

📍 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

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- +/-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, Procare 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



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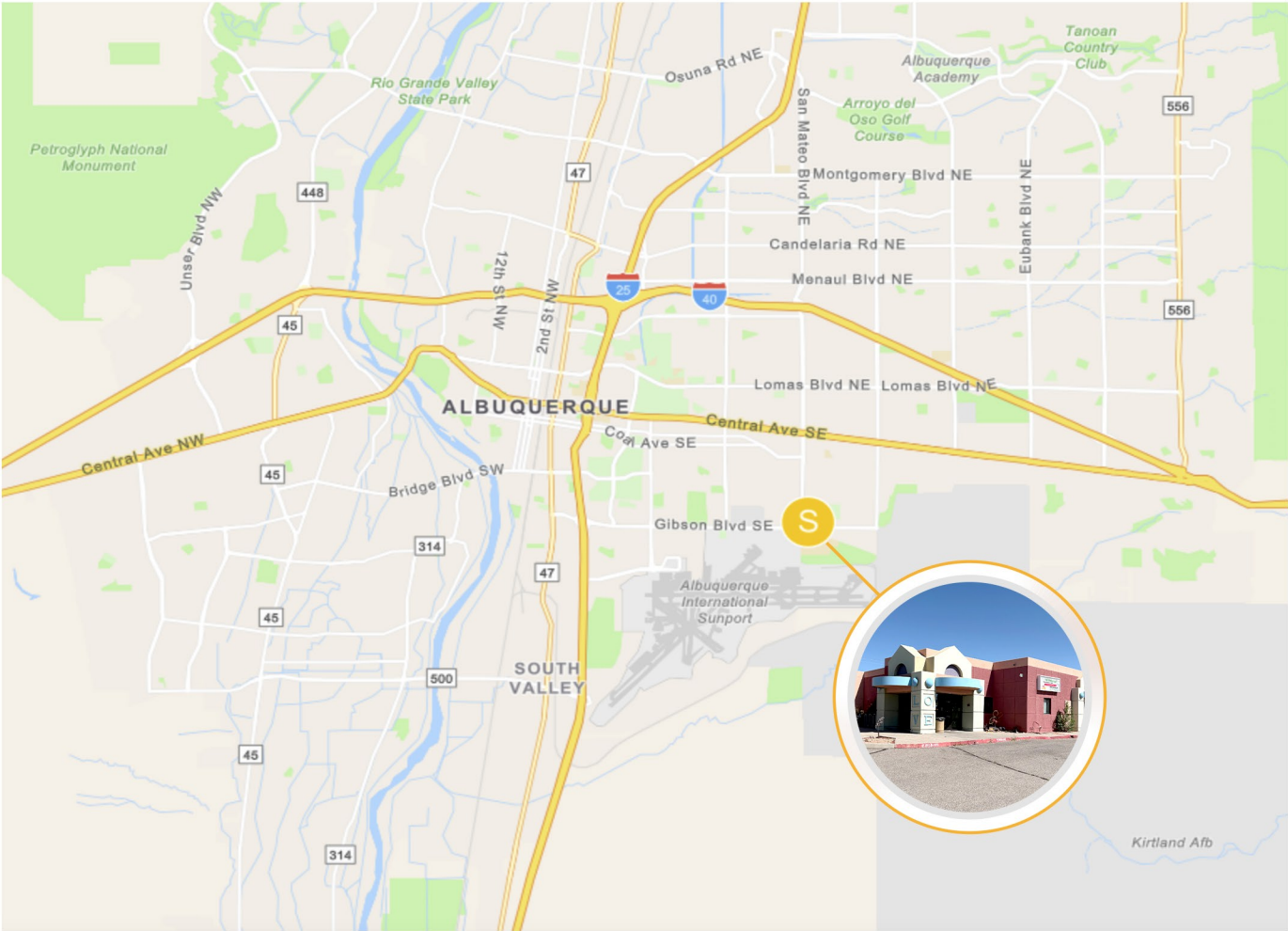
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# DEMOGRAPHICS

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## DEMOGRAPHICS



2025  
Population



2025  
Median  
HH Income



2025  
Average  
HH Income

1 MILE

12,401

3 MILE

80,786

5 MILE

201,851

1 MILE

\$38,838

3 MILE

\$45,350

5 MILE

\$51,625

1 MILE

\$65,289

3 MILE

\$72,507

5 MILE

\$76,215

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# EXTERIOR

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# INTERIOR

