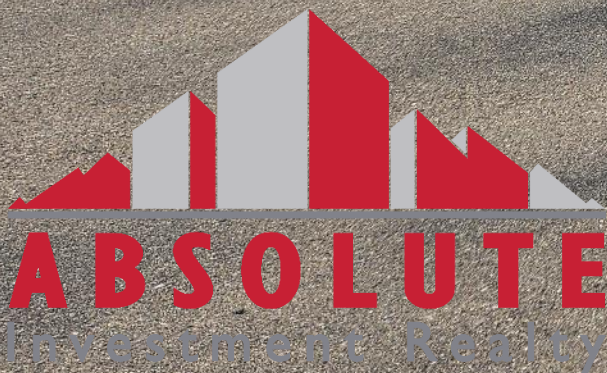


# MULTI-PURPOSE SPACE



131 Madison NE, Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

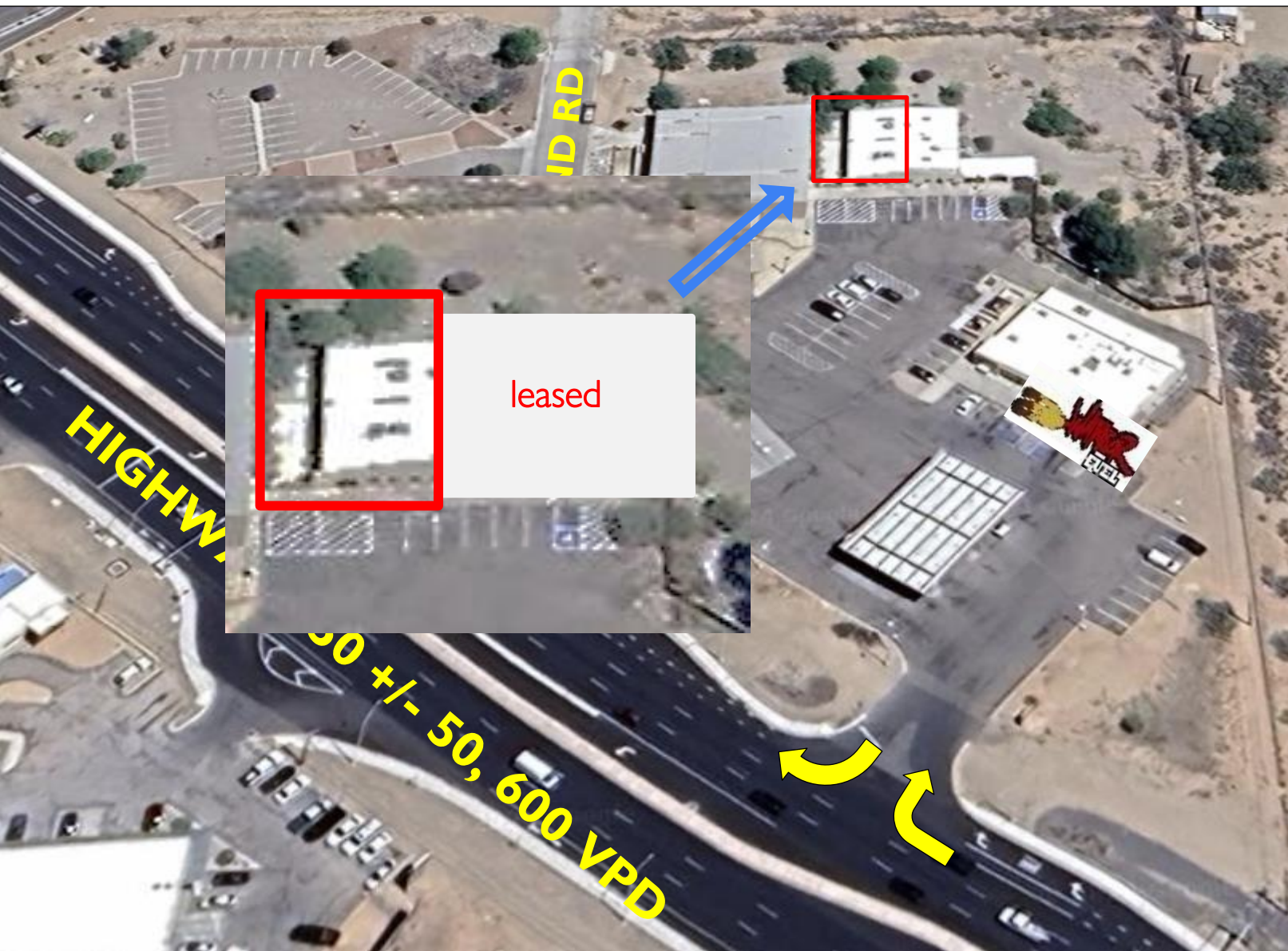
CONSUELO DEYOUNG  
(505) 730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

BRENNAN POSEN  
(505) 401-8048  
brennan@go-absolute.net



# LOCATION



**LEASE RATE:** \$16.50 sf  
NNN Lease

**SUITE SIZE** +/- 2,400/sf

**ZONING** C-1, Town of Bernalillo

**FEATURES:**

- Located on HWY 550
- Office Space
- Industrial Space
- Open Floorplan
- Private Bathroom

## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG  
(505)730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

BRENNAN POSEN  
(505)401-8048  
brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

# ENTRANCE



## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG  
(505) 730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

BRENNAN POSEN  
(505) 401-8048  
brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# BACK AREA OF SPACE



## ROLL UP DOOR

### MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG  
(505) 730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

BRENNAN POSEN  
(505) 401-8048  
brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive broker for the owner of 960 HWY US-550. The property is located on the north side of HWY 550 just west of the Rio Grande River and just east of HWY 528. The property is located adjacent to a Warrior brand fuel station and convenience store and has very rare curb cut access to the highway and a traffic light.

This building consists of 2,400 square feet of mostly open floor plan, with a restroom. The property also features a roll up door that is perfect for a variety of uses such as retail, office or light manufacturing. Parking is shared with other tenants.

A Mexican restaurant will be coming soon in the next door suite.



**VIEW WEBSITE >**

## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG  
(505)730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

BRENNAN POSEN  
(505)401-8048  
brennan@go-absolute.net

## PROPERTY SUMMARY

|                      |  |
|----------------------|--|
| PROPERTY ADDRESS     | 960 HWY US-550, Bernalillo, NM Suite C           |
| PROPERTY DESCRIPTION | Office/Warehouse/Industrial/Storage/Roll Up Door |
| SUITE SIZE           | Indoor: 2,400 s/f                                |
| ZONING               | C-1, Town of Bernalillo                          |
| ACCESS               | Direct Access to HWY 550                         |
| VISIBILITY           | Excellent Visibility to HWY 550 – 55,000 VPD     |
| SIGNAGE              | Building Signage Available                       |

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# IMMEDIATE TRADE AREA



## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG

(505)730-7395

consuleo@go-absolute.net

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

BRENNAN POSEN

(505)401-8048

brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# TRADE AREA



## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG  
(505)730-7395  
consuleo@go-absolute.net

ALFREDO BARRENECHEA  
(505) 401-0135  
alfredo@go-absolute.net

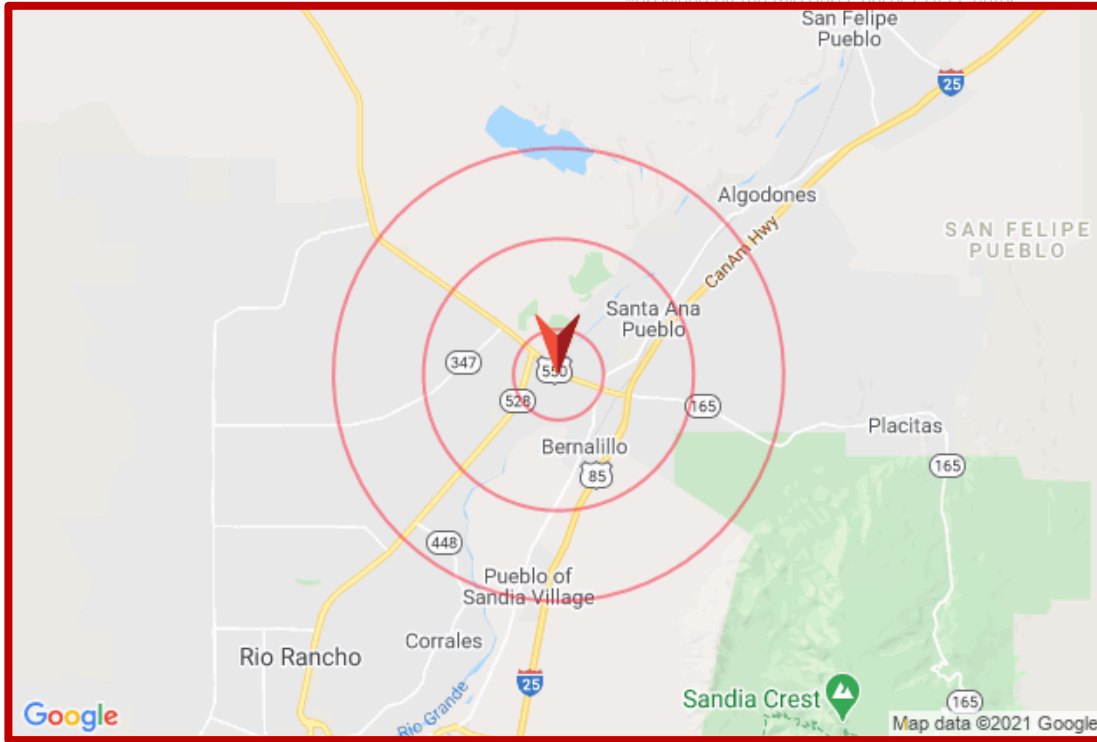
BRENNAN POSEN  
(505)401-8048  
brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



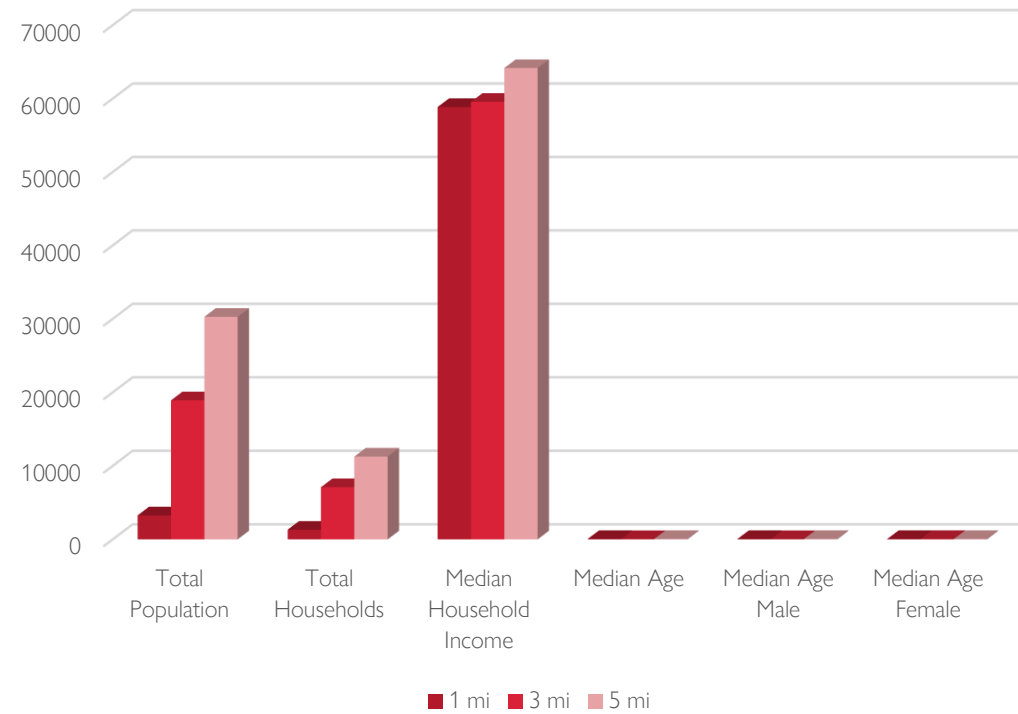
# DEMOGRAPHICS



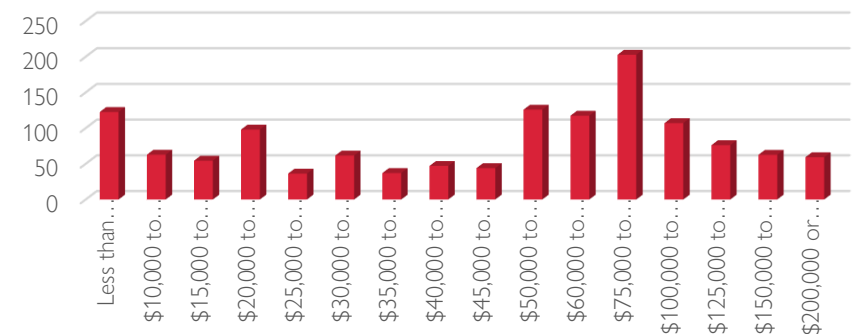
Radius Demographics

| Radius           | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 3,276    | 18,918   | 30280    |
| Median HH Income | \$58,865 | \$59,558 | \$64,162 |

Demographic Summary



Household Income - 1 mi



Demographics provided by: **MERIDIAN** ECONOMETRICS

## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG

(505) 730-7395

consuleo@go-absolute.net

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

BRENNAN POSEN

(505) 401-8048

brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

## MULTI-PURPOSE SPACE

FOR LEASE / 960 HWY US-550

CONSUELO DEYOUNG

(505)730-7395

consuleo@go-absolute.net

ALFREDO BARRENECHEA

(505) 401-0135

alfredo@go-absolute.net

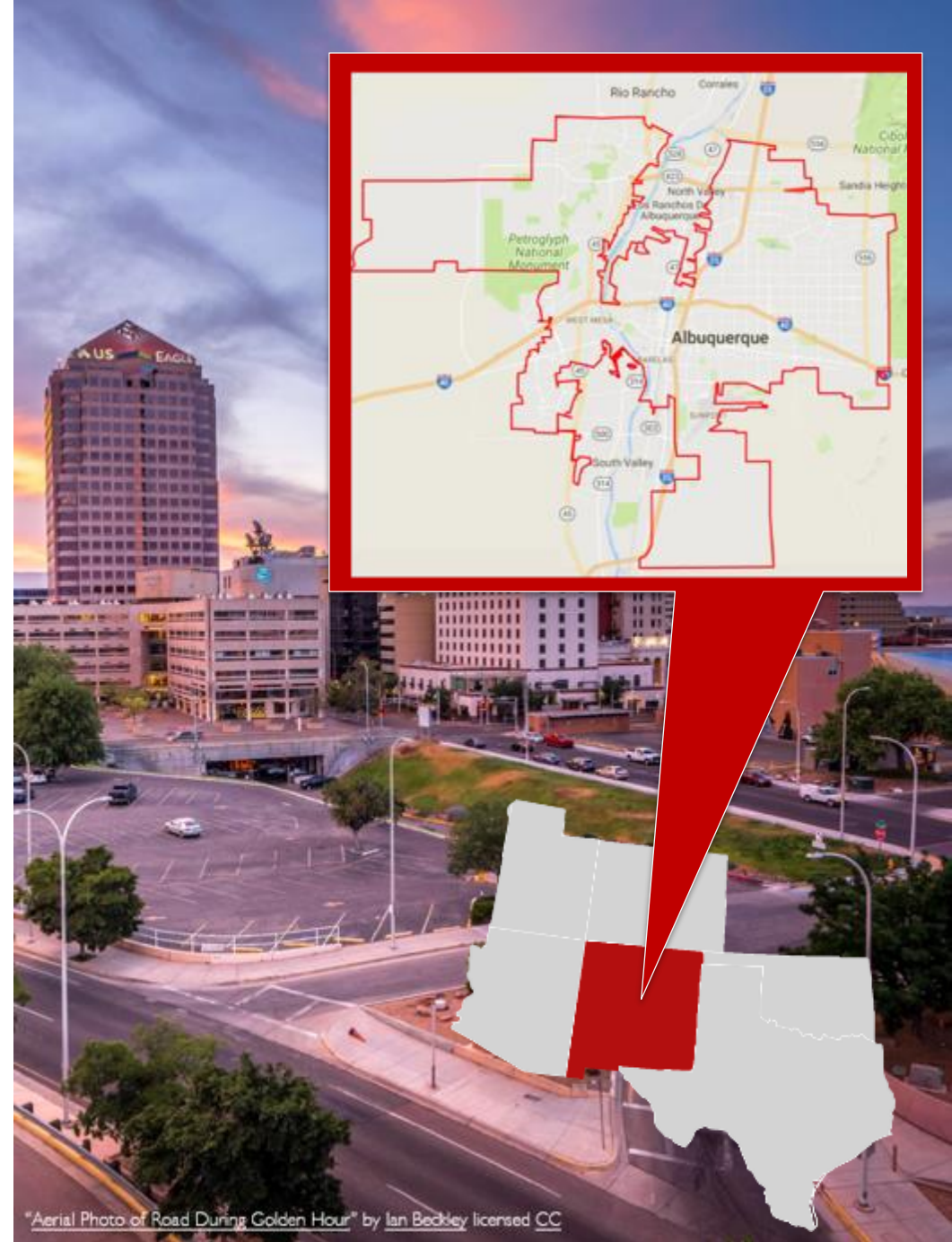
BRENNAN POSEN

(505)401-8048

brennan@go-absolute.net



131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net



"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC



# BROKERS



131 Madison NE Albuquerque, NM 87108  
505-346-6006 [info@go-absolute.net](mailto:info@go-absolute.net)



## **ALFREDO BARRENECHEA** Qualifying Broker

**(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)**

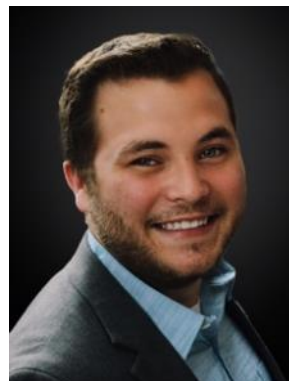
Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



## **CONSUELO DEYOUNG** Vice President

**505-730-7395 / [consuelo@go-absolute.net](mailto:consuelo@go-absolute.net)**

Consuelo Gallegos DeYoung is a native New Mexican. Consuelo has been a Realtor in New Mexico for over 25 years. Consuelo started her career as a residential realtor and during that time she owned her own company. Consuelo has experience in all aspects of Commercial Real Estate working with investors, trusts, business owners and tenants. Consuelo has knowledge, creativity and experience in marketing properties and solving problems of the more intricate transactions. Consuelo has an extensive background in contract analysis. Consuelo has a degree in accounting and has worked for international companies in this field.



## **BRENNAN POSEN** Associate Broker

**505-401-8048 / [brennan@go-absolute.net](mailto:brennan@go-absolute.net)**

Brennan is a Business Broker and Commercial Realtor with 8 years of experience. He has helped numerous clients and investors in land development, building rehab, property management, and community growth. Coming from a family of commercial developers and investors, he started as an administrative assistant and now is a top broker in the state. He mainly helps business owners start, expand, or sell their businesses and has experience with various types of real estate. He is also a pre-licensing educator and has assisted many professionals in obtaining their licenses.







## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm is one of the top producing firms in the State of New Mexico. Dollar per broker we close more deals than any other firm. Our brokers have earned numerous awards including the Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



# MULTI-PURPOSE SPACE



CONSUELO DEYOUNG  
(505) 730-7395  
[consuleo@go-absolute.net](mailto:consuleo@go-absolute.net)

ALFREDO BARRENECHEA  
(505) 401-0135  
[alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

BRENNAN POSEN  
(505) 401-8048  
[brennan@go-absolute.net](mailto:brennan@go-absolute.net)