

For Sale

# North I-25 Class-A Office Building

IN THE HIGHLY-DESIRABLE JOURNAL CENTER



**OWNER/USER  
OPPORTUNITY**

 Visit Our YouTube Channel  
to View this Property Video 

101 Sun Ave. NE | Building C | Albuquerque, NM 87109

*SWQ I-25 & Paseo del Norte NE*



**AVAILABLE**

Building: ±12,078 SF  
Land: ±1.32 Acres



**SALE PRICE**

\$2,399,000  
(\$198.63/SF)

- Prestigious master-planned business location
- Campus environment with lush grounds
- Easy access to Paseo Del Norte, I-25 and countless amenities

**NAISunVista**

**got space™**

Danaë Fernández  
danae@sunvista.com  
505 604 8766

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



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### PROPERTY

#### AVAILABLE

- Building: ±12,078 SF
- Land: ±1.32 Acres

#### HIGHLIGHTS

- Owner/user opportunity
- Conveniently located for easy access to Paseo del Norte, I-25 and countless amenities
- Prestigious master-planned business location
- Campus environment with lush grounds
- Open, collaborative layout
- Large conference and training rooms
- Additional conference room with coffee bar and gas fireplace
- Break room
- Beautiful finishes throughout
- Built in 1995, renovated in 2015
- Multiple access points
- TPO and metal roof
- 3.2:1,000 parking ratio
- IDO Zoning: [NR-BP](#) 

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

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505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [X](#) [in](#) [v](#)  
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## NORTH I-25 CLASS-A OFFICE BUILDING

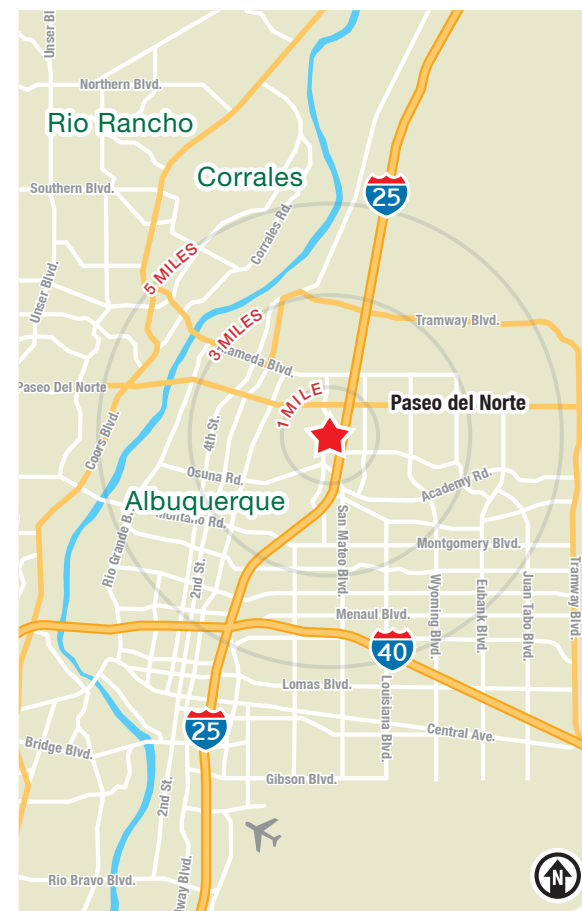
101 Sun Ave. NE | Building C | Albuquerque, NM 87109



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	6,954	81,164	193,686
Average HH Income	\$64,305	\$101,456	\$105,569
Daytime Employment	21,792	82,872	160,602

2024 Forecasted by Esri



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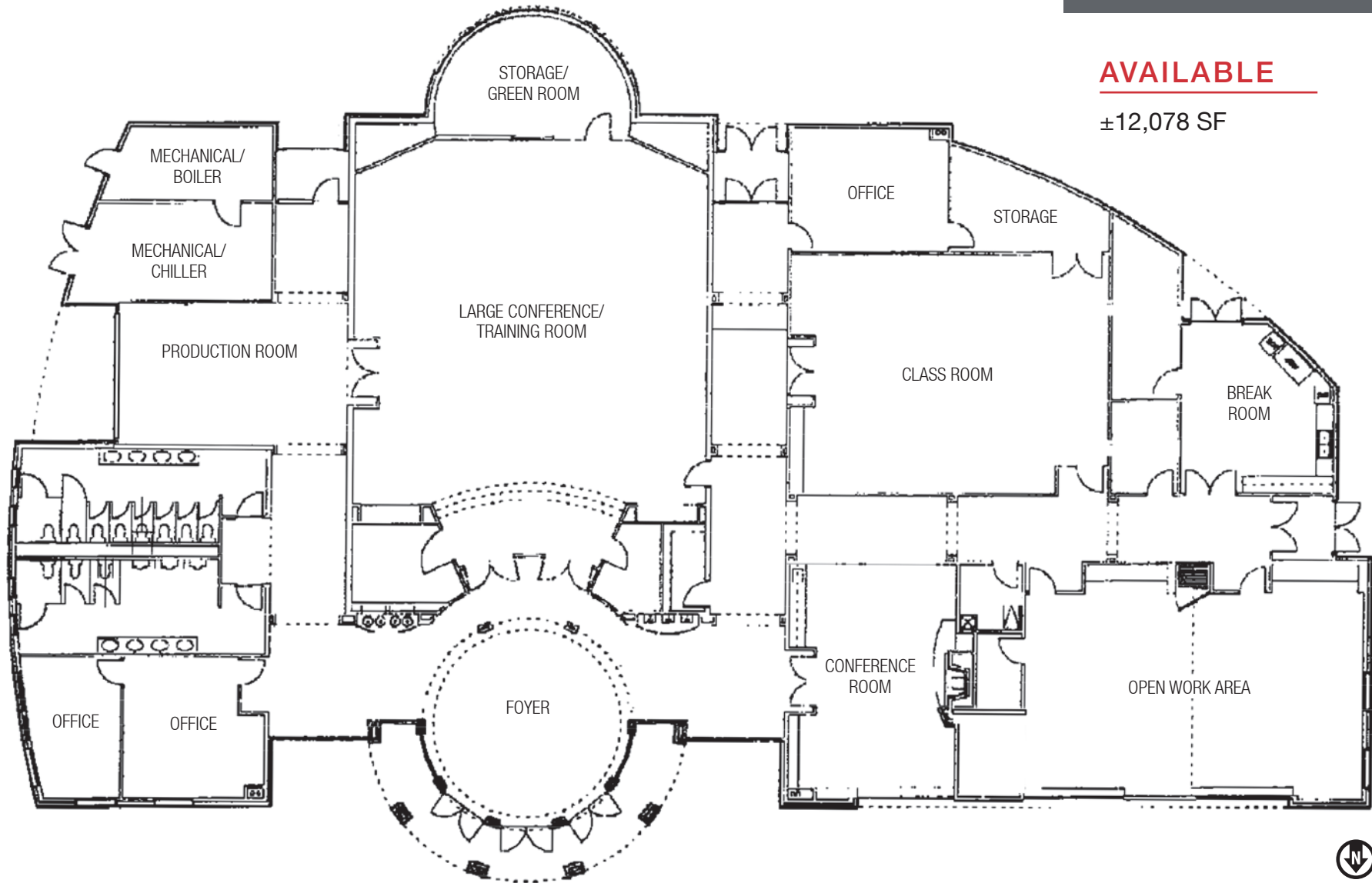
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## FLOOR PLAN

**AVAILABLE**

±12,078 SF



MAIN ENTRANCE

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SITE SURVEY

AVAILABLE

±1.32 Acres





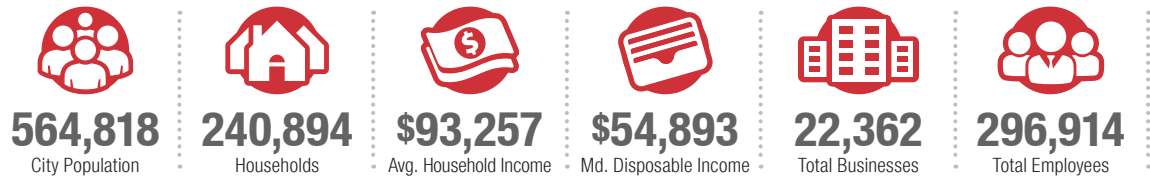
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

### ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*



**926,835**  
Albuquerque Metro Population



**The Largest**  
City in the State



### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.