

📍 5100 Eastern Ave. SE,
Albuquerque NM 87108

DAYCARE AND CHILD DEVELOPMENT CENTER



FOR SALE

Available:
+--12,967 SF

Sale Price:
\$2,350,000 (\$181 / SF)

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

📍 5100 Eastern Ave. SE, Albuquerque NM 87108

- +/-12,967 SF
- 0.93 AC
- Sale Price: \$2,350,000 (\$181 / SF)
- Operating daycare and early childhood development center since 2004
- Licensed Capacity: 92 students over 2 years old and 61 students under 2 years old (with potential for more)
- Coded reception / entryway, private office, 13 classrooms
- 2 Pre-K Classrooms and potentially 2 more
- Full commercial kitchen
- Fenced Playground
- Comprehensive security features including a fenced-in parking lot with automatic gate, cameras, coded entry, keyless entry system for families and staff, and alarm
- Newly sprinklered
- Government funded programs
- Compliant and licensed
- Close proximity to the VA Hospital, Kirtland Airforce Base, and Sandia National Labs, three of the largest employers in the Albuquerque metro area
- Strong daytime workforce market
- FF&E available for sale



Christina Brown | (505) 250-0163 | christina@amplifiedcre.com



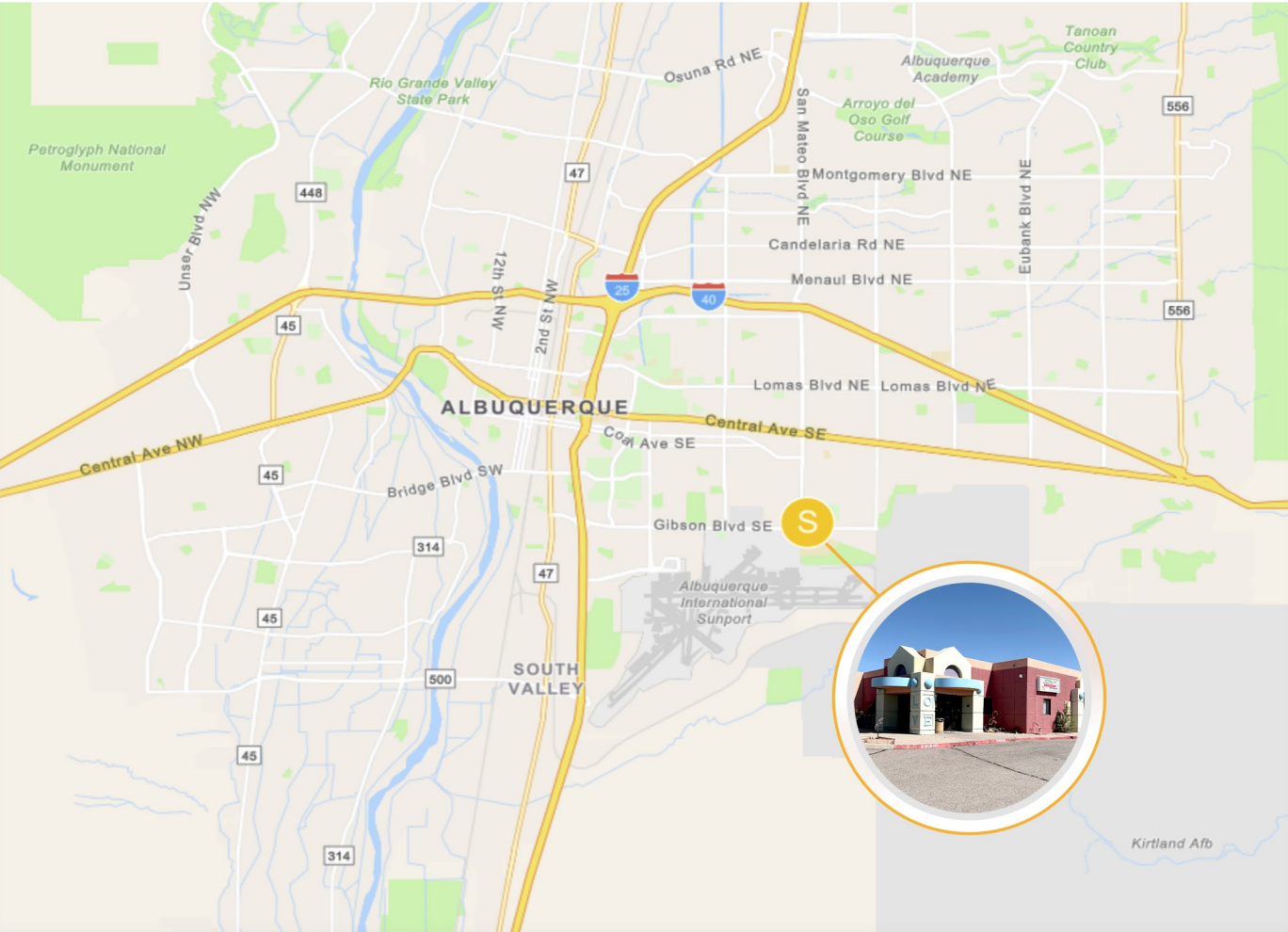
PAGE 2



"This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk."

DEMOGRAPHICS

DEMOGRAPHICS

📍 5100 Eastern Ave. SE, Albuquerque NM 87108



DEMOGRAPHICS		
 2025 Population	 2025 Median HH Income	 2025 Average HH Income
1 MILE	1 MILE	1 MILE
12,401	\$38,838	\$65,289
3 MILE	3 MILE	3 MILE
80,786	\$45,350	\$72,507
5 MILE	5 MILE	5 MILE
201,851	\$51,625	\$76,215

Christina Brown | (505) 250-0163 | christina@amplifiedcre.com



PAGE 3

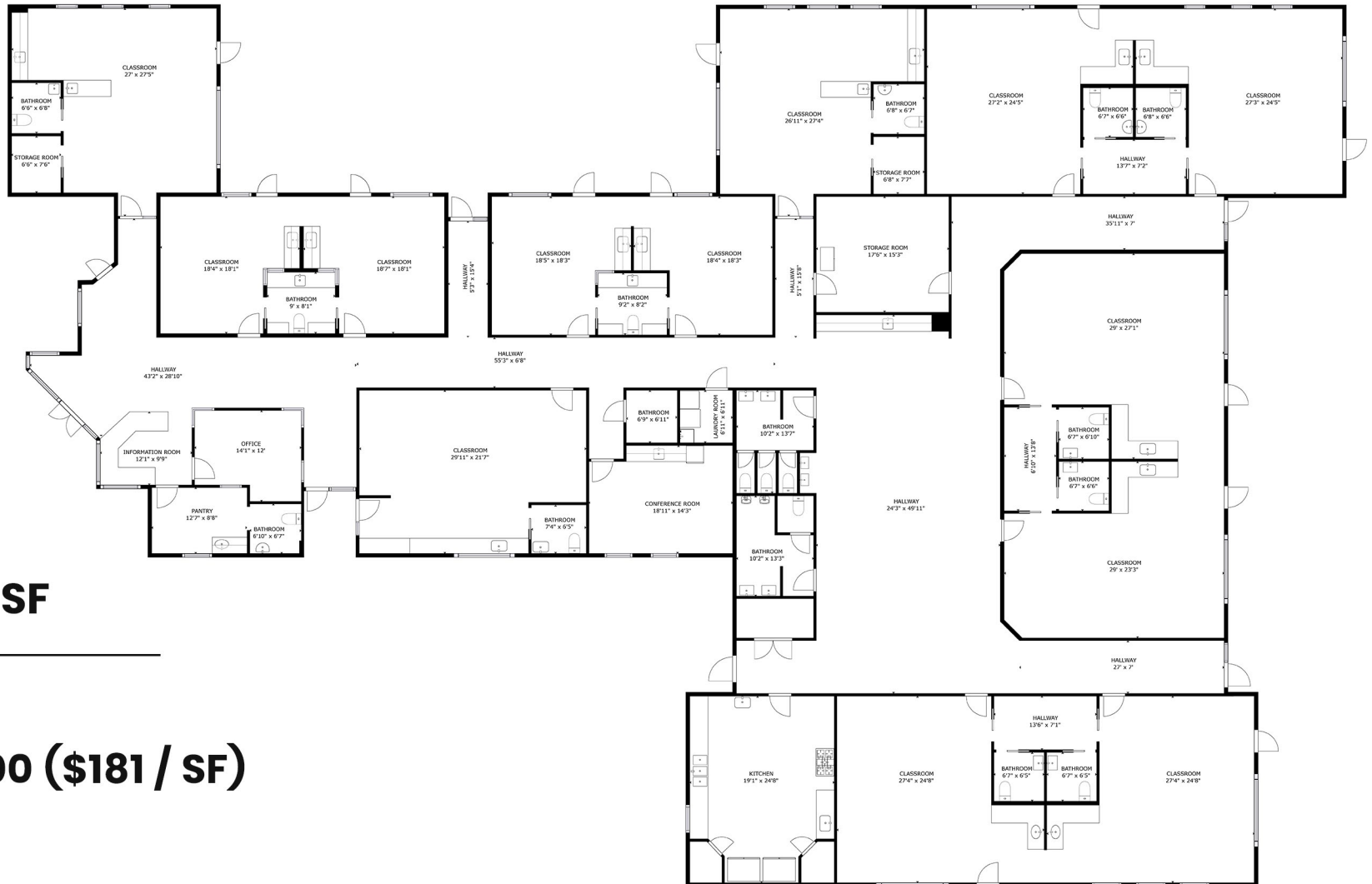
*This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

 **5100 Eastern Ave. SE,
Albuquerque NM 87108**



FLOOR PLAN

 5100 Eastern Ave. SE, Albuquerque NM 87108



Available:
+/-12,967 SF

Sale Price:
\$3,500,000 (\$181 / SF)

*This is an estimate and not deemed accurate.

EXTERIOR

📍 5100 Eastern Ave. SE, Albuquerque NM 87108



INTERIOR

