

For Sale

Stand-Alone Office Building

LOCATED NEAR UPTOWN AND I-40



1516 San Pedro Dr. NE | Albuquerque, NM 87110

SEQ San Pedro Dr. & Constitution Ave. NE



AVAILABLE

Building: ±6,525 SF
Land: ±0.45 Ac.



SALE PRICE

\$880,875
(\$135.00/SF)

- 16 offices, 2 conference rooms, and break room
- Lots of natural light and 4 fireplaces
- 3 separate entrances that could easily accommodate a 2-tenant building
- 4.6:1,000 parking ratio
- Located on a bus route
- Easy access to I-40 and Uptown
- IDO Zoning: MX-L

NAISunVista

got space™

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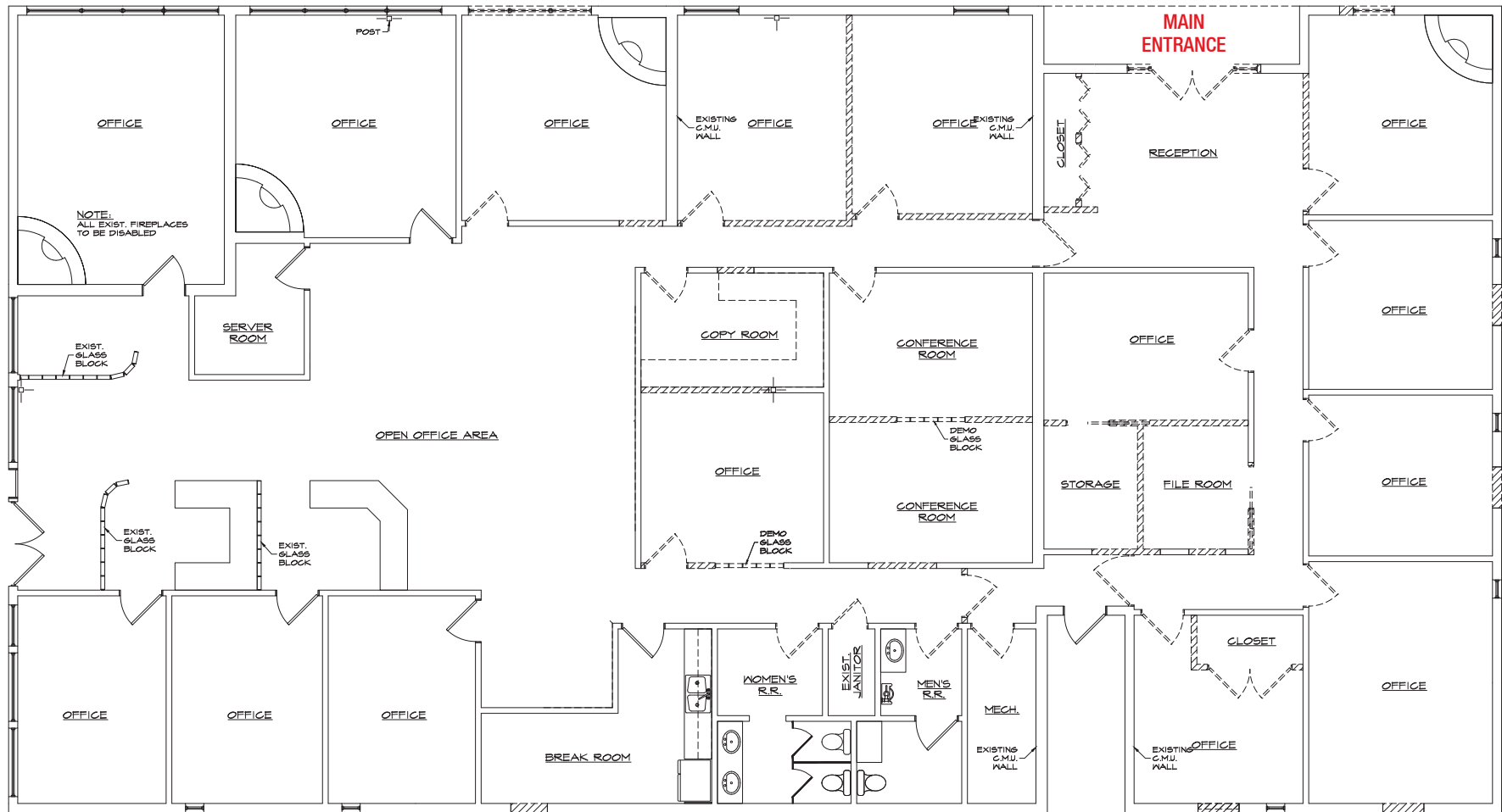
FLOOR PLAN

CURRENT ONE-TENANT

±6,525 SF

Summer Ave. NE

San Pedro Dr. NE



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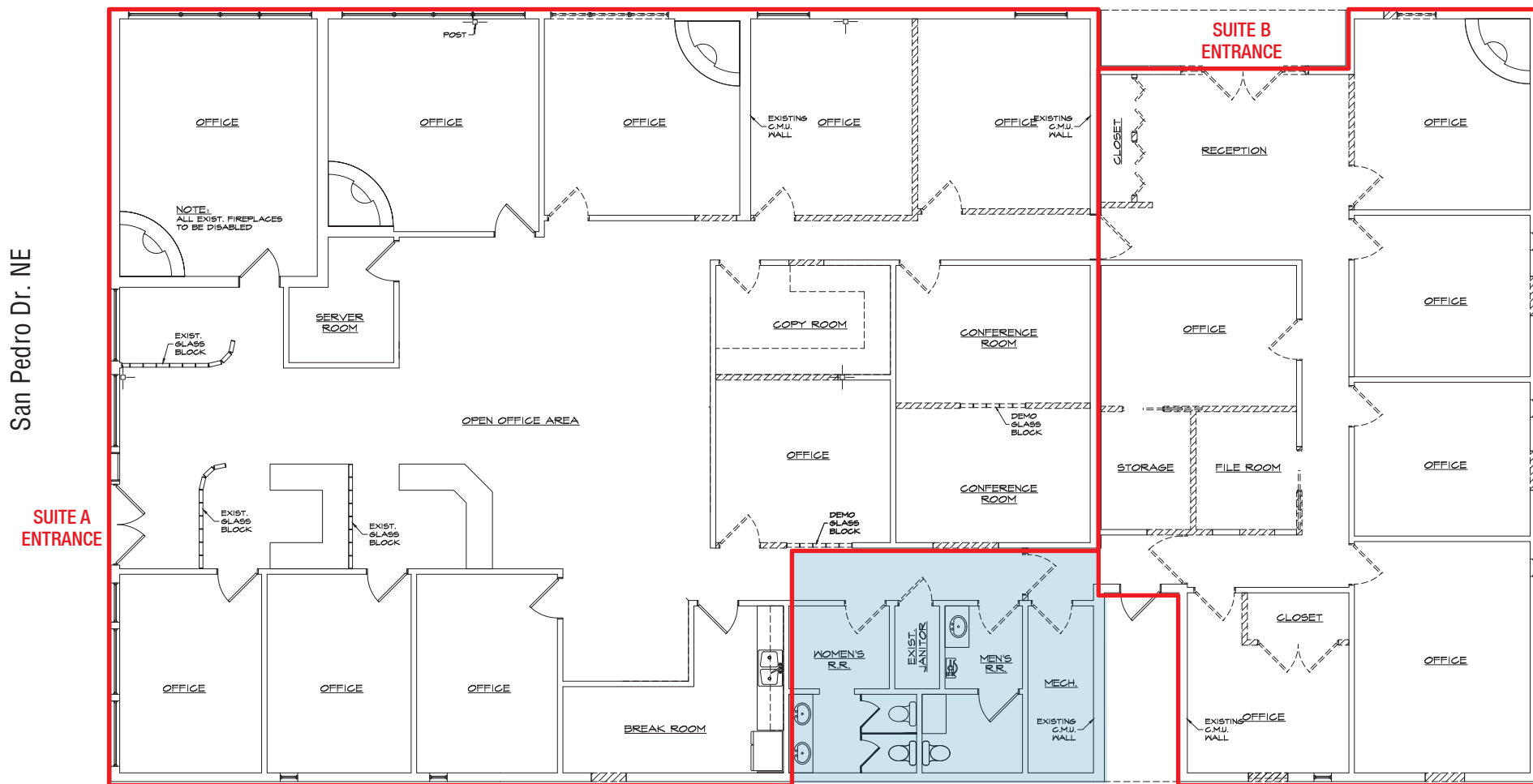
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FLOOR PLAN

CONCEPTUAL TWO-TENANT

±6,525 Total SF

Summer Ave. NE



Available

Common Area



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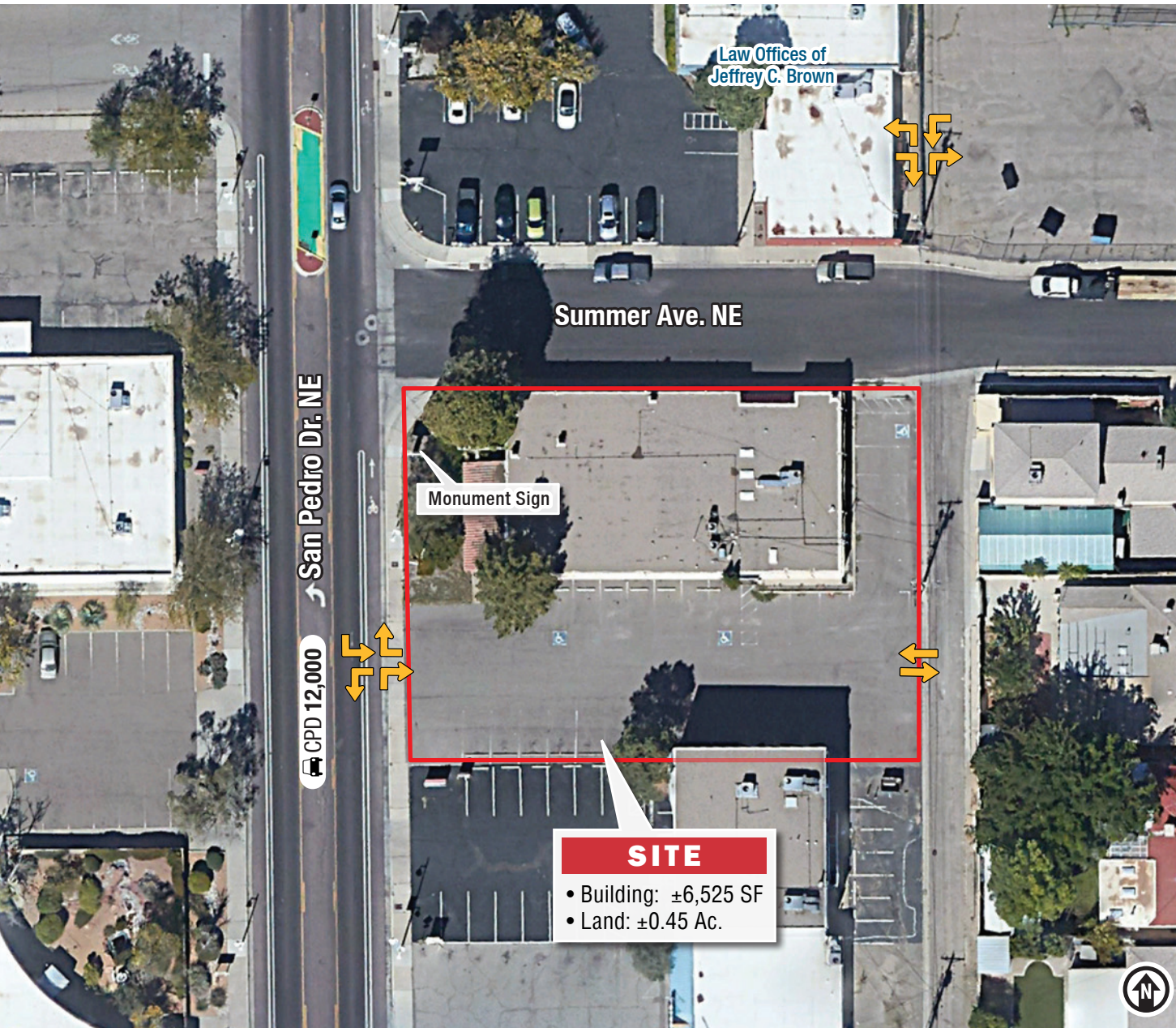
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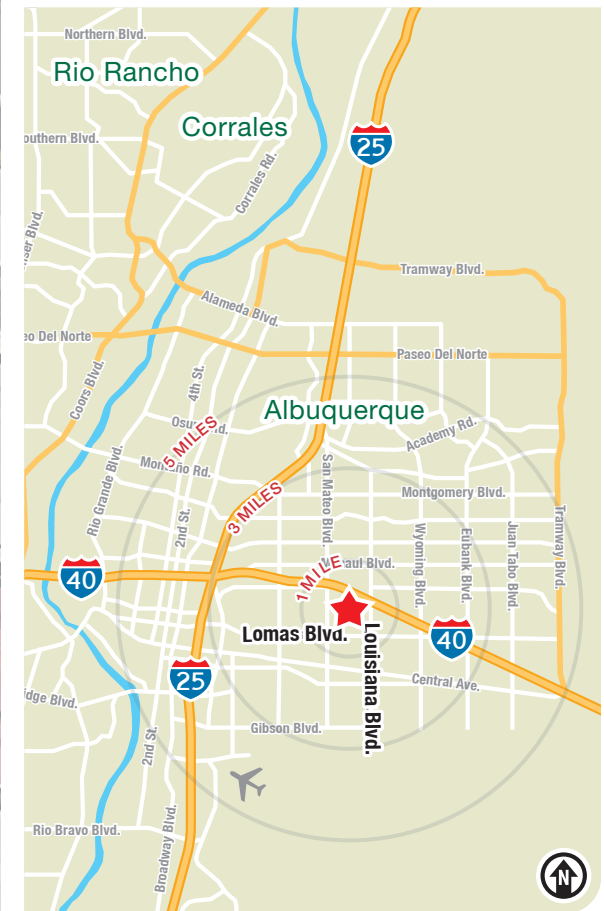
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,608	135,301	290,077
Average HH Income	\$74,743	\$73,981	\$79,565
Daytime Employment	12,046	96,306	232,938

2023 Forecasted by Esri



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