

For Sale
or Lease

Stand-Alone Retail/Veterinary Clinic

LOCATED ALONG HIGH-TRAFFIC MONTGOMERY BLVD.



9032 Montgomery Blvd. NE | Albuquerque, NM 87111

SWQ Montgomery Blvd. & Moon St. NE



AVAILABLE

Building: ±4,270 SF
Land: ±0.32 Acres



SALE PRICE

\$940,000



LEASE RATE

See Advisors

- Located in the desirable Far Northeast Heights trade area
- Dense population with high-income demographics
- Outstanding visibility to 34,600 cars per day

NASunVista

got space™

John Algermissen, CCIM
johna@sunvista.com
505 998 5734

Genieve Posen
genieve@sunvista.com
505 998 1568

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PROPERTY

AVAILABLE

Building: ±4,270 SF
Land: ±0.32 Acres

HIGHLIGHTS

- Located in the desirable Far Northeast Heights trade area
- Dense population with high-income demographics
- Outstanding visibility to 34,600 cars per day
- Near an intersection with multiple access points
- Pylon sign with multiple panels
- Ample parking at 6.6:1000
- Former veterinary clinic with buildout and rear dog run
- Property can convert to retail or office

IDO ZONING

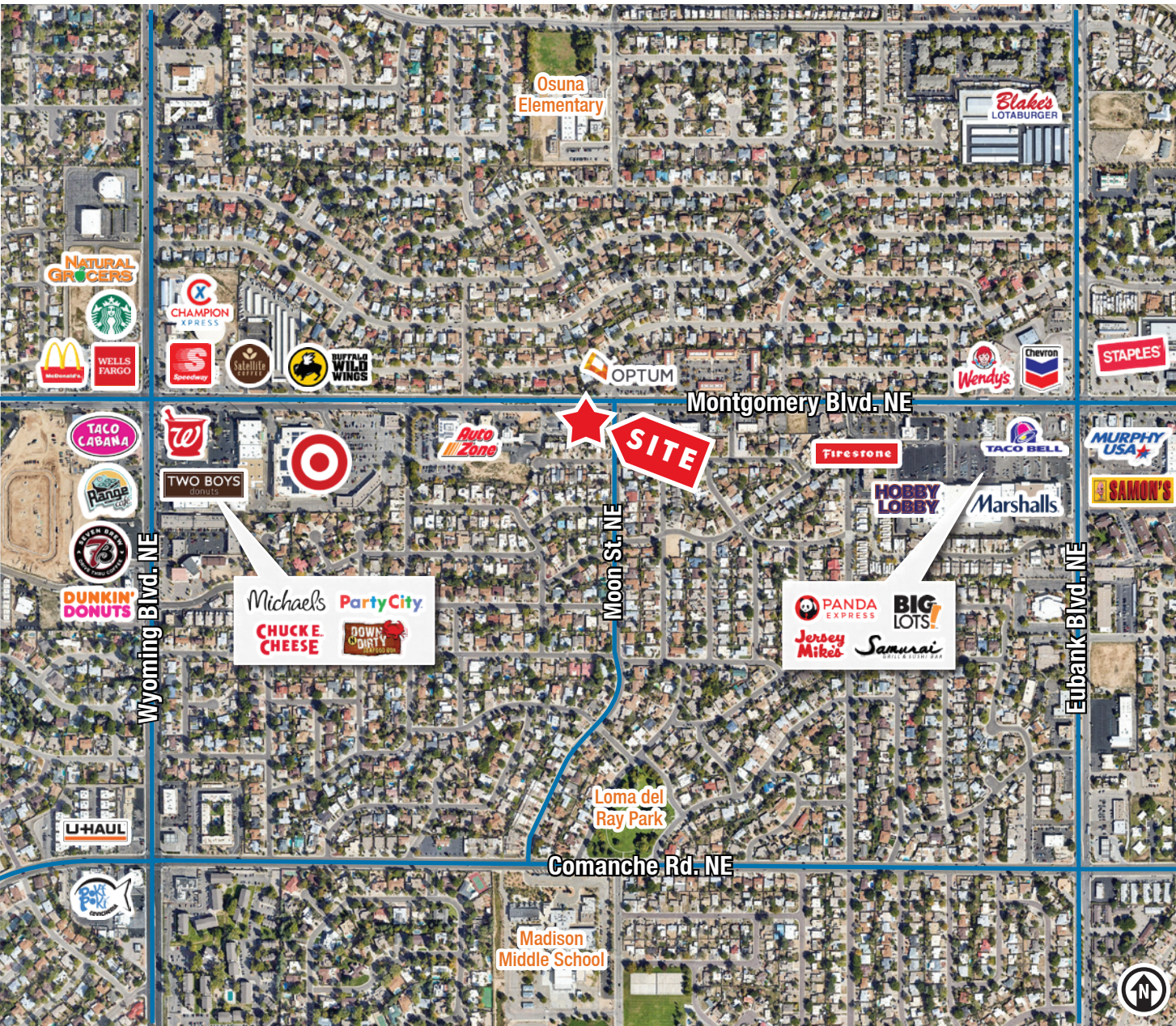
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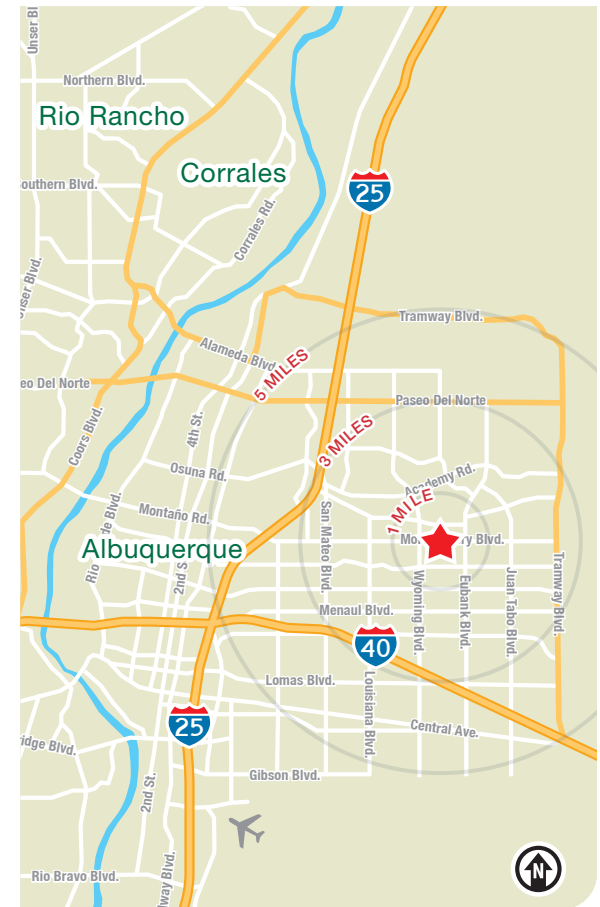
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	17,903	138,799	283,436
Average HH Income	\$97,314	\$99,570	\$99,985
Daytime Employment	5,585	60,686	163,063

2023 Forecasted by Esri



NAI SunVista

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

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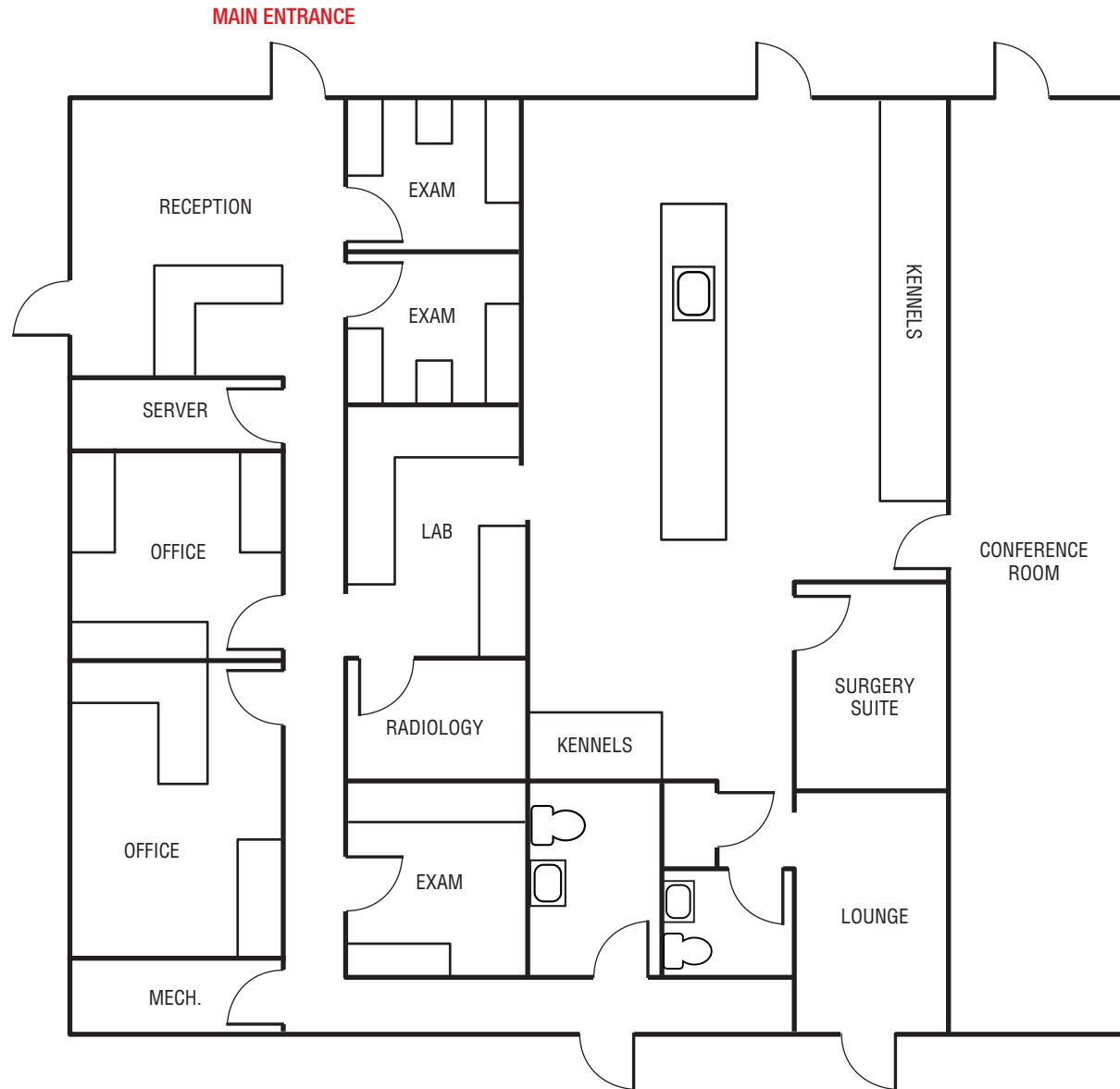
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FLOOR PLAN

±4,270 SF

Floor plan not to scale.

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 2023 Demographics)



566,387
City Population



241,133
Households



\$92,972
Avg. Household Income



\$52,179
Md. Disposable Income



21,085
Total Businesses



291,840
Total Employees



923,076
Albuquerque Metro Population



The Largest
City in the State



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*

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.