

For Lease

# Well-Positioned Small Retail/Office Space

HIGH-TRAFFIC NORTH VALLEY LOCATION



223 Montañó Rd. NW | Albuquerque, NM 87107

*NWQ 2nd St. & Montañó Blvd. NW*



### AVAILABLE

Suite A-2: ±817 SF



### LEASE RATE

\$14.00/SF + \$5.09 NNN

- Prime North Valley location
- Great visibility from Montañó Blvd. with 28,300 cars per day
- On the “going home” side of the street

**N**SunVista

got space™

Micah Gray  
micah@sunvista.com  
505 338 9878

Genieve Posen  
genieve@sunvista.com  
505 998 1568

# For Lease

## WELL-POSITIONED SMALL RETAIL/OFFICE SPACE

223 Montañó Rd. NW | Albuquerque, NM 87107

### SITE

#### AVAILABLE

Suite A-2: ±817 SF

#### HIGHLIGHTS

- Prime North Valley location
- Great visibility from Montañó Blvd. with 28,300 cars per day
- On the “going home” side of the street
- Located on one of eight metro river crossings
- In a proven trade area with an adjacent mix of national and local retailers
- Ample parking

#### IDO ZONING

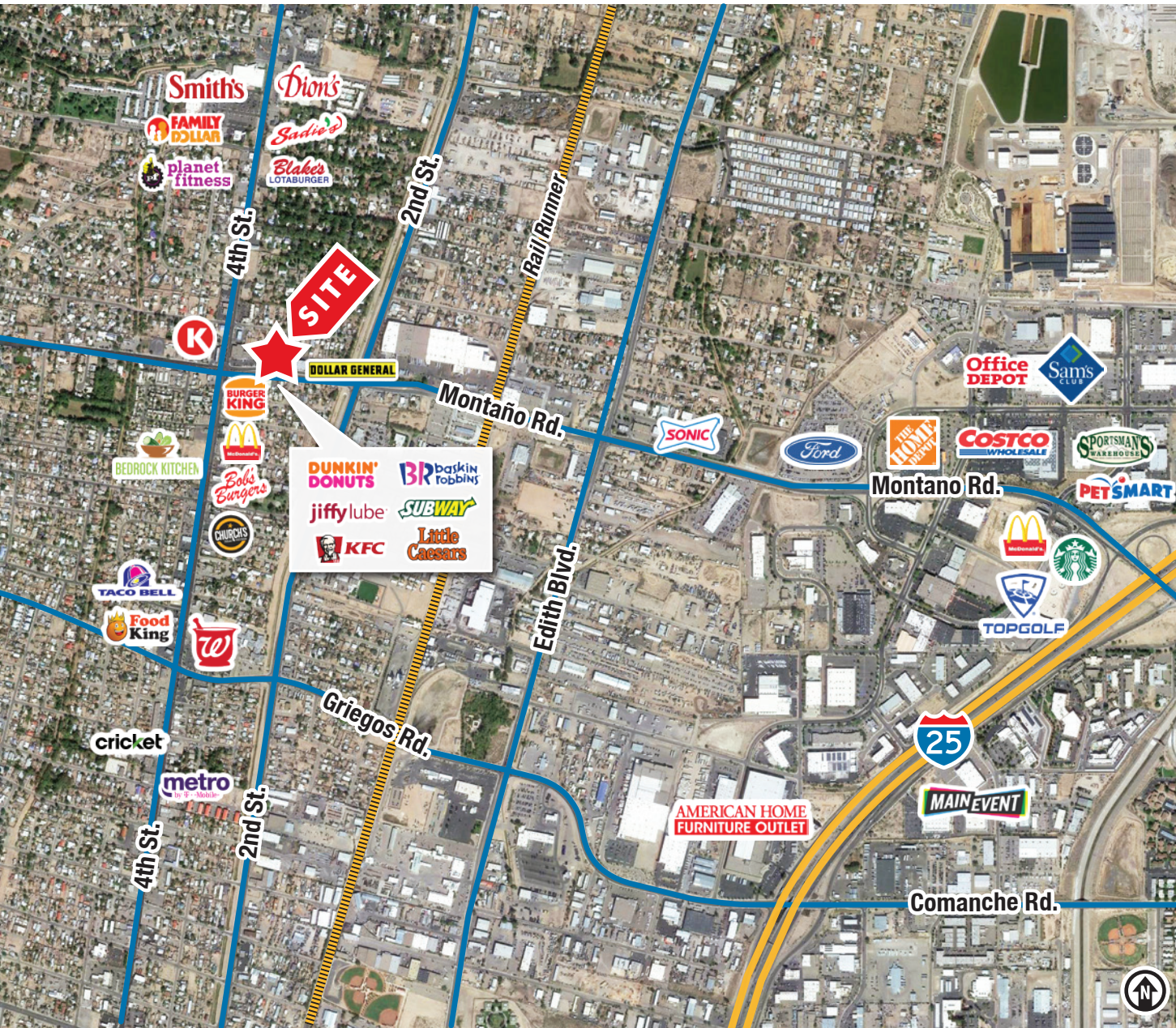
- [MX-M](#) 



# For Lease

## WELL-POSITIONED SMALL RETAIL/OFFICE SPACE

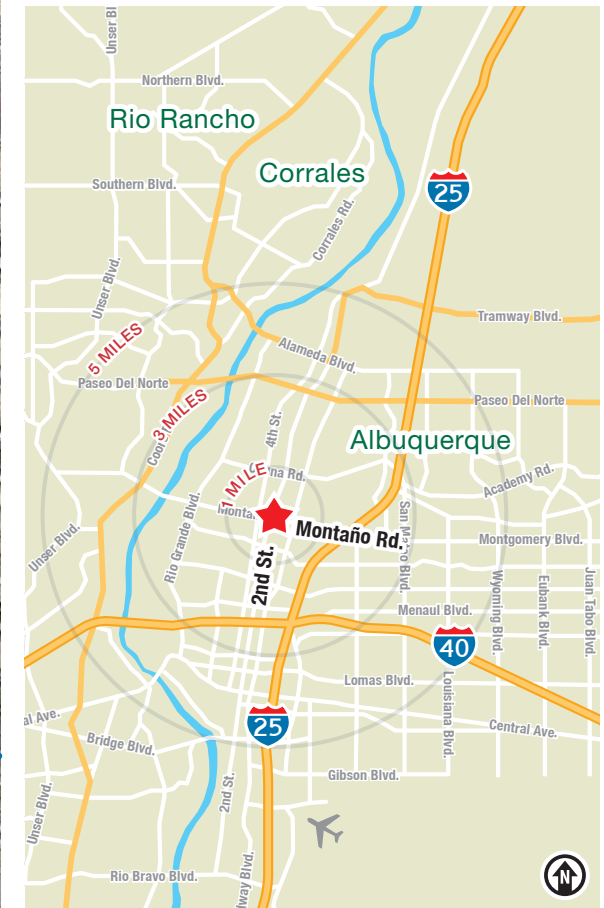
223 Montañó Rd. NW | Albuquerque, NM 87107



### LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,227	64,522	236,009
Average HH Income	\$81,729	\$87,594	\$91,059
Daytime Employment	6,368	66,735	203,610

2024 Forecasted by Esri



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com) |   
 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

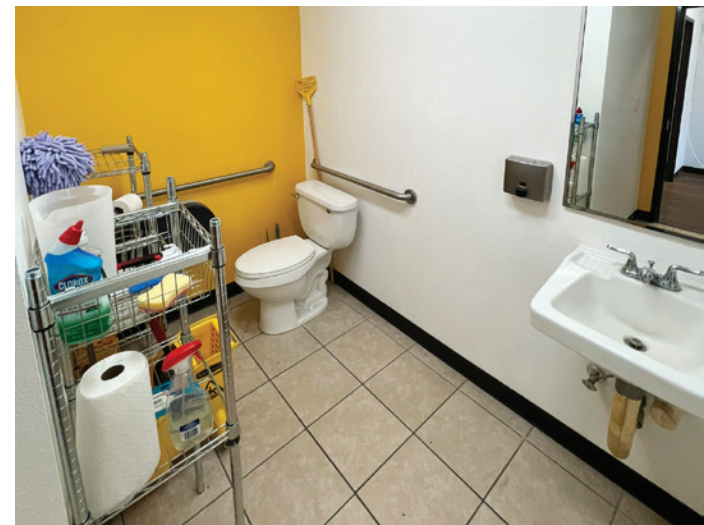
**Micah Gray**  
 micah@sunvista.com  
 505 338 9878

**Genieve Posen**  
 genieve@sunvista.com  
 505 998 1568

For Lease

## WELL-POSITIONED SMALL RETAIL/OFFICE SPACE

223 Montaño Rd. NW | Albuquerque, NM 87107



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)      
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Micah Gray**  
[micah@sunvista.com](mailto:micah@sunvista.com)  
505 338 9878

**Genieve Posen**  
[genieve@sunvista.com](mailto:genieve@sunvista.com)  
505 998 1568

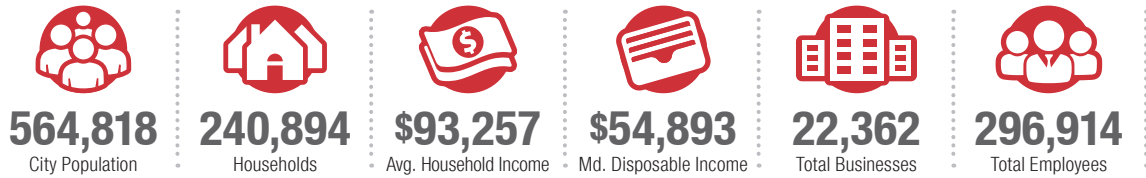
# Albuquerque

# 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)



**926,835**  
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.