

# FOR LEASE

3312 STANFORD NE

## OFFICE – RETAIL – WAREHOUSE – STORAGE – FLEX SPACE



16' Drive-In Door in Rear



CONSUELO DEYOUNG    ALFREDO BARRENECHEA  
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# SUMMARY



**LEASE RATE:** \$14.00-\$16.50 / SF

**AVAILABLE SPACE** +/- 5,542 SF

**PROPERTY SIZE** 0.46 Acres

**ZONING** NR - LM

**LEASE TYPE** NNN  
(presently \$2.20/SF)

## FEATURES

- Warehouse, Office, Storage
- (+/-) 17' – 18' tall Warehouse Ceilings
- 16' Drive-in Door
- (+/-) 750 SF Warehouse
- Gated Lot
- Off-street Parking
- Close to Interstate I-40 and I-25

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## INDUSTRIAL OFFICE, WAREHOUSE, FLEX SPACE

FOR LEASE / 3312 STANFORD NE ALBUQUERQUE, NM 87107



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

# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner of 3312 Stanford NE. Property sits in an area of industrial, light manufacturing, contractors, breweries, service companies. The property is well suited for businesses such as a roofing company, plumbing or electrical company, distributor, or any business requiring a warehouse, showroom and office space.

The property consists of 2 buildings. The building in the back is not available.

The front building is approximately 5,542 sf with 2 floors and consists of office, warehouse and flex space.

On the 1st floor there is a +/- 750 SF with 17'-18' tall warehouse with a 16' roll up door; a storage/flex space of +/- 543 SF. Neither of these spaces have restrooms. Also available on the 1st floor is 1,725 sf space that can be used for office/retail/flex space. It is currently separated into 2 spaces.

Available on the 2nd floor is a space consisting of +/- 1,673 SF of office area, kitchenette and restrooms. The other space on the 2nd floor is an office with a restroom.

The property can be leased in its entirety or creatively separated.



[VIEW WEBSITE >](#)

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**PROPERTY ADDRESS**

3312 Stanford Dr. NE, Albuquerque, NM 87107

**PROPERTY DESCRIPTION**

Office / Warehouse / Storage

**TOTAL BUILDING SIZE**

(+/-)5,542 SF

**AVAILABLE SPACE:**

1<sup>st</sup> Floor:

- (+/-) 733 SF Office
- (+/-) 992 SF Office / Flex
- (+/-)750 SF Warehouse
- (+/-)543 SF Storage

2<sup>nd</sup> Floor:

- (+/-)1,673 SF Office Space
- (+/-)851 Office / Flex

**ZONING**

NR – LM (Non-Residential, Light Manufacturing)

**ACCESS**

Direct Access from Stanford Dr. NE

**VISIBILITY**

Good Visibility from Stanford

**ACCESS to  
TRANSPORTATION:**

Easy Access to I-25 & I40

**SIGNAGE**

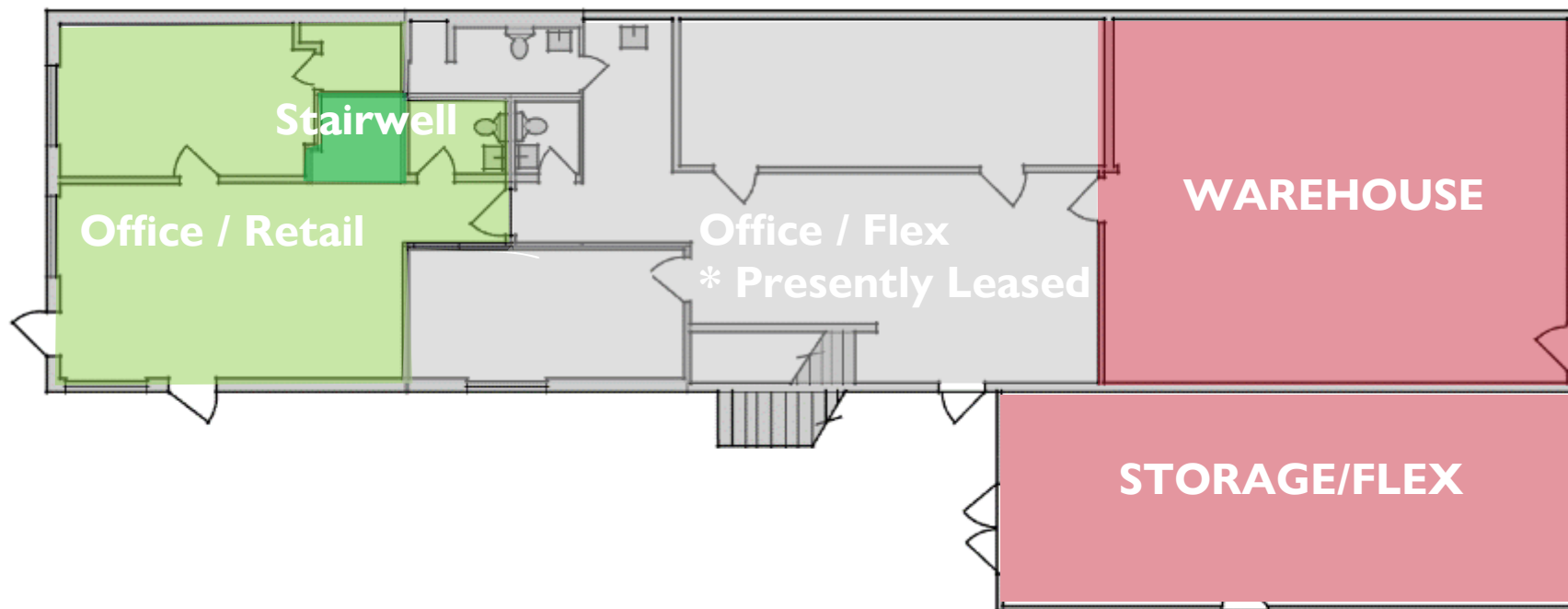
Signage Available

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# 1st FLOOR SPACE AVAILABLE



1st Floor	SF (+/-)
Office / Retail	733
Office / Flex	992
Warehouse	750
Flex	543
<b>Total Available</b>	<b>3,018</b>

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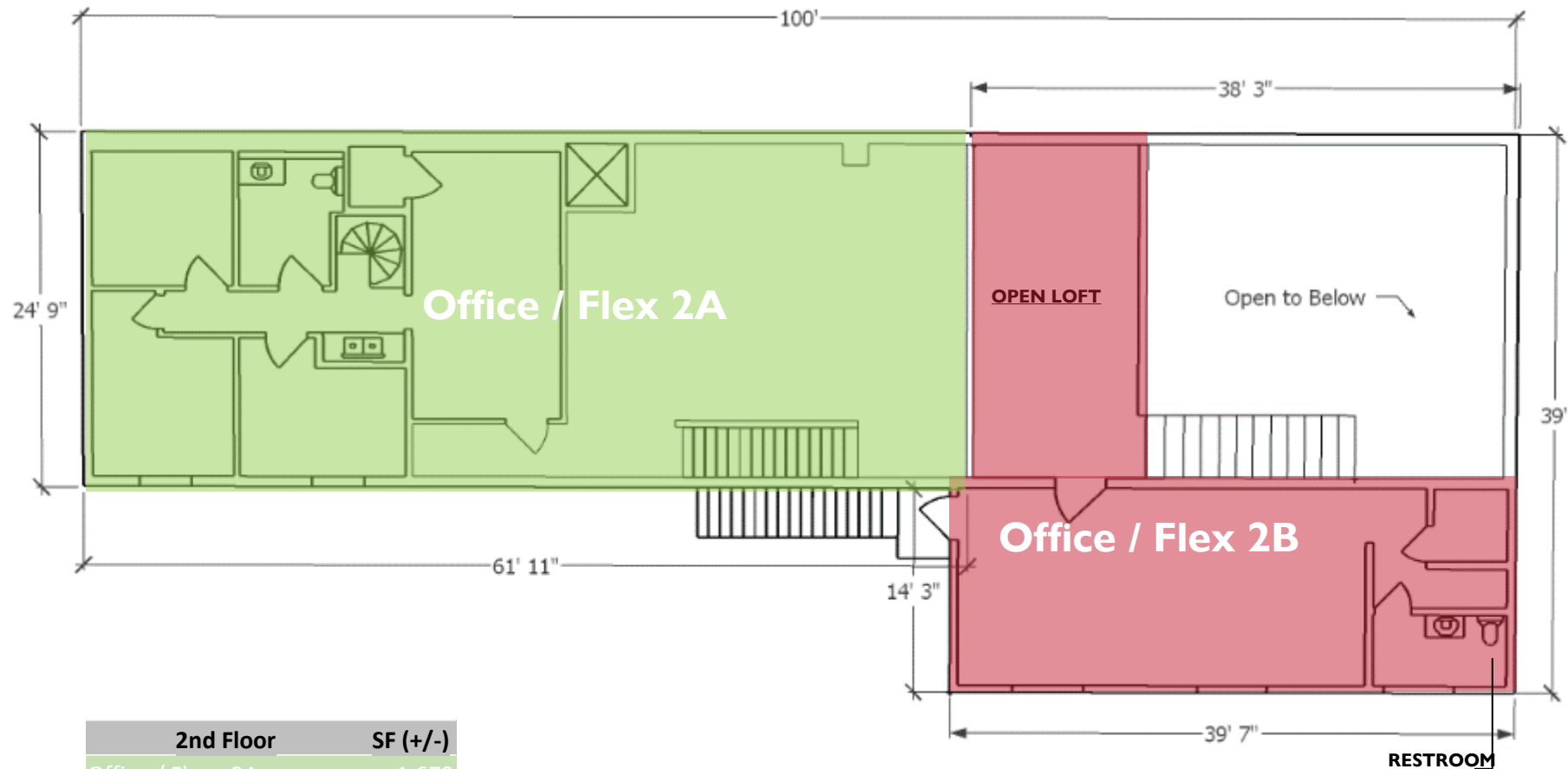
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# 2nd FLOOR SPACE AVAILABLE



2nd Floor	SF (+/-)
Office / Flex - 2A	1,673
Office / Flex - 2B	851
<b>Total Available</b>	<b>2,524</b>

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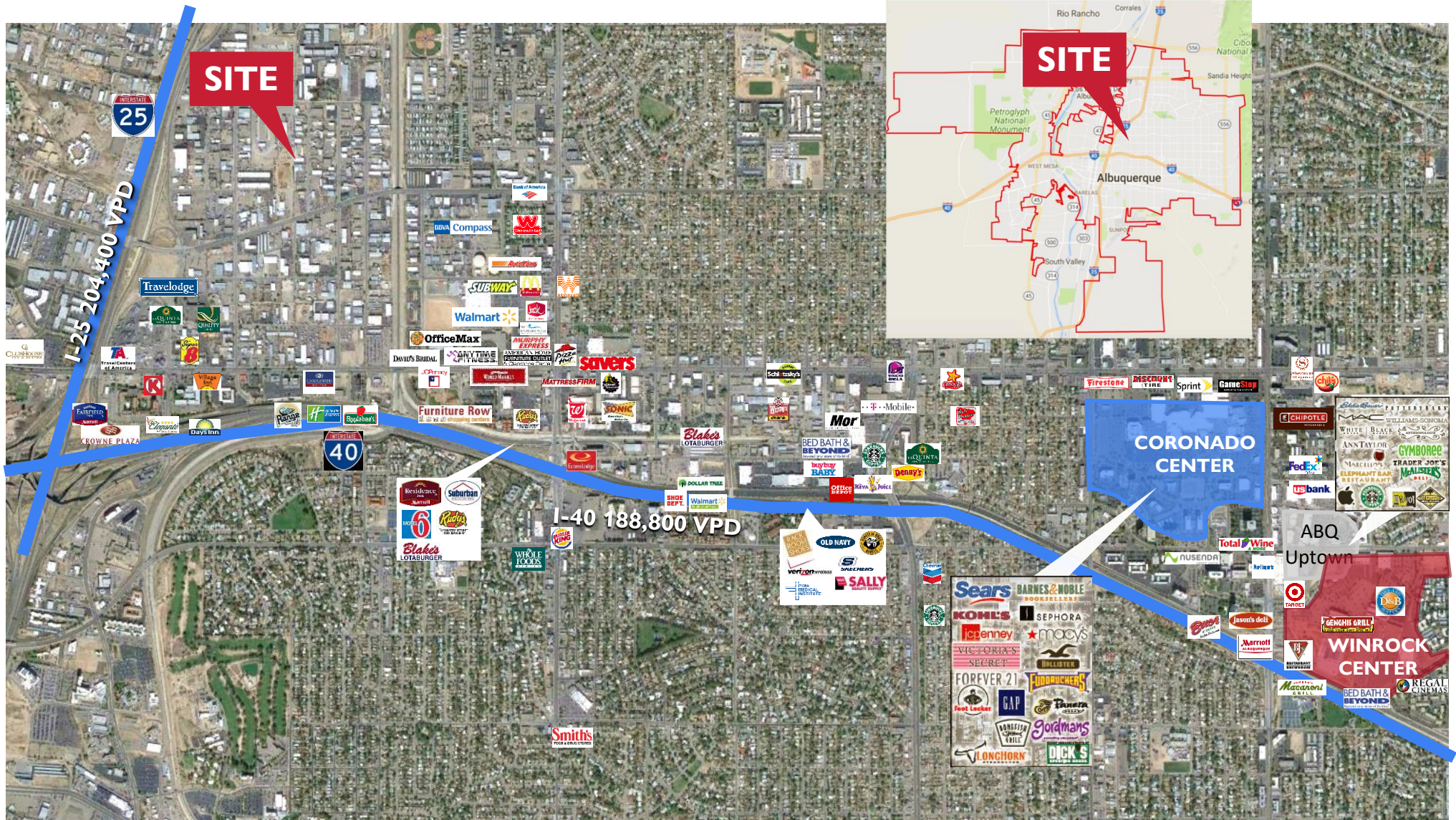
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# TRADE AREA



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**ABSOLUTE**  
 Investment Realty

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# SITE CLOSE UP



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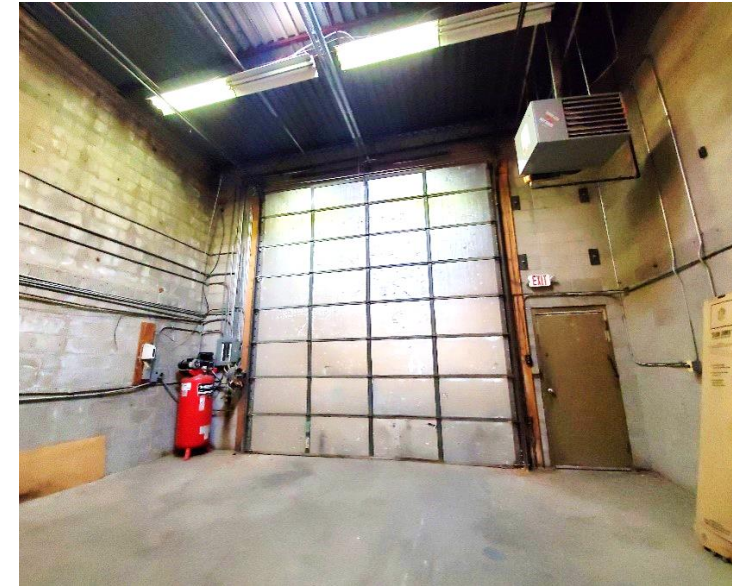
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# PROPERTY PHOTOS



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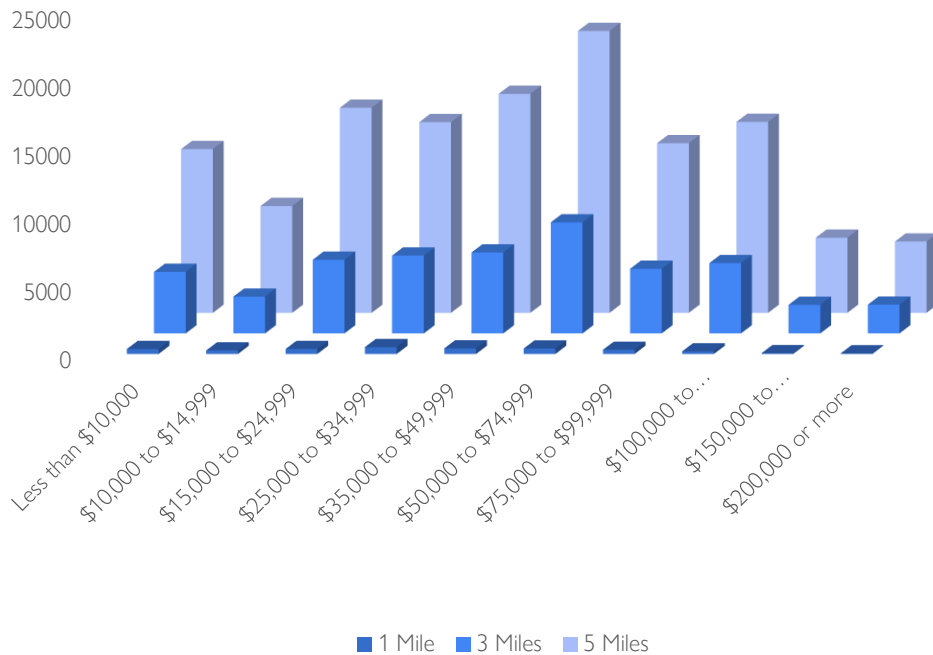


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	6,533	\$40,618	36.3
3 Mi	98,608	\$53,810	38.9
5 Mi	265,969	\$52,968	41.0



## TRAFFIC COUNTS

Candelaria Blvd 16,068 VPD

I-25 228,505 VPD

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# 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

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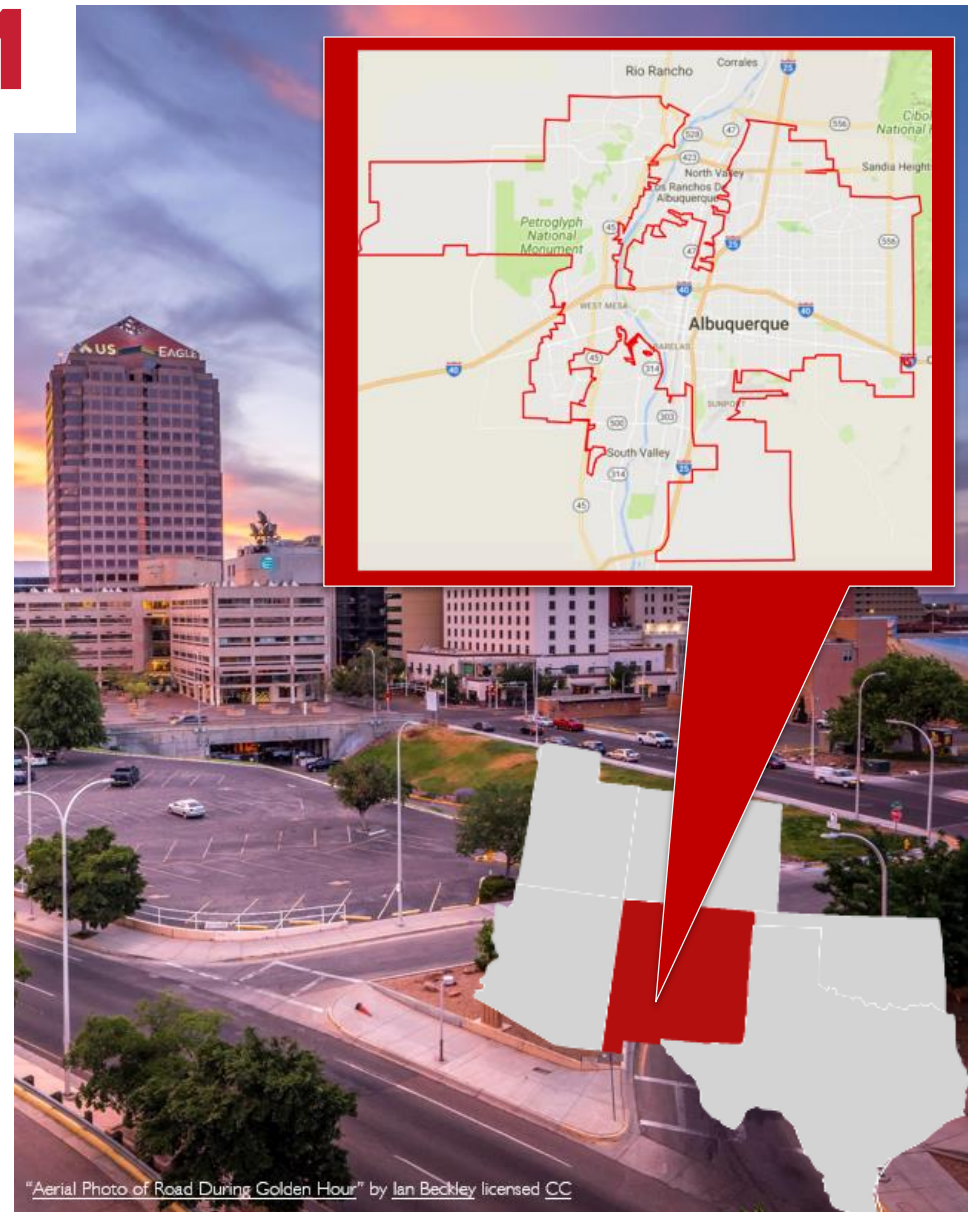
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC



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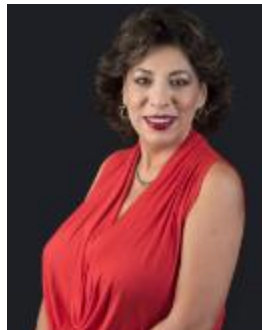
# BROKERS



## **ALFREDO BARRENECHEA** Qualifying Broker

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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**

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

Consuelo Gallegos Horne is a native New Mexican. Consuelo has been a Realtor in New Mexico for 23 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate and joined Absolute Investment Realty. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.





## 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 advice 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 and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.