

TWO FREESTANDING OFFICE BUILDINGS FOR SALE | NORTHEAST HEIGHTS

Combined Buildings | Building Size: $\pm 6,389$ SF | Land Size: ± 0.46 acres
11000 Candelaria Rd NE and 2924 Shirley St NE, Albuquerque, NM 87112



Sale Price

\$638,900 (\$100/SF)

11000 Candelaria Rd NE



Building Size

$\pm 3,195$ SF



Land Size

± 0.21 Acres

2924 Shirley St NE



Building Size

$\pm 3,194$ SF



Land Size

± 0.25 Acres

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT FLANAGAN INVESTMENT REAL ESTATE FOR MORE DETAILS.

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Investment Highlights



Freestanding Office Buildings



11000 Candelaria Rd NE and 2924 Shirley St NE, Albuquerque, NM



Coveted Northeast Heights location



Priced well below replacement cost



Owner-User or Investment Opportunity



Freestanding Office Buildings

- Newer roofs
- Separately parceled



Combined Building Sizes: $\pm 6,389$ SF
Combined Land Sizes: ± 0.46 acres



11000 Candelaria

- Building Size: $\pm 3,195$ SF
- Land Size: ± 0.21 acres



2924 Shirley St NE

- Building Size: $\pm 3,194$ SF
- Land Size: ± 0.25 acres



Currently leased as executive suites to multiple tenants on a short-term basis

- Allows flexibility for an owner-user or investor
- Showings require a minimum of 48 hours notice

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Low Aerial

O'Neill's

DEFINED
FITNESS

BMO

Auto
Zone

The Retreat
APARTMENT HOMES

SITE

SONIC

LOWE'S

Speedway

Candelaria Rd NE (14,700 VPD)

Candelaria Rd NE

OASIS
CANNABIS CO.

Albertsons

DISCOUNT
TIRE



Matheson Park
Elementary School

BURGERS
TWISTERS
BURRITOS

Juan Tabo Blvd NE

Juan Tabo Blvd NE (29,800 VPD)



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High Aerial



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**FLANAGAN
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Floor Plan



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Photos



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Demographics

| 2025 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|-----------|----------|
| Population | 17,867 | 124,241 | 261,693 |
| Households | 8,049 | 57,269 | 118,103 |
| Families | 4,531 | 31,466 | 64,373 |
| Average Household Size | 2.20 | 2.15 | 2.18 |
| Owner Occupied Housing Units | 5,116 | 35,356 | 69,022 |
| Renter Occupied Housing Units | 2,933 | 21,913 | 49,081 |
| Median Age | 41.3 | 43.3 | 42.1 |
| Median Household Income | \$72,719 | \$75,711 | \$69,221 |
| Average Household Income | \$91,650 | \$102,756 | \$99,085 |

KEY FACTS

261,693

Population



2.2

Average Household Size

42.1

Median Age

\$69,221

Median Household Income



10,013

Total Businesses



115,307

Total Employees



\$69,221

Median Household Income



\$44,816

Per Capita Income



\$160,931

Median Net Worth

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