

📍 1010 Candelaria Rd. NW,  
Albuquerque NM 87107

Rare Big Box Space near  
**Affluent North Valley**



# FOR LEASE

Available Space:  
**+-24,607 SF**

Rate:  
**\$10.00 / SF**  
**\$1.83 / SF NNN**

# PROPERTY HIGHLIGHTS



## SITE OVERVIEW

- **Available:** 24,607 SF  
1.4 AC
- **Lease Rate:** \$10.00 / SF  
\$1.83 / SF NNN
- **5-mile Radius Population:** 242,357
- **5-mile Radius Daytime Working Population:** 220,482
- **5-mile Radius AHHI:** \$88,612
- **Zoning:** MX-L

## INFILL OPPORTUNITY IN UNDER-RETAILIZED, AFFLUENT NEAR NORTH VALLEY

- **North Valley Affluence Pocket:** Nestled in with some of the highest property values in the state along Rio Grande Blvd. and 4th St., which have an AAHI of \$153,000 within 1 mile.
- **Rare Big Box Space:** Retail development in the area is severely curbed by zoning laws. Strategic opportunity to capture leakage of affluent residents who drive across town for shopping.
- **Proximity to Sawmill District:** A national model for urban renewal that is only 3 miles away and is spreading North and West toward the Property.

## PRIME LOCATION

- **Unmatched Signage:** Excellent street-front visibility with prominent on-building signage opportunities.
- **Strategic Access:** Minutes to the I-25 / I-40 interchange and just 3 minutes to the North Valley/Rio Grande corridor.
- **10,500 VPD along Candelaria Rd.**
- **Full Access:** From three points in an out of the parking lot.

## FLEXIBLE LAYOUT AND SPACE

- **20'4" Clear Height**
- **Highly Adaptable Floorplan:** Easily divisible to accommodate retail, warehouse, athletic, or event space users.
- **Ample Storage:** Generous storage capacity throughout the premises.

## INFRASTRUCTURE AND UPGRADES

- **Commercial Kitchen:** Equipped with an existing hood and grease trap.
- **Brand new 400 amp electrical service.**
- **Newly installed fully ADA-compliant bathrooms.**

## LOADING AND LOGISTICS

- **Dedicated Loading Infrastructure:** Four (4) 12' x 11' ground-level garage doors.
- **Seamless Deliveries:** Back alleyway access designed for easy, unobstructed shipping and receiving with gated entryway.

## PARKING

- **Brand new asphalt parking lot with fresh striping.**
- **Parking Ratio - 3 : 1,000.**

📍 1010 Candelaria Rd. NW, Albuquerque NM 87107

# MARKET AERIAL



# INTERSECTION AERIAL



📍 1010 Candelaria Rd. NW, Albuquerque NM 87107

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

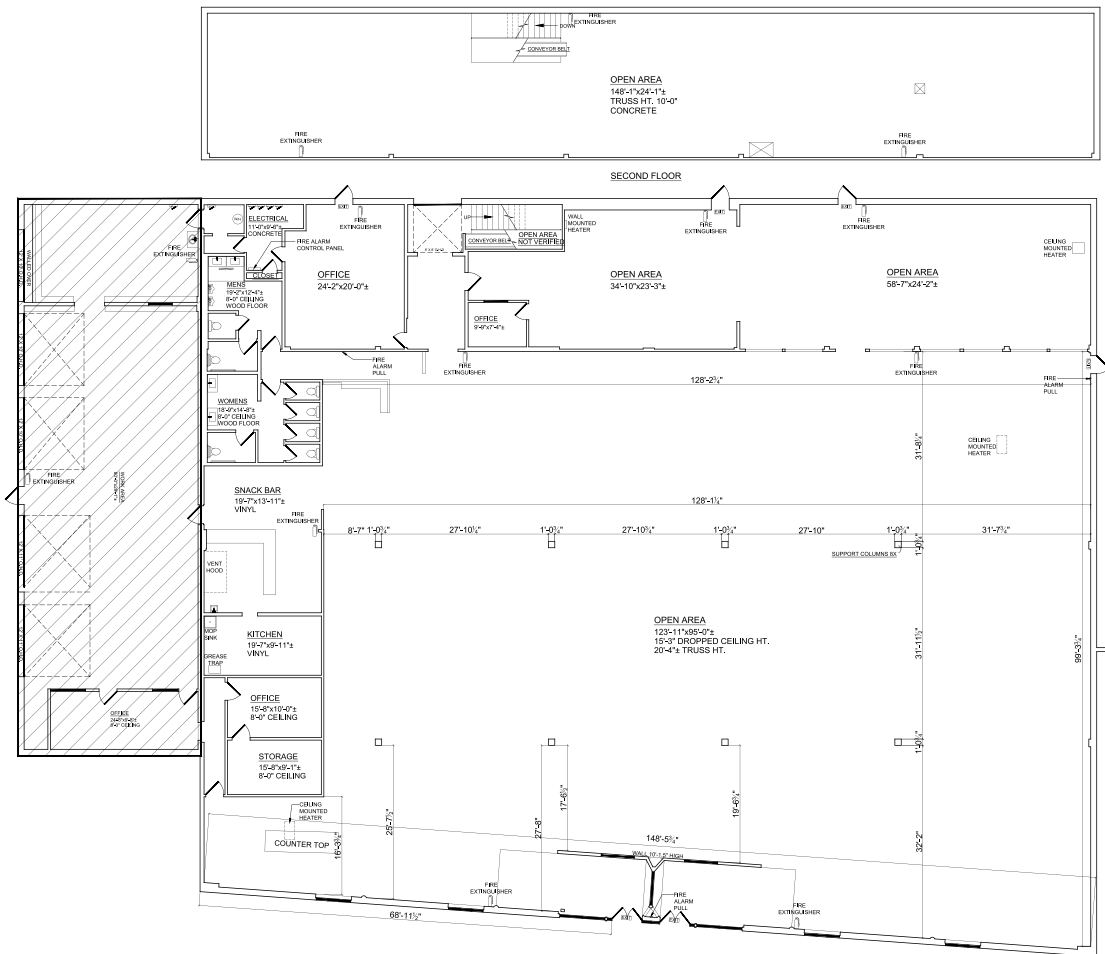


PAGE 4

\*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.

# SITE PLAN

# SITE PLAN



## DEMOGRAPHICS

1010 Candelaria Rd. NW, Albuquerque NM 87107

|                               | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------------|----------|----------|----------|
| <b>2026 Population</b>        | 11,655   | 72,515   | 242,357  |
| <b>2026 Average HH Income</b> | \$83,915 | \$89,579 | \$88,612 |
| <b>2026 Number of HH</b>      | 5,363    | 34,718   | 108,395  |

Rate:  
**\$10.00 / SF**  
**\$1.83 / SF NNN**

Space:  
**Total: +-24,607 SF**  
**Main Floor: +-18,106 SF**  
**Mezzanine: +-3,658 SF**  
**Automotive/Garage Area: +-2,843 SF**



# EXTERIOR

📍 1010 Candelaria Rd. NW, Albuquerque NM 87107



# INTERIOR

Christina Brown | (505) 250-0163 | [christina@amplifiedcre.com](mailto:christina@amplifiedcre.com)



PAGE 6

\*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.

# LOCATION OVERVIEW

## Albuquerque, NM

### METRO HIGHLIGHTS

#### HIGH CONCENTRATION OF HIGH-WAGE JOBS

- Between Sandia National Laboratories, Kirtland Air Force Base, and the University of New Mexico, Albuquerque ranks in the **Top 5 Metro Areas with the highest concentration of PhDs in the country.**

#### NEXT TECH HUB

- Albuquerque was recently ranked as one of the **Top 10 Cities for Tech Jobs** (relative to cost of living) by CompTIA and has been highlighted by LinkedIn as a top city for "Tech Migration" (people moving away from the Bay Area/Seattle).

#### HOLLYWOOD OF THE SOUTHWEST

- MovieMaker Magazine has ranked Albuquerque as the **#1 Best Place to Live and Work as a MovieMaker in North America** for several consecutive years (Big Cities category) and Netflix and NBCUniversal have billiondollar commitments here.

#### EMERGING HOUSING MARKET

- The Wall Street Journal/Realtor.com Emerging Housing Markets Index consistently places Albuquerque in the **top tier of mid-sized cities for investment potential.**

#### LOGISTICS HUB

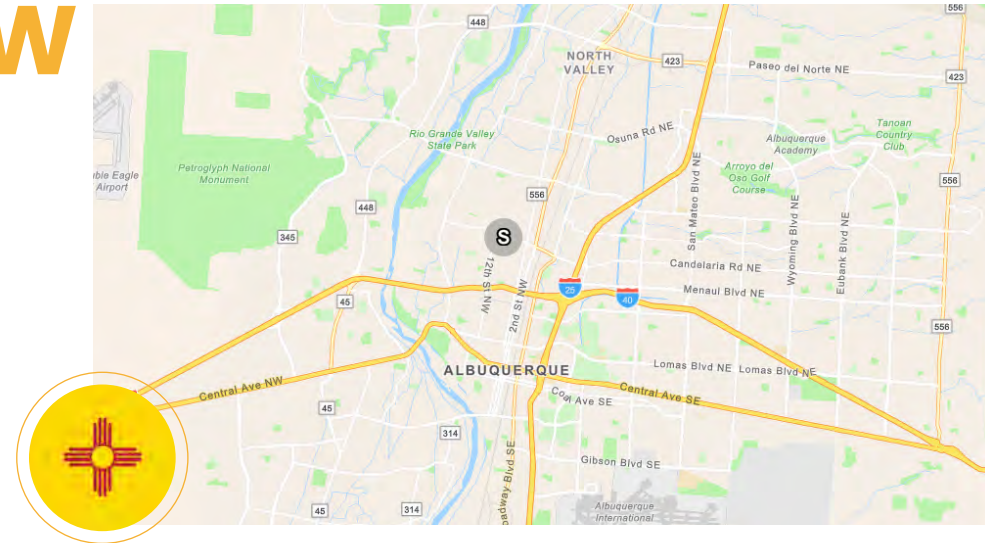
- Albuquerque sits at the intersection of I-25 and I-40 (the "Big I"). It is a **primary logistics hub for the Southwest**, making supply chain management very efficient. The overall cost of labor and operations also remains highly competitive.

#### Albuquerque Metro Area Demographic Highlights 2025 Population

2025 Population  
562,000

Workforce  
460,336

AHHI  
\$90,776



#### TOP 10 EMPLOYERS

- Kirtland Air Force Base: ~23,000 (Includes active duty, civilian, and contractor positions)
- University of New Mexico (UNM): ~20,000 (Includes UNM Hospital and Health Sciences Center)
- Sandia National Laboratories: ~15,500
- Albuquerque Public Schools (APS): ~12,000
- Presbyterian Healthcare Services: ~10,500
- City of Albuquerque: ~6,000
- State of New Mexico (Metro Offices): ~5,500
- Intel Corporation: ~3,500 (Located in Rio Rancho, but a primary metro-area employer)
- Amazon: ~3,500 (Rapidly growing footprint on the city's Westside)
- Lovelace Health System: ~3,000

📍 1010 Candelaria Rd. NW, Albuquerque NM 87107

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



PAGE 7

\*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.