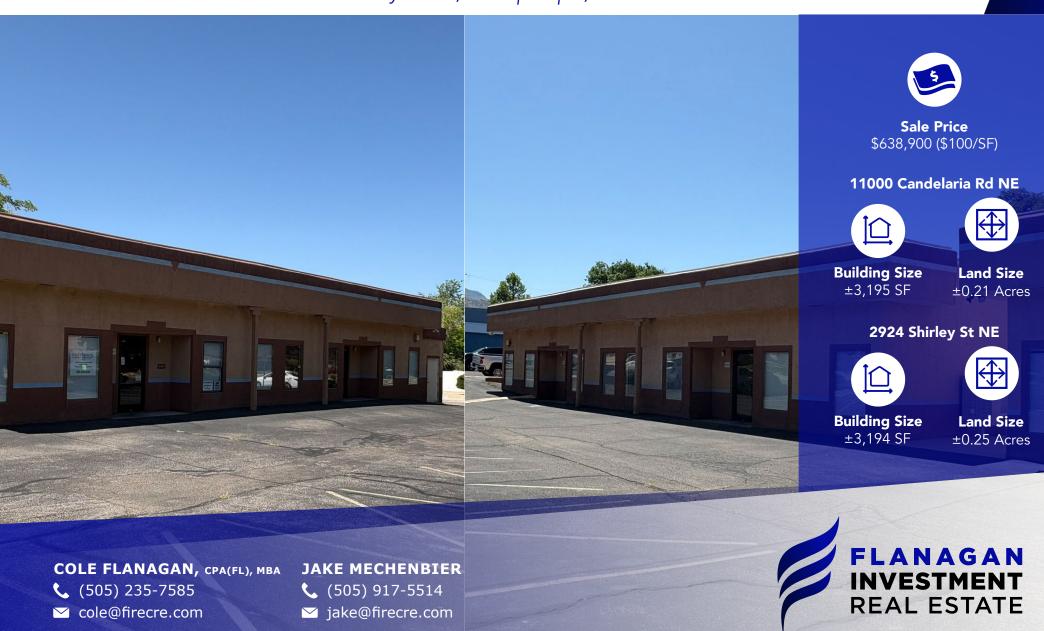
TWO FREESTANDING OFFICE BUILDINGS FOR SALE | NORTHEAST HEIGHTS

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



Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving from Flanagan Investment Real Estate and should not be made available to any other person or entity without the written consent of Flanagan Investment Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

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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: ±6,389 SF Combined Land Sizes: ±0.46 acres



11000 Candelaria

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



2924 Shirley St NE

- Building Size: ±3,194 SFLand Size: ±0.25 acres
- 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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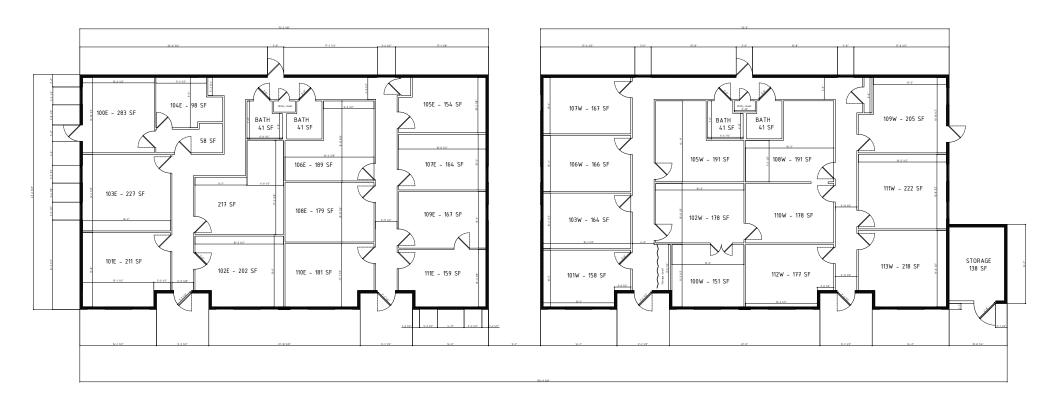


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Floor Plan





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 44

10,013

Total Businesses

115,307

Total Employees

\$69,221

Median Household Income



\$44,816

Per Capita Income

\$160,931

Median Net Worth

