideal for retail and office users alike
- Pylon signage
- Great traffic counts and visibility along Louisiana Blvd.
- Minutes from Kirtland AFB, Sandia Labs, VA Hospital and the ABQ Sunport
- Turn-key karate dojo with living quarters
- 2 restrooms, shower room and full kitchen

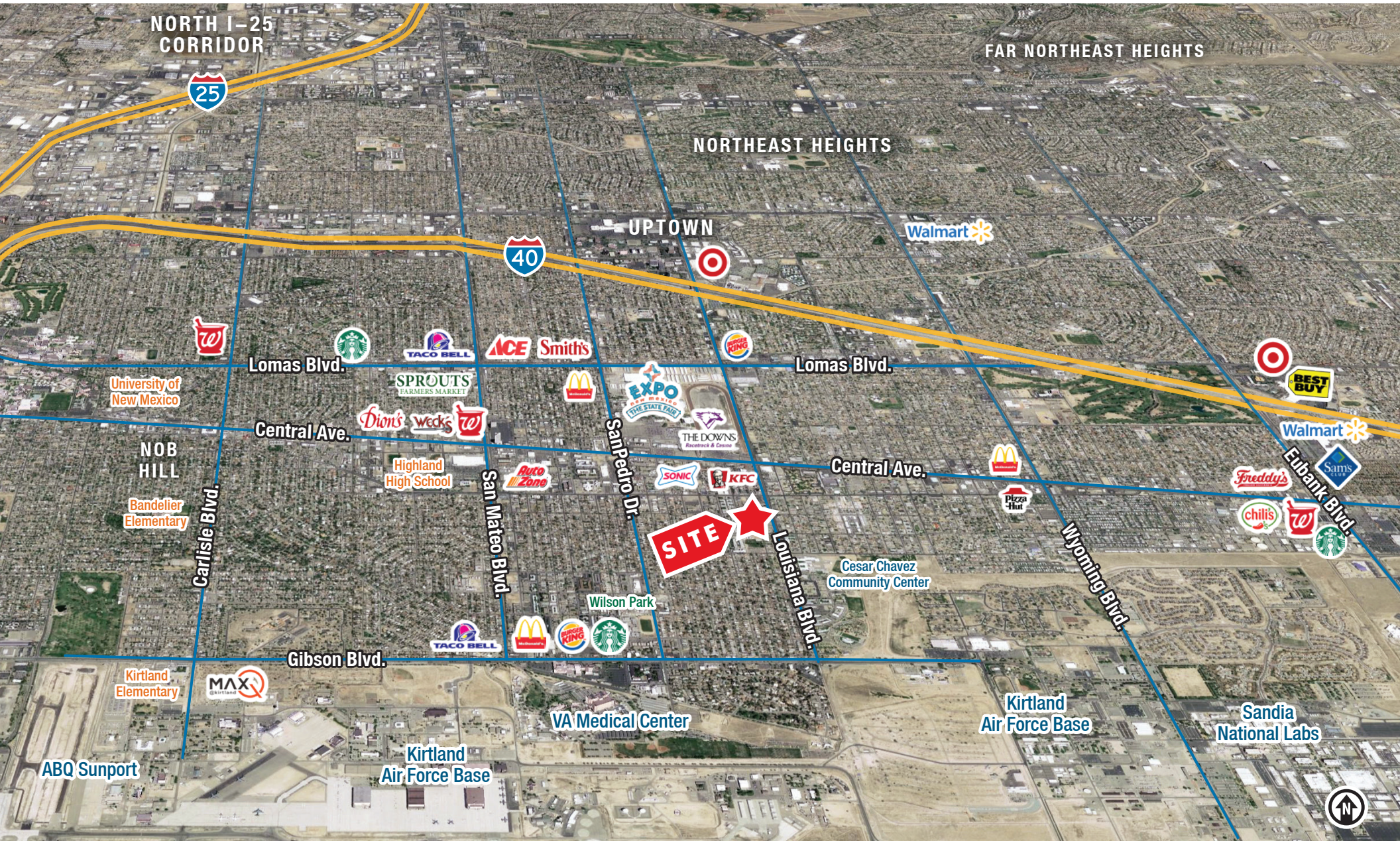
#### IDO ZONING

- [MX-L](#)

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**NAI**SunVista

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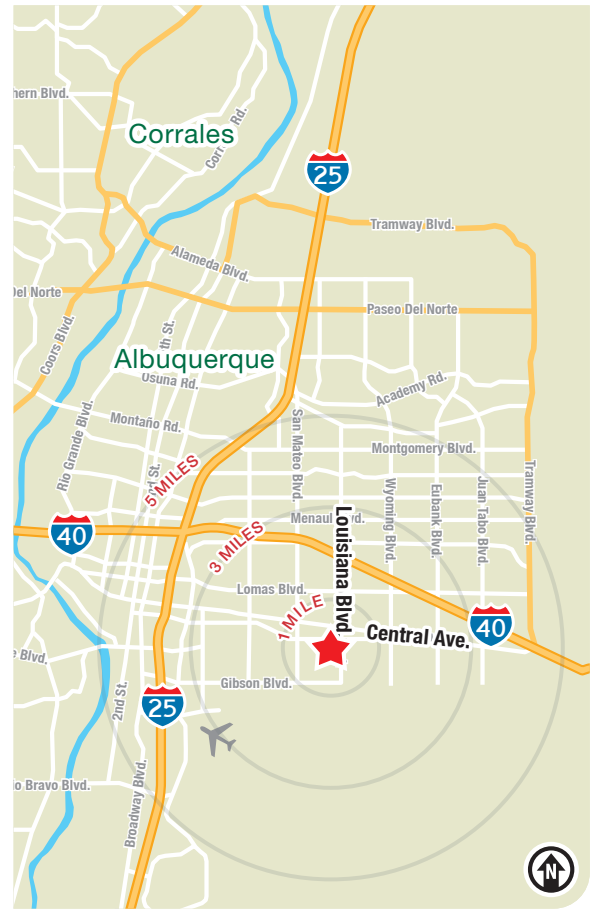
### DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
Population	22,046		99,642		239,463	
Households	9,874		45,568		108,656	
Families	4,210		21,307		52,755	
Average Household Size	2.16		2.13		2.14	
Owner Occupied Housing Units	2,826		22,081		57,513	
Renter Occupied Housing Units	7,048		23,487		51,143	
Median Age	38.2		38.8		38.5	
<b>Trends: 2024-2029 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
<b>Households by Income</b>	<b>2024</b>		<b>2024</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,478	25.1%	6,233	13.7%	13,462	12.4%
\$15,000 - \$24,999	1,828	18.5%	5,524	12.1%	11,647	10.7%
\$25,000 - \$34,999	1,308	13.2%	4,607	10.1%	10,279	9.5%
\$35,000 - \$49,999	1,493	15.1%	6,349	13.9%	14,264	13.1%
\$50,000 - \$74,999	1,336	13.5%	6,908	15.2%	17,126	15.8%
\$75,000 - \$99,999	655	6.6%	5,118	11.2%	13,218	12.2%
\$100,000 - \$149,999	527	5.3%	6,101	13.4%	15,858	14.6%
\$150,000 - \$199,999	92	0.9%	2,186	4.8%	6,316	5.8%
\$200,000+	155	1.6%	2,539	5.6%	6,483	6.0%
Median Household Income	\$29,071		\$50,172		\$55,127	
Average Household Income	\$44,621		\$75,889		\$80,920	
Per Capita Income	\$20,131		\$34,893		\$36,950	

### DEMO SNAP SHOT

Demographics	1 mile	3 mile	5 mile
Total Population	22,046	99,642	239,463
Average HH Income	\$44,621	\$75,889	\$80,920
Daytime Employment	5,229	71,659	181,738

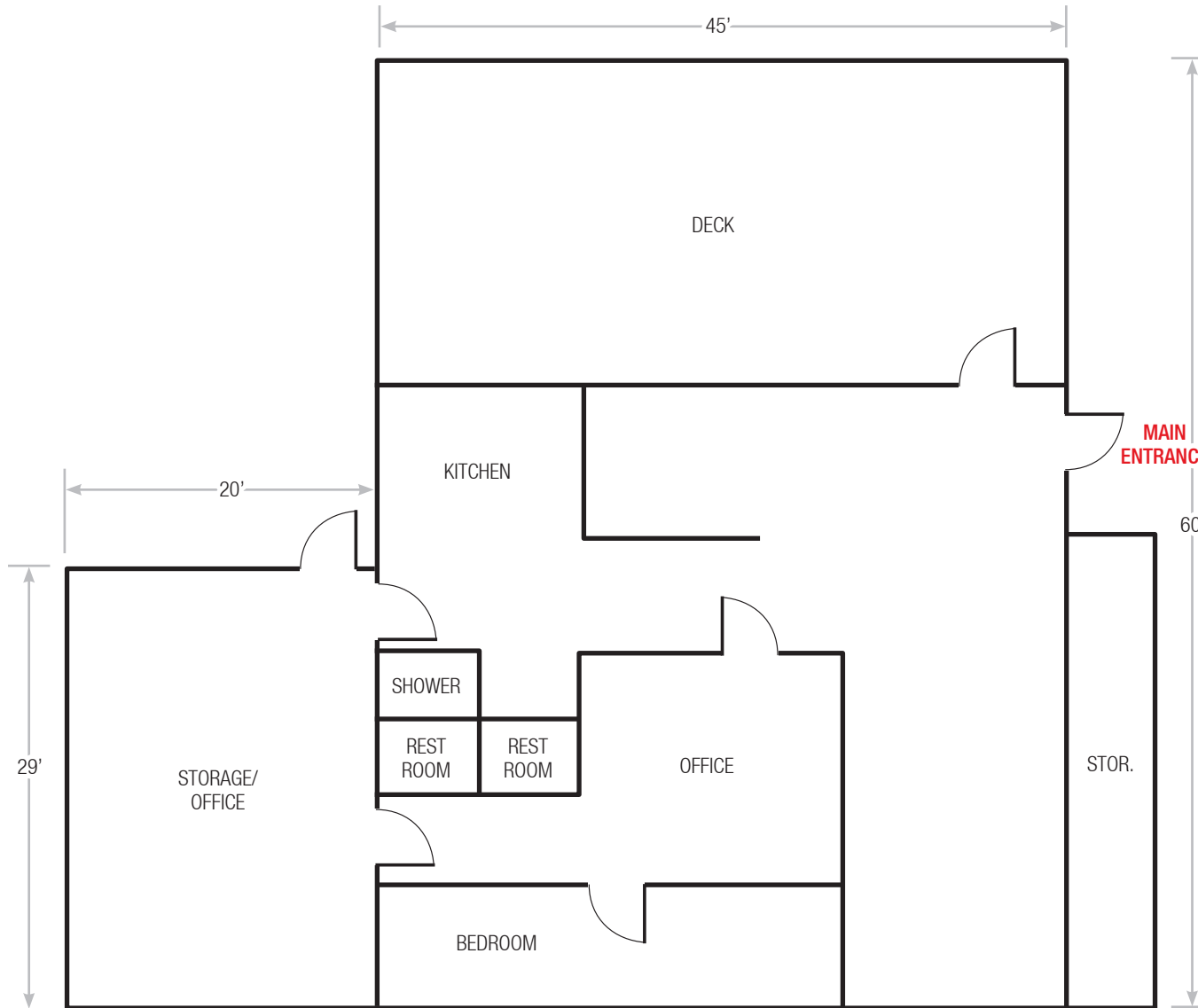
2024 Forecasted by Esri



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## FLOOR PLAN

±3,200 SF

*Floor Plan Not to Scale*

Louisiana Blvd. SE