

Medical Office Condo

2730 SAN PEDRO DR, ALBUQUERQUE, NM

SUITE B-2: ±2,001 SF
FOR SALE

CBRE





Offering Overview

This offering is an ideal acquisition for owner-users or investors looking to establish or expand a footprint in one of the city's most desirable submarkets.

This office condo offers a turnkey solution in a pristine condition for practitioners. The layout provides immediate utility for primary care, specialized practice, or wellness services.

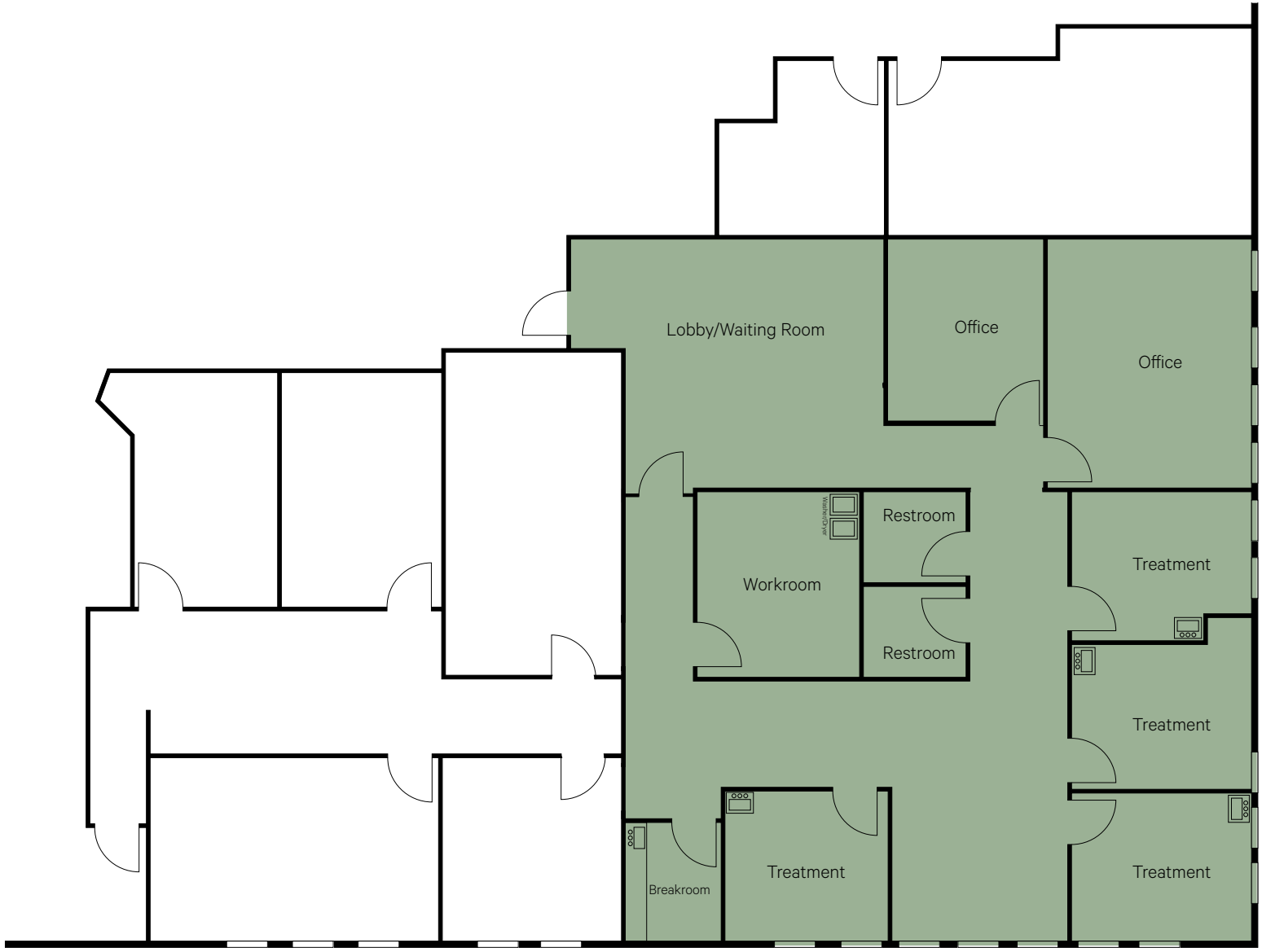
- Excellent location in the highly desirable Uptown submarket surrounded by dining, shopping and residential
- Entrance through beautiful private courtyard with controlled access via keypad at front door
- Functional medical office floor plan with two offices, four treatment rooms with sinks, waiting room, break room and workroom with washer and dryer hookup
- Second hot water heater provides heated water to all treatment rooms
- Strong drive-by visibility and monument signage
- Generous 4.5/1,000 parking ratio
- Preferred 2027 Closing

OFFERING HIGHLIGHTS

±2,001 SF
Size

$450,000
Sale Price

Floor Plan



All square footages are approximate and must be verified.

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NORDSTROM rack
Dillard's
DSW
T.J.maxx
RED ROBIN
REGAL CINEMAS
CHUZE FITNESS
RUTH'S CHRIS STEAK HOUSE
PARK SQUARE MARKET
Jason's deli
Chuy's Tex Mex Cantina
Japanese Kitchen
Satellite Coffee
POTTERY BARN
GAP
LUSH
ANTHROPOLOGIE
California Pizza Kitchen
LUCKY BRAND
lululemon
McALISTER'S DELI
BRAVO! CUCINA ITALIANA
Melting Pot
MICHAEL KORS
THE NORTH FACE
M·A·C
TARGET
macy's
JCPenney
BOOT BARN
DICK'S SPORTING GOODS
ROUND1
Seasons 52 FRESH GRILL
The Container Store
FIVE GUYS BURGERS and FRIES
SAGGIO'S
LONGHORN STEAKHOUSE
The Cheesecake Factory
H&M
Menaul Blvd
I-40
N
2730 San Pedro Dr
ALBUQUERQUE, NM
Arizona St
Claremont Ave
San Pedro Dr

2730 San Pedro Dr

SUITE B-2 | ALBUQUERQUE, NM



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