

For Sale

Stand-Alone Office Building

CENTRALLY-LOCATED NEAR "THE BIG I" AND UNM



1503 University Blvd. NE | Albuquerque, NM 87102

NWQ University Blvd. & Indian School Rd. NE



AVAILABLE

Building: ±8,648 SF
Land: ±0.85 Acres



SALE PRICE

\$1,081,000
(\$125.00/SF)

- Superb location near "The Big I" and UNM
- 30 offices and large training room
- Great for medical users

NA SunVista

got space™

DJ Brigman, SIOR, CCIM
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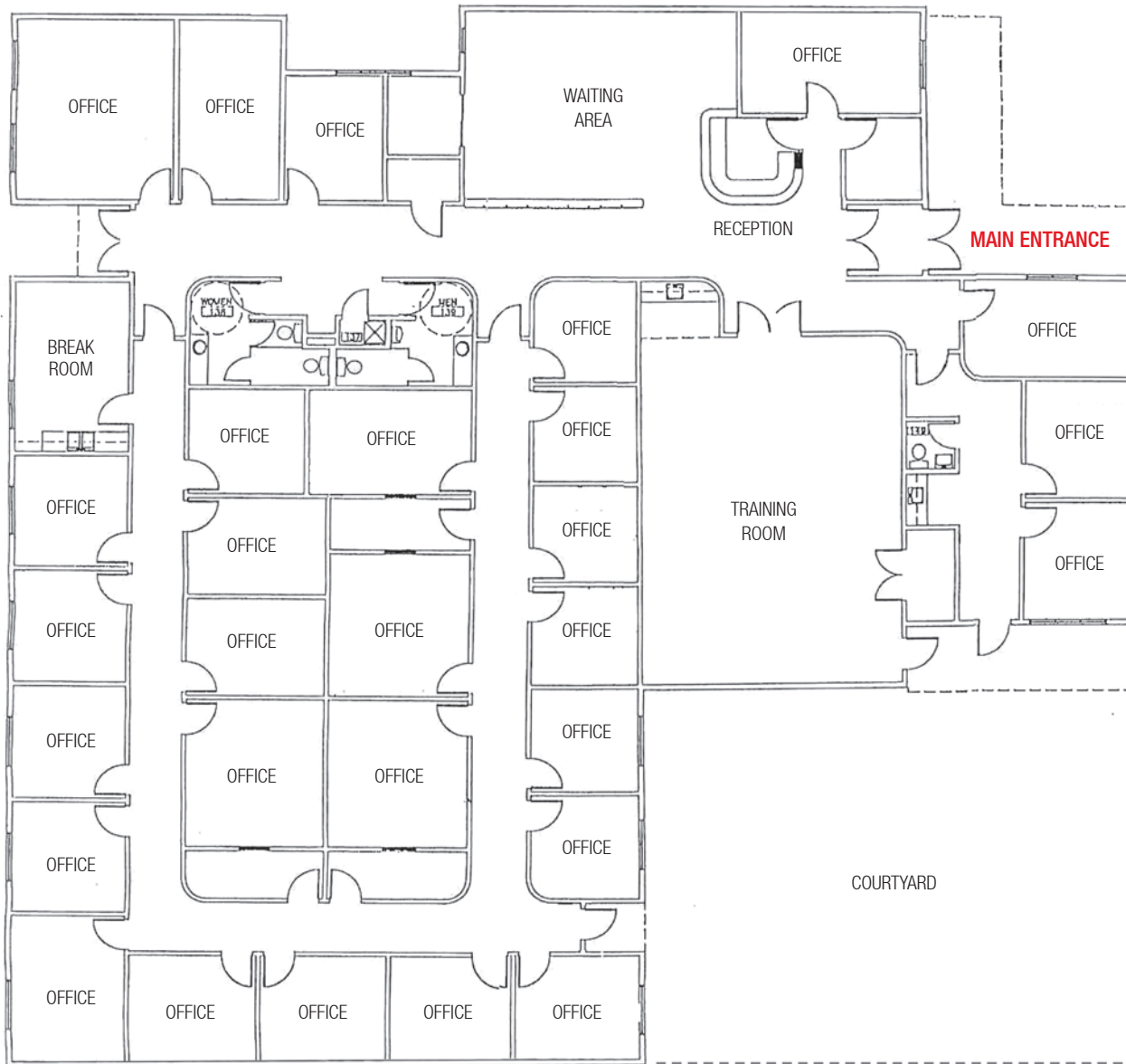
Dave Hill, CCIM, SIOR
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505 238 6413

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FLOOR PLAN



AVAILABLE

Building: ±8,648 SF

HIGHLIGHTS

- Superb location near "The Big I" and UNM
- 30 offices and large training room
- Great for medical users
- Courtyard
- 51 parking spaces (5.8:1,000 ratio)

IDO ZONING

- [NR-C](#) 



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1503 University Blvd. NE | Albuquerque, NM 87102



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

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SITE
Building: ±8,6487 SF
Land: ±0.85 Acres

Peaks at Sandia View

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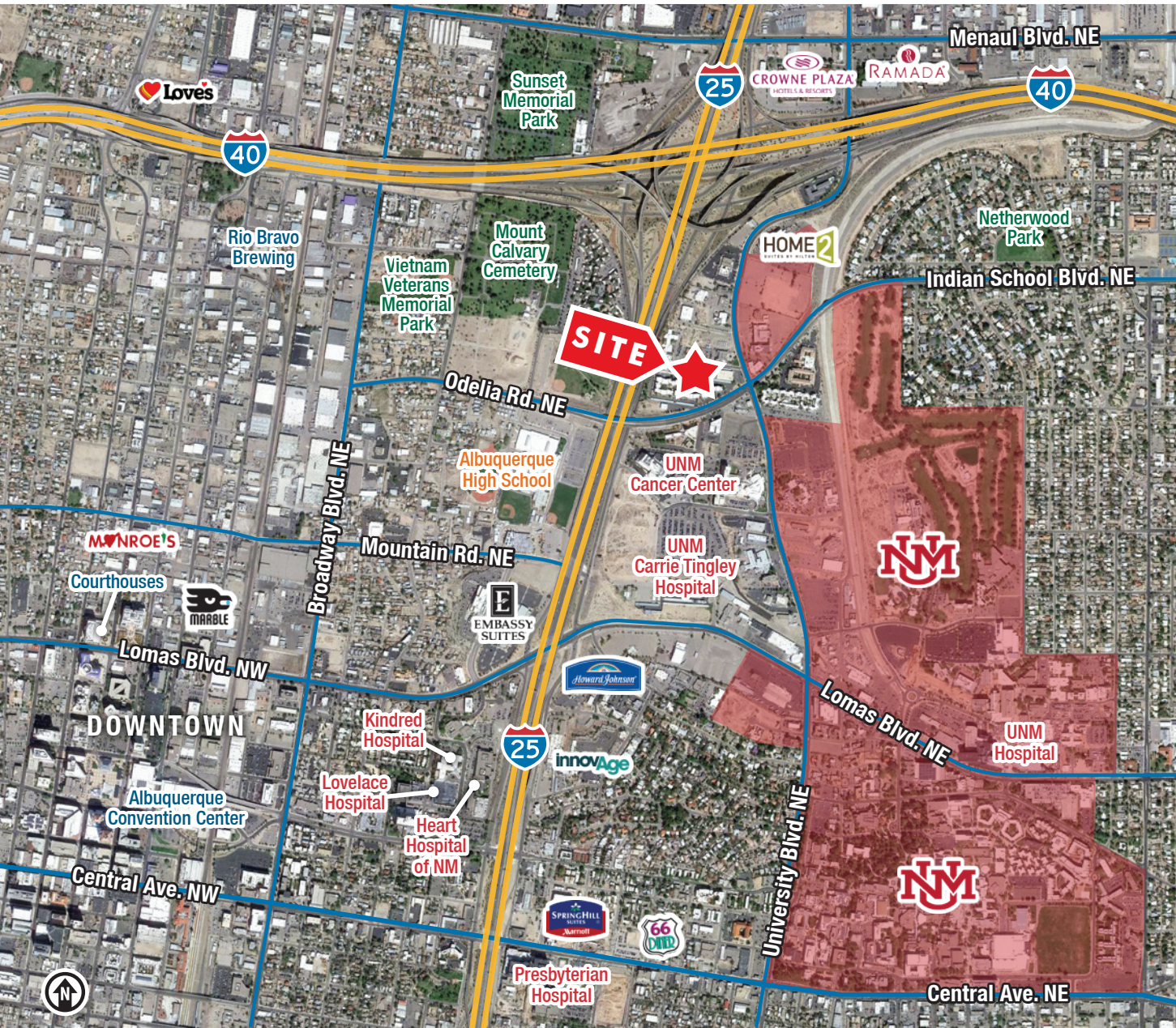
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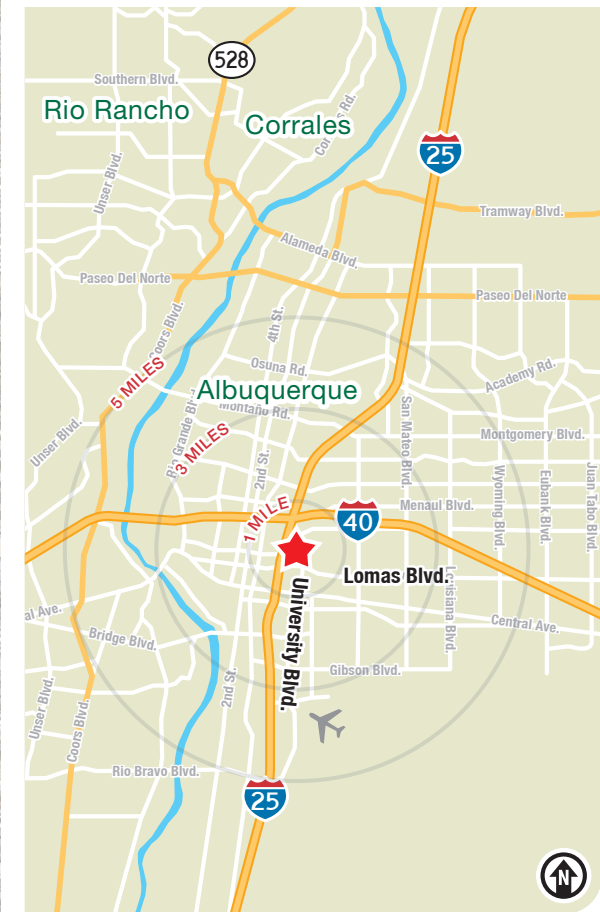
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	7,854	103,545	251,072
Average HH Income	\$76,850	\$79,140	\$78,169
Daytime Employment	13,752	119,420	221,197

2024 Forecasted by Esri



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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