

OFFICE/MEDICAL/DENTAL FOR LEASE

6800 Montgomery Blvd NE, Suite G | ALBUQUERQUE, NM 87109

Prominent NE Heights Location



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Metro Commercial
REALTY. INC.

OFFICE FOR LEASE

6800 Montgomery Blvd NE, Suite G | ALBUQUERQUE, NM 87109

Space Highlights:

- 1,360 sf office / medical space
- Tucked in the heart of a very well-maintained office/medical park with ample parking
- Landlord will provide new paint and carpet/flooring for a qualified tenant, additional buildout negotiable.
- Minimum 3-year lease
- \$19 PSF Modified Gross (\$2,153/mo. + utilities)
- [Virtual Tour](#)



Property Highlights:

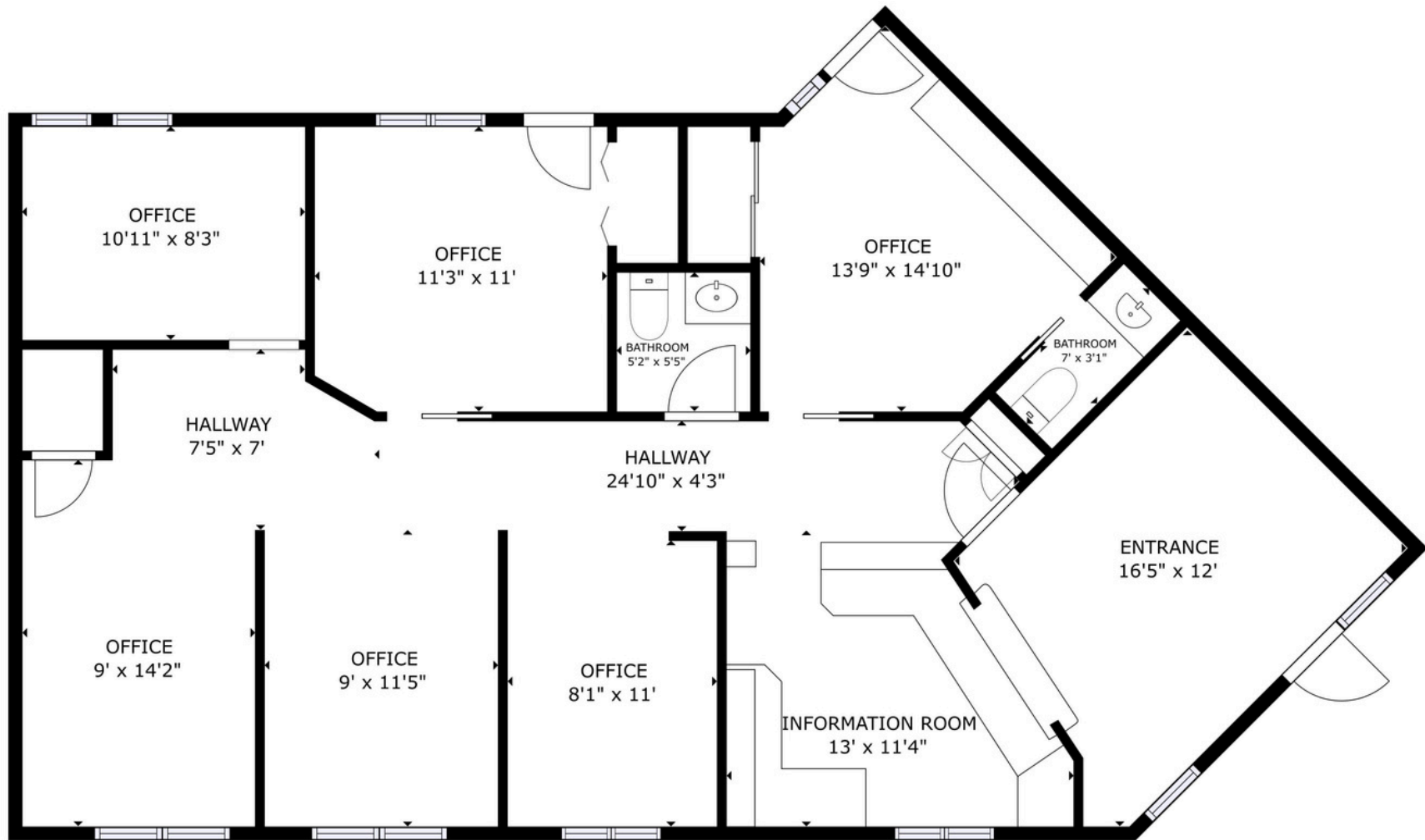
- Great visibility with monument and building signage
- Great NE Heights location with easy access to I-25 and located between Uptown and Journal Center
- Surrounded by restaurants and other amenities.
- MX-T: [Mixed-Use – Transition Zone District](#)



The information herein has been obtained from sources believed to be reliable. While we do not doubt its 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. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FLOOR PLAN





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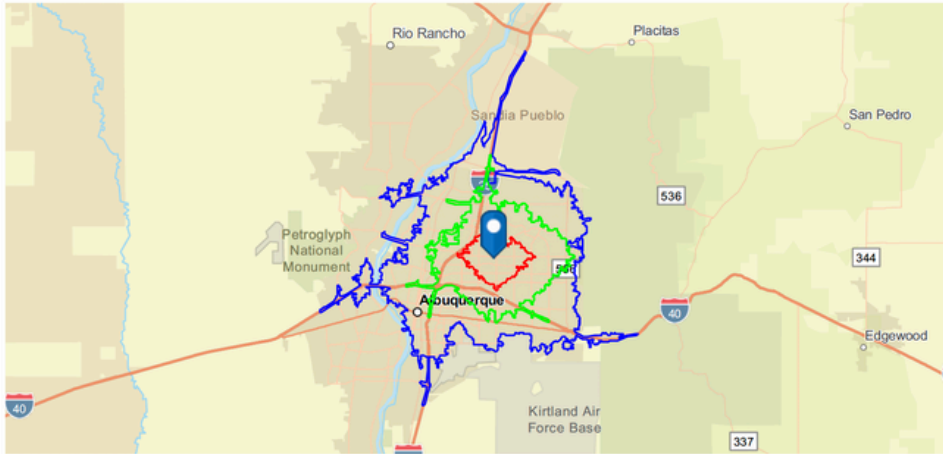


TRADE AREA



Benchmark Demographics

6800 Montgomery Blvd NE, Albuquerque, New Mexico, 87109



| Generations | 5 minute drive | 10 minute drive | 15 minute drive | Counties Bernalillo County | States New Mexico | United States of America |
|-------------------------------------|----------------|-----------------|-----------------|----------------------------|-------------------|--------------------------|
| Generation Alpha (Aged 0-2) | 7.8% | 7.5% | 7.4% | 8.2% | 8.8% | 9.0% |
| Generation Z (Aged 3-20) | 21.0% | 19.4% | 21.0% | 22.6% | 23.3% | 23.0% |
| Millennial (Aged 37) | 27.7% | 26.0% | 25.4% | 25.2% | 23.2% | 24.3% |
| Generation X (Aged 38-54) | 17.4% | 17.7% | 18.4% | 18.7% | 18.3% | 19.4% |
| Baby Boomer (Aged 55-73) | 20.3% | 22.6% | 22.1% | 20.5% | 21.5% | 19.7% |
| Silent & Greatest (Aged 73 or more) | 5.8% | 6.8% | 5.7% | 4.8% | 4.9% | 4.8% |

| Household Income | 5 minute drive | 10 minute drive | 15 minute drive | Counties Bernalillo County | States New Mexico | United States of America |
|---------------------|----------------|-----------------|-----------------|----------------------------|-------------------|--------------------------|
| <\$15,000 | 8.9% | 9.5% | 10.8% | 9.6% | 11.6% | 8.6% |
| \$15,000-\$24,999 | 10.1% | 8.8% | 9.8% | 8.6% | 9.0% | 6.3% |
| \$25,000-\$34,999 | 8.6% | 8.1% | 8.2% | 7.5% | 8.7% | 6.7% |
| \$35,000-\$49,999 | 14.3% | 13.1% | 11.9% | 11.7% | 11.5% | 10.1% |
| \$50,000-\$74,999 | 16.9% | 16.2% | 15.2% | 15.6% | 16.0% | 15.7% |
| \$75,000-\$99,999 | 11.8% | 12.8% | 12.4% | 13.5% | 12.8% | 12.8% |
| \$100,000-\$149,999 | 15.8% | 16.7% | 15.7% | 17.5% | 16.6% | 17.6% |
| \$150,000-\$199,999 | 6.7% | 7.8% | 7.7% | 8.0% | 7.0% | 9.5% |
| \$200,000+ | 6.9% | 6.9% | 8.4% | 8.1% | 6.9% | 12.6% |

| Key Facts | 5 minute drive | 10 minute drive | 15 minute drive | Counties Bernalillo County | States New Mexico | United States of America |
|--------------------|----------------|-----------------|-----------------|----------------------------|-------------------|--------------------------|
| Population | 35,516 | 148,939 | 371,557 | 676,694 | 2,129,661 | 338,440,954 |
| Daytime Population | 39,442 | 199,789 | 452,758 | 704,046 | 2,110,141 | 336,786,413 |
| Employees | 17,803 | 74,858 | 186,500 | 333,330 | 938,152 | 166,125,745 |
| Households | 16,527 | 69,473 | 169,468 | 282,851 | 845,697 | 130,716,571 |
| Average HH Size | 2.14 | 2.11 | 2.15 | 2.35 | 2.47 | 2.53 |
| Median Age | 38.9 | 41.7 | 41.0 | 39.6 | 39.9 | 39.3 |

Housing Facts

| | | | | | | |
|---------------------|---------|---------|---------|---------|---------|-------------|
| Median Home Value | 306,876 | 300,573 | 322,169 | 309,146 | 262,592 | 355,577 |
| Owner Occupied % | 55.4% | 59.9% | 59.3% | 66.5% | 71.7% | 64.4% |
| Renter Occupied % | 44.6% | 40.1% | 40.7% | 33.5% | 28.3% | 35.6% |
| Total Housing Units | 17,582 | 74,333 | 183,570 | 303,599 | 957,970 | 145,184,826 |

Income Facts

| | | | | | | |
|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Median HH Income | \$59,695 | \$64,126 | \$63,144 | \$68,837 | \$62,263 | \$79,068 |
| Per Capita Income | \$40,714 | \$42,248 | \$42,844 | \$40,001 | \$35,327 | \$43,829 |
| Median Net Worth | \$122,994 | \$153,318 | \$143,806 | \$184,535 | \$178,767 | \$225,545 |

Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS
Saunders Real Estate / Saunders Ralston Dantzler



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2024 and 2029



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