

**FREESTANDING, VERSATILE BUILDING WITH ABUNDANT PARKING | FULLY FENCED
EASY ACCESS TO INTERSTATE 25 AND UNIVERSITY OF NEW MEXICO**

1200 Lomas Blvd NE, Albuquerque, NM 87102



Lease Rate
See Broker



Building Size
±41,198 Sq. Ft.



Land Size
±3.21 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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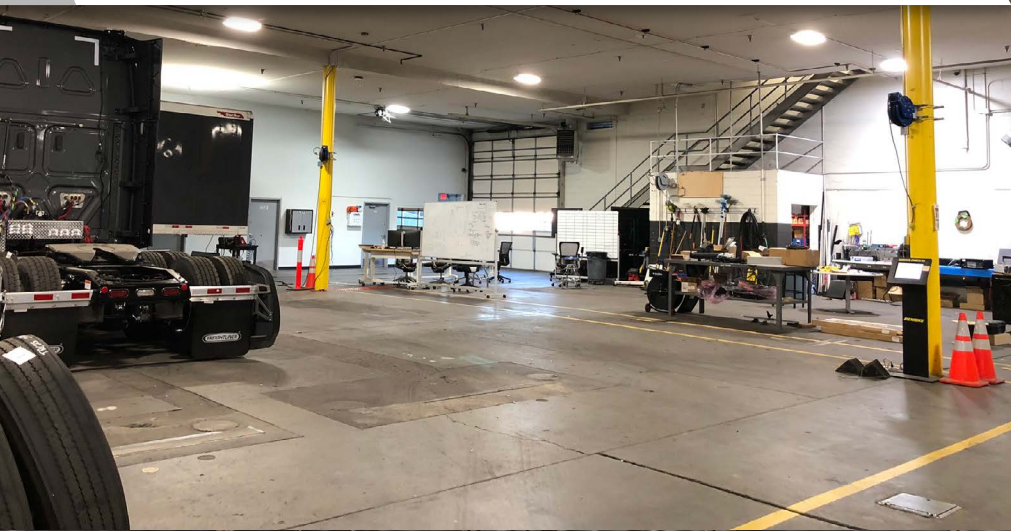
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Property Highlights



Freestanding Office-Warehouse



1200 Lomas Blvd NE, Albuquerque, NM



Building Size: \pm 41,198 SF

- Office: \pm 11,713 SF
- Warehouse: \pm 26,925 SF
- Storage: \pm 2,560 SF

Land Size: \pm 3.21 acres (fully fenced)



Please do not disturb current tenant - Showings require minimum 48 hours notice



Versatile, multi-use property with several possible uses - Showroom, office-warehouse, institutional, and retail among many others



Building is sprinklered



University Submarket - Proximity to University of New Mexico campus, hospitals, and Downtown



Easy and quick access to Interstate 25



Multiple grade level doors



Zoning: MX-M



+/- 14'6" to +/- 16'6" clear height in warehouse



Heavy 3 Phase power

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Low Aerial



ExtraSpace
Storage

NM
CARRIE TINGLEY
HOSPITAL

SITE

SANDIA
MEDICAL
PARK

UNIVERSITY OF
NEW MEXICO
PARKING LOT

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High Aerial



ALBUQUERQUE
HIGH SCHOOL

NM
CARRIE TINGLEY
HOSPITAL

UNM CHILDREN'S
CAMPUS

ExtraSpace
Storage

EMBASSY
SUITES
by HILTON

ALBUQUERQUE
INDIAN HEALTH
CENTER

Kindred Hospitals
Empowered by ScionHealth

Lovelace
Health System

**SUBJECT
PROPERTY**

**ENCINO HOSPITAL
MEDICAL CENTER**

**UNM
HOSPITALS**

CardinalHealth

**SPRINGHILL SUITES
MARRIOTT**

NM THE UNIVERSITY OF
NEW MEXICO

Central Ave

PRESBYTERIAN

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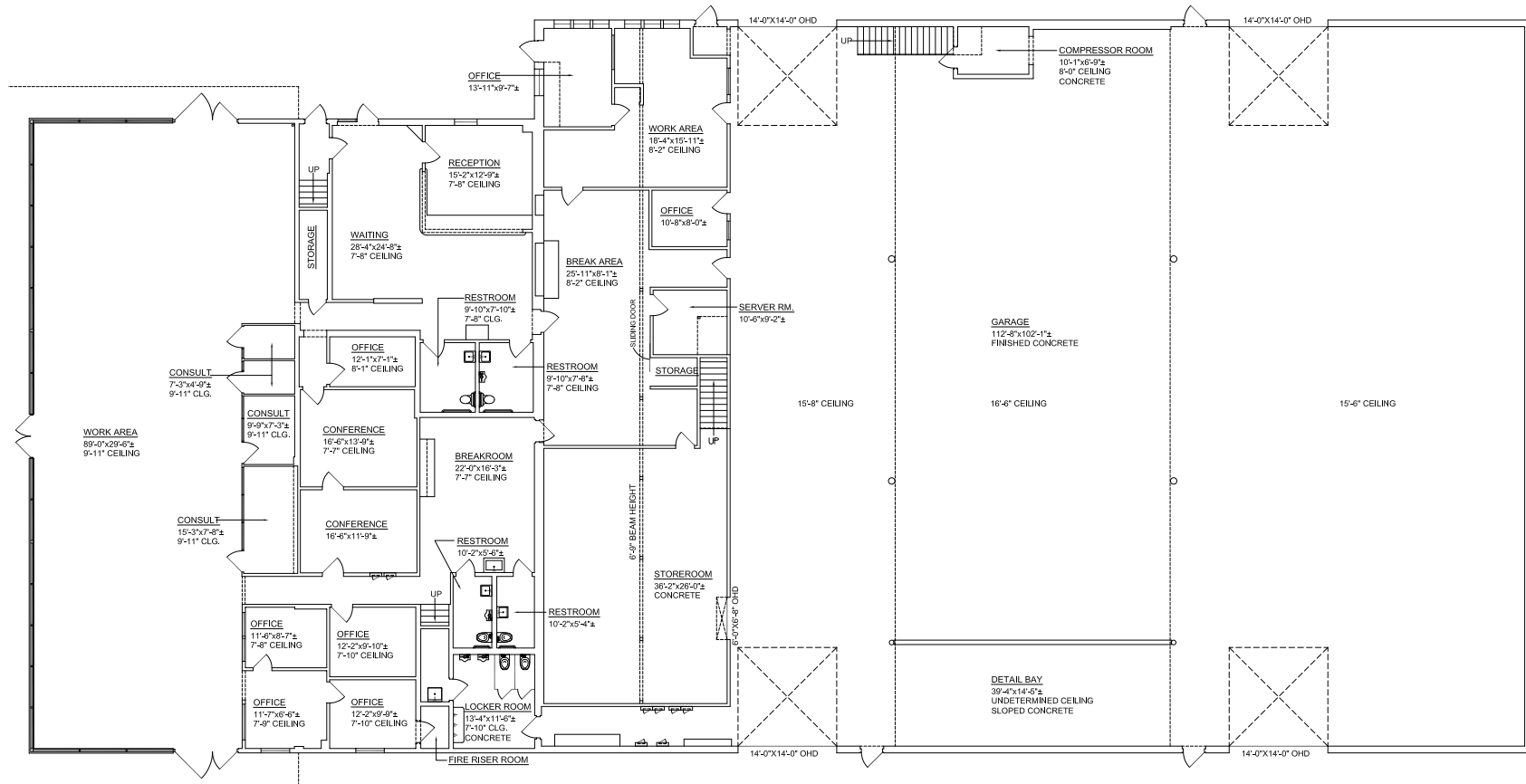
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Floor Plan



1200 LOMAS BLVD NE, MAIN FLOOR

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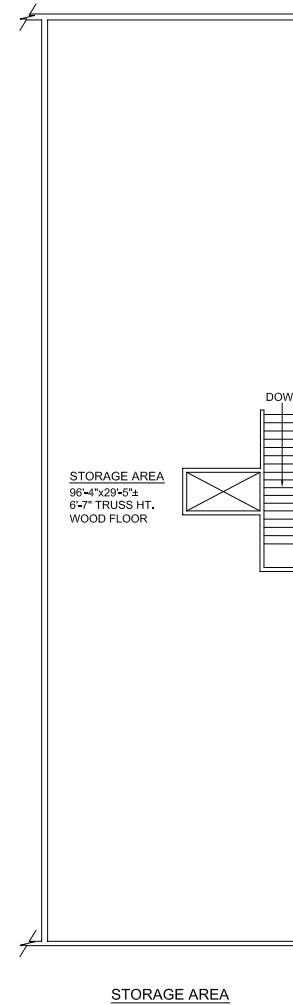
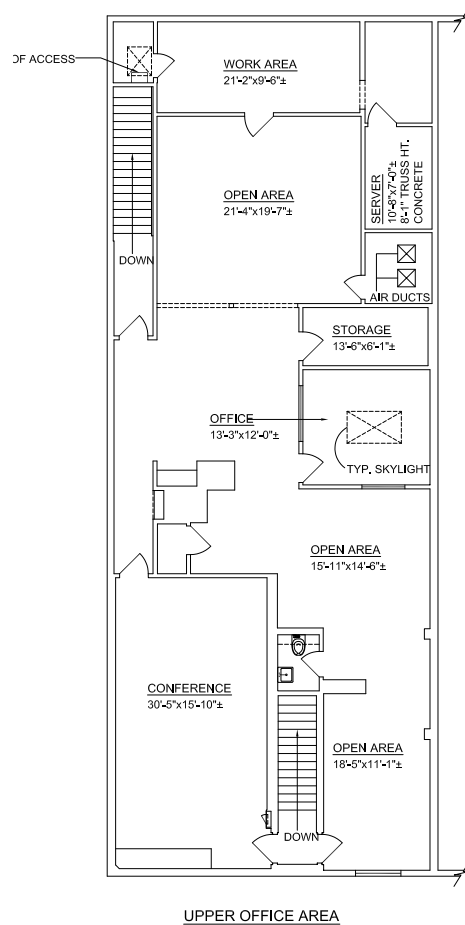
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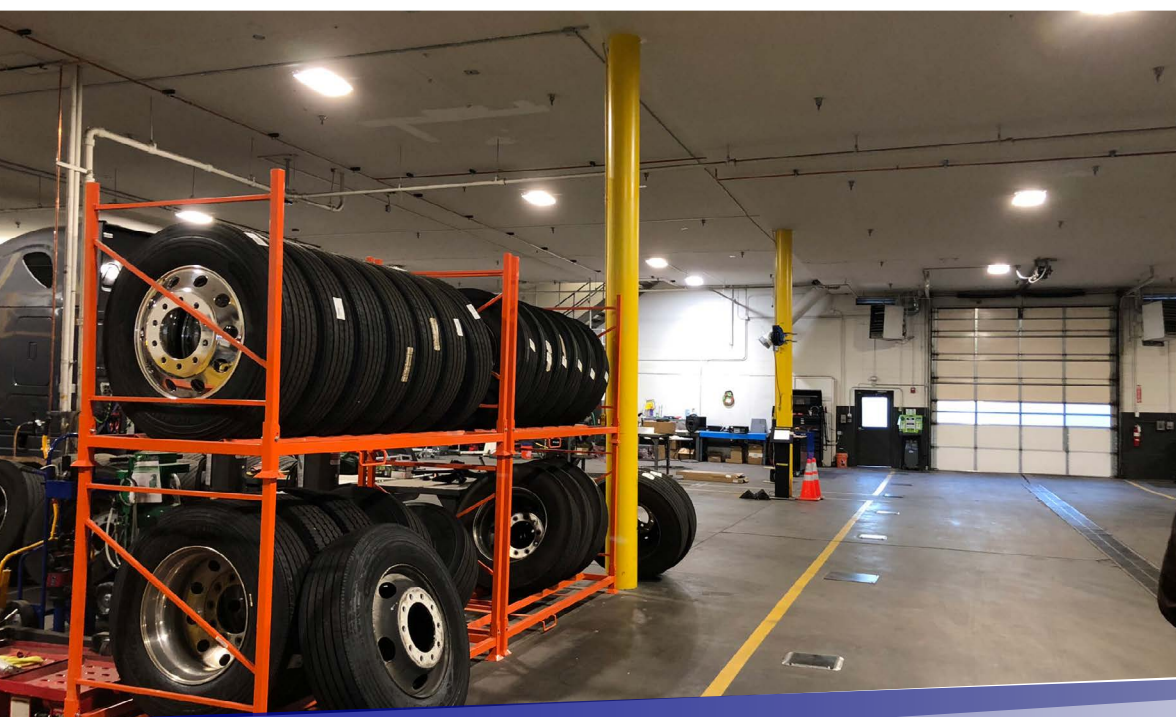
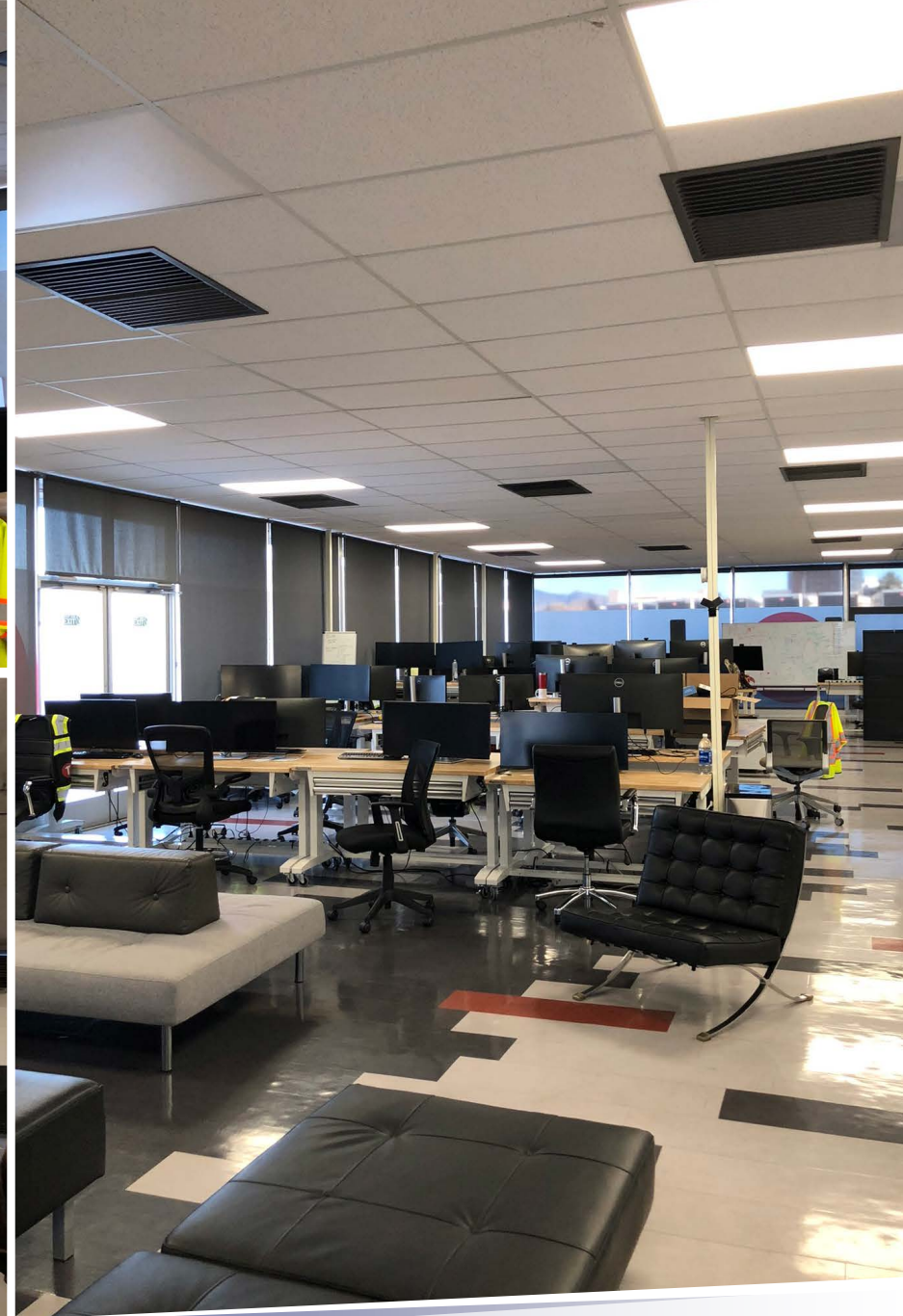
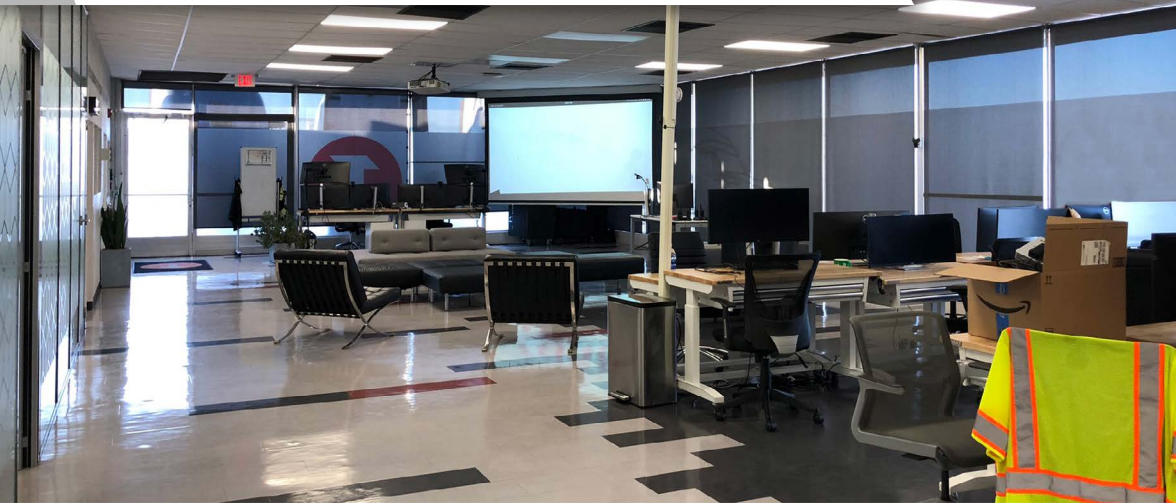
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Photos



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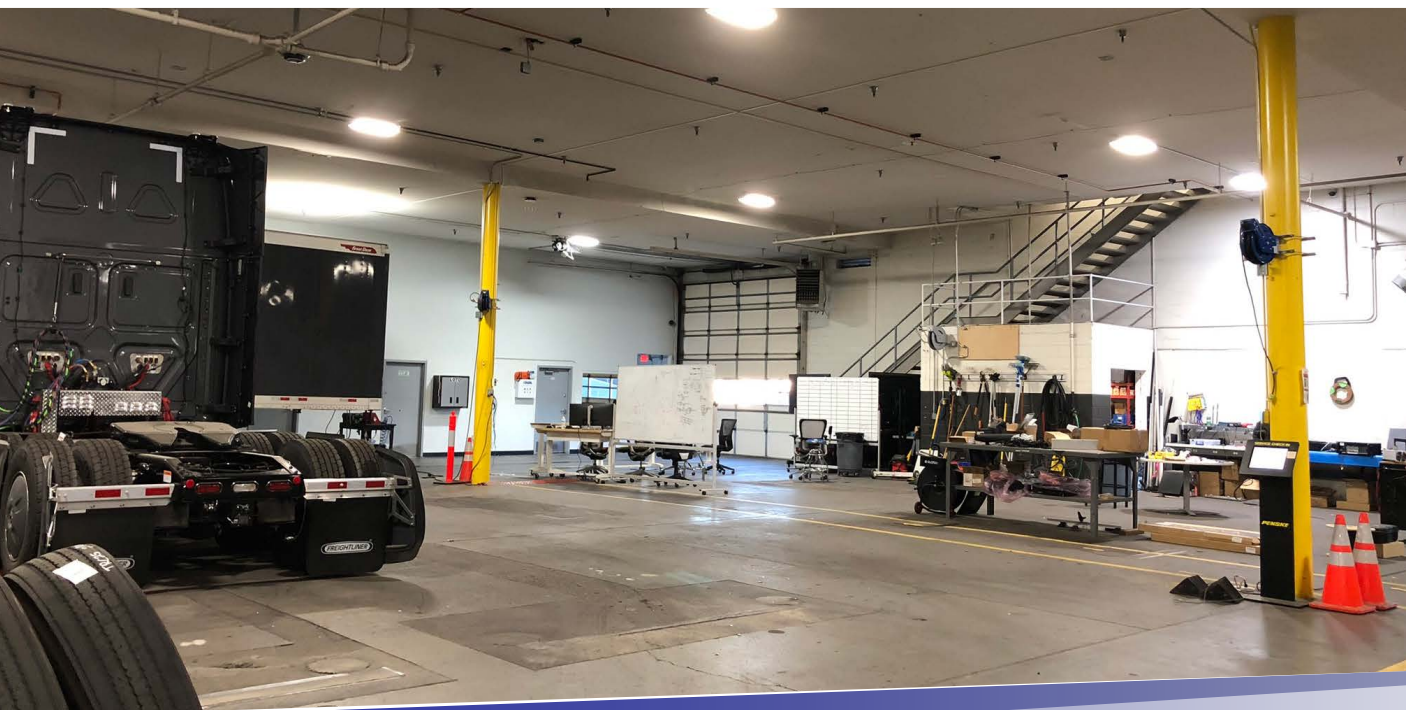
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Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	11,826	99,317	242,838
Households	5,562	47,506	109,509
Families	1,522	20,064	52,699
Average Household Size	1.77	2.00	2.15
Owner Occupied Housing Units	1,459	23,408	58,382
Renter Occupied Housing Units	4,103	24,098	51,127
Median Age	29.6	37.8	39.0
Median Household Income	\$39,516	\$52,757	\$51,029
Average Household Income	\$65,353	\$79,441	\$76,311

KEY FACTS

242,838

Population



2.1

Average Household Size

39.0

Median Age

\$51,029

Median Household Income



14,406

Total Businesses



191,502

Total Employees



\$51,029

Median Household Income



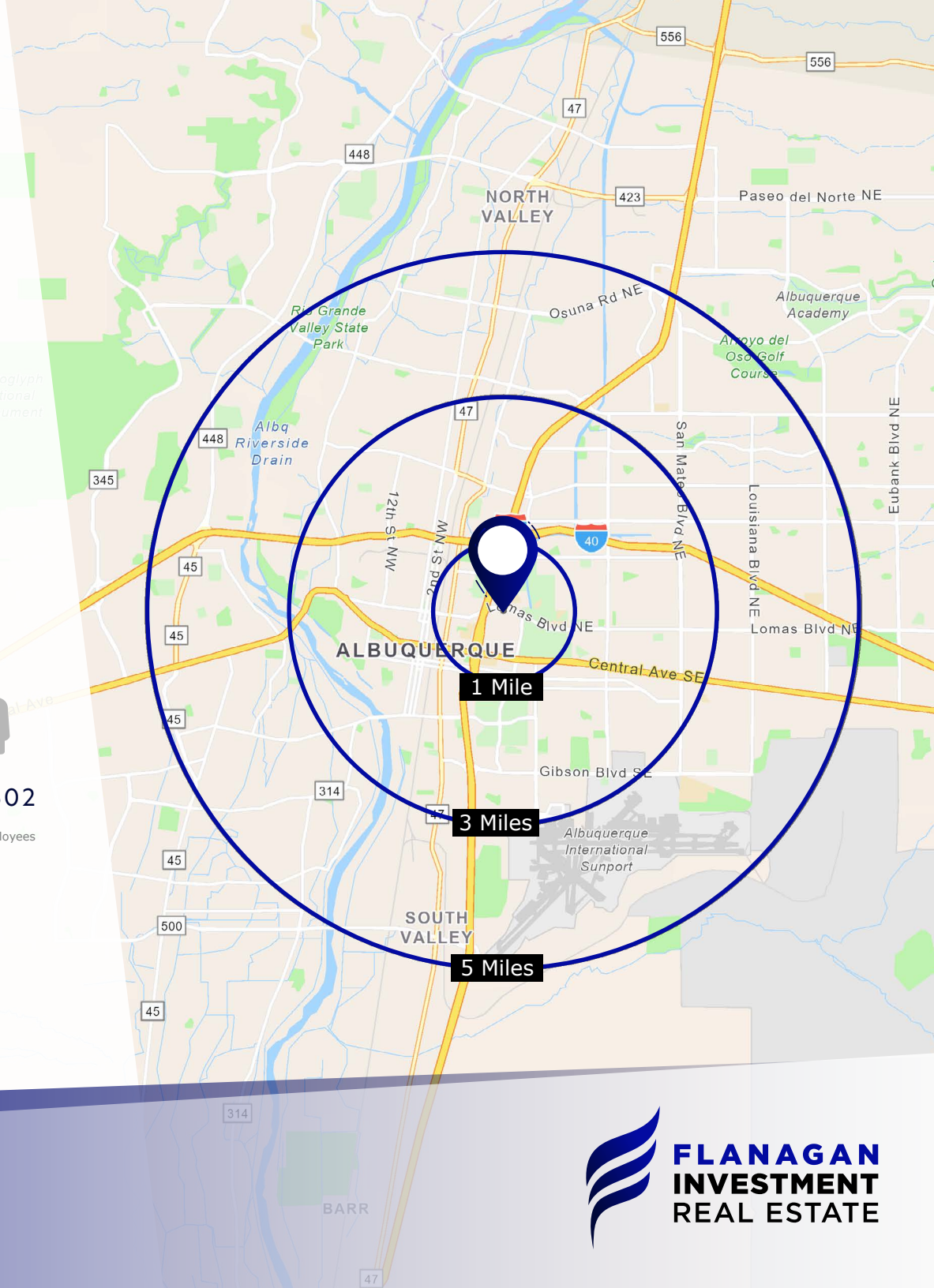
\$34,580

Per Capita Income



\$77,331

Median Net Worth



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