BOUTIQUE PROFESSIONAL OFFICE

LOMAS AND 10TH ST

1003 Luna Circle NW Albuquerque, NM 87102



FOR SALE OR LEASE

AVAILABLE SPACE
1,819 SF

SALE PRICE
$589,000

LEASE RATE
$23.00 PSF NNN
*NNNs $3.00
** Estimate provided by Landlord and subject to change

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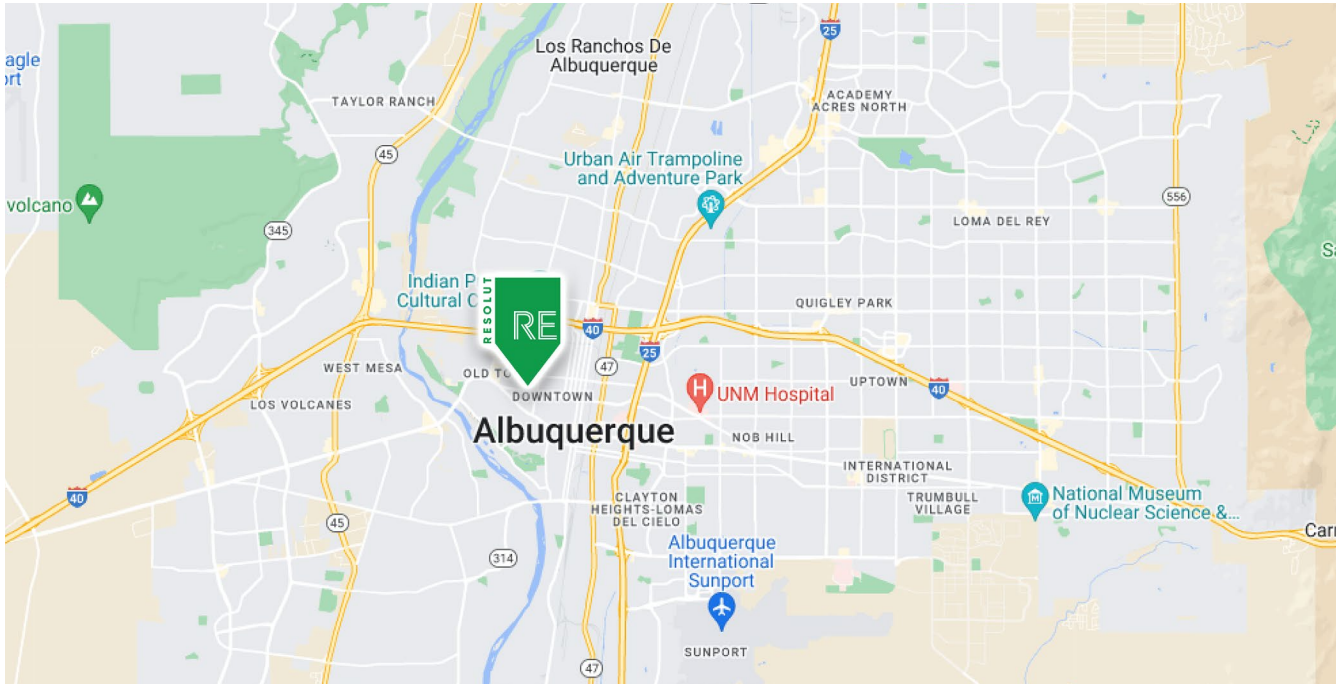
PROPERTY HIGHLIGHTS

- **Boutique Executive Office**: Charming, small-format professional building with strong identity
- **Walkable to Courthouses**: Ideal for legal, consulting, or professional service users
- **Prime Infill Location:** Immediate proximity to Downtown Albuquerque
- **Owner-User Opportunity:** Control occupancy costs while building long-term equity
- **Turnkey Layout**: Reception, private offices, and functional workspace already in place
- **High-Quality Environment**: Well-maintained property with professional appeal
- **Private Setting:** Smaller scale offers privacy versus multi-tenant office buildings
- **Client-Friendly Access**: Easy for visitors with convenient access and positioning
- **Flexible Use:** Suitable for a variety of professional office applications
- Walking distance from courthouses



AREA TRAFFIC GENERATORS

THE UNIVERSITY OF NEW MEXICO · CNM Central New Mexico Community College · Heart Hospital of New Mexico · Kindred Hospital · ABQ BIOPARK

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DEMOGRAPHIC SNAPSHOT 2025

96,707
POPULATION
3-MILE RADIUS

78,278.00
AVG HH INCOME
3-MILE RADIUS

108,477
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Lomas: 15,119 VPD
: VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

1003 Luna Circle presents a rare opportunity to acquire a charming, boutique professional office property ideally positioned within walking distance of Downtown Albuquerque and the Bernalillo County courthouses. This well-maintained building offers a highly functional and efficient layout, creating a turnkey environment for professional users seeking a private, client-facing office setting.

The property's intimate scale and professional design make it exceptionally well-suited for attorneys and small law firms who benefit from immediate courthouse proximity, as well as legal support services such as mediation, title, and document preparation firms. Additionally, the quiet, private setting lends itself well to counseling and therapy practices, while the efficient layout and strong professional presence appeal to consultants, financial advisors, and other boutique service providers.

With a combination of reception, private offices, and flexible workspace, the building supports a wide range of uses while maintaining a polished and welcoming atmosphere. Its smaller footprint offers a level of privacy and control not typically found in larger multi-tenant office buildings, making it particularly attractive to owner-users seeking independence, brand identity, and long-term occupancy stability.

LOCATION OVERVIEW

Located just steps from the Bernalillo County courthouses and Downtown Albuquerque, 1003 Luna Circle sits in the heart of one of the city's most established professional and legal districts.

The surrounding area is heavily populated by law firms, legal support services, counseling offices, and professional practices, making this an ideal environment for users who benefit from proximity to the courthouse and related business activity. The property's walkability provides a significant advantage for both clients and staff, while nearby major corridors ensure easy regional access.

This location offers a rare combination of centrality, convenience, and privacy, allowing businesses to operate in close proximity to downtown amenities without sacrificing a quieter, more controlled office environment.



PROPERTY OVERVIEW

Sale Price:	$589,000
Lease Rate:	$23.00 PSF
NNN:	$3.00 PSF
Available SF:	1,819 SF
Submarket:	Downtown

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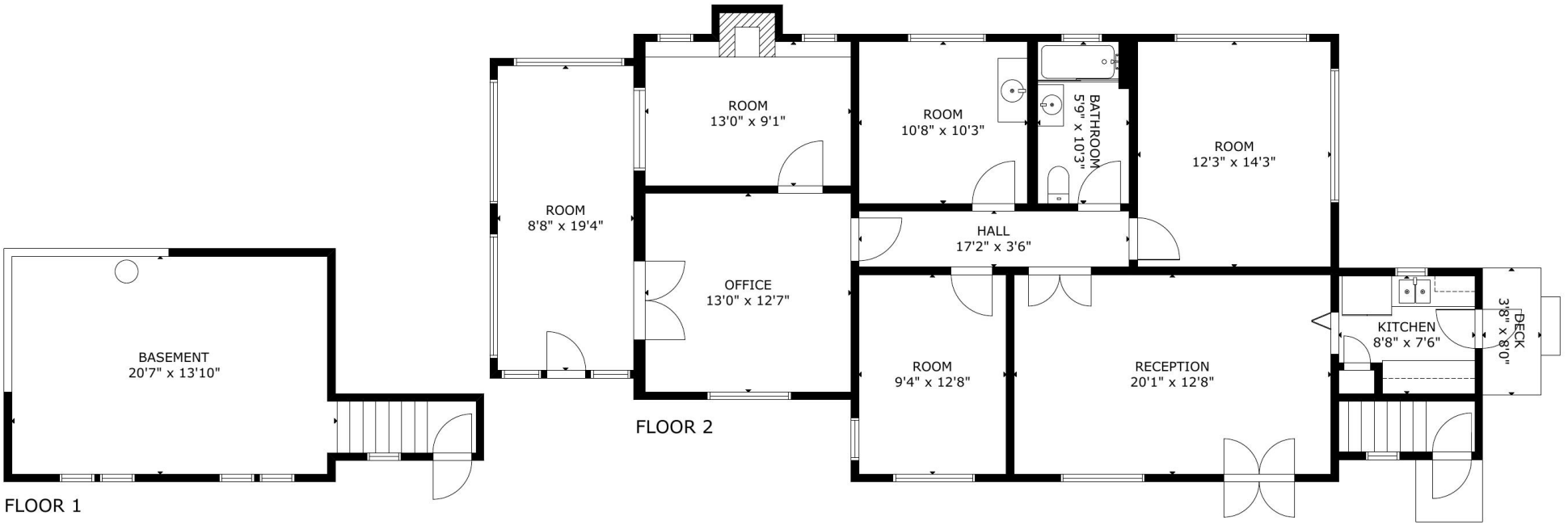

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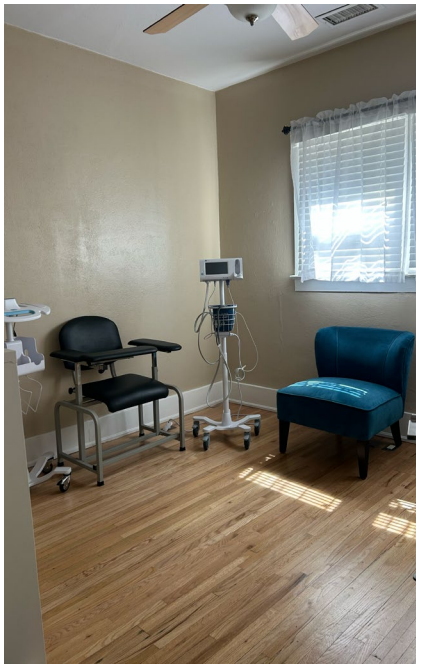
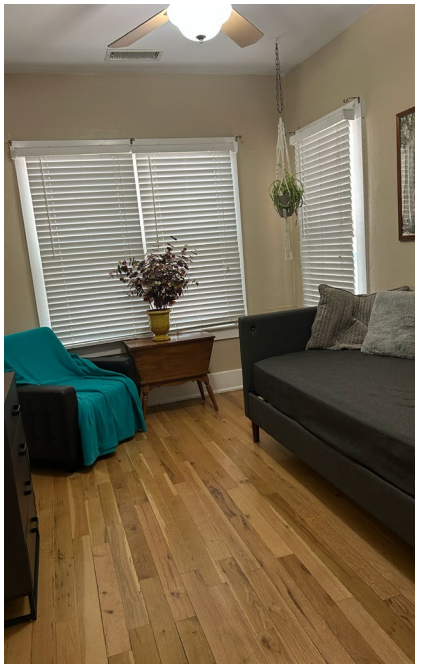

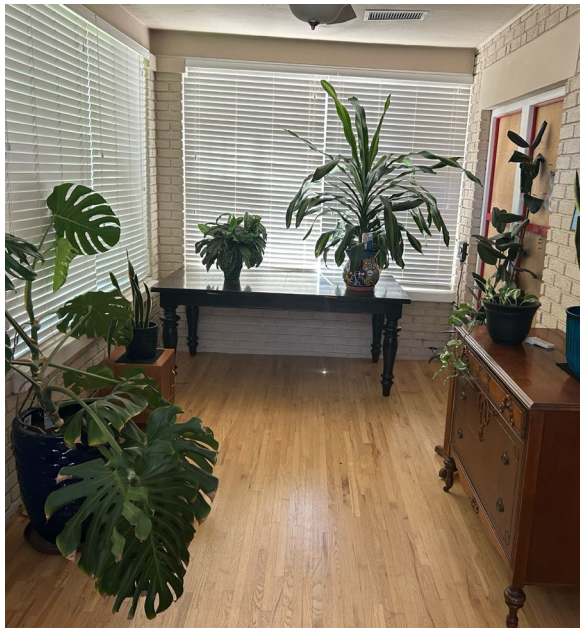


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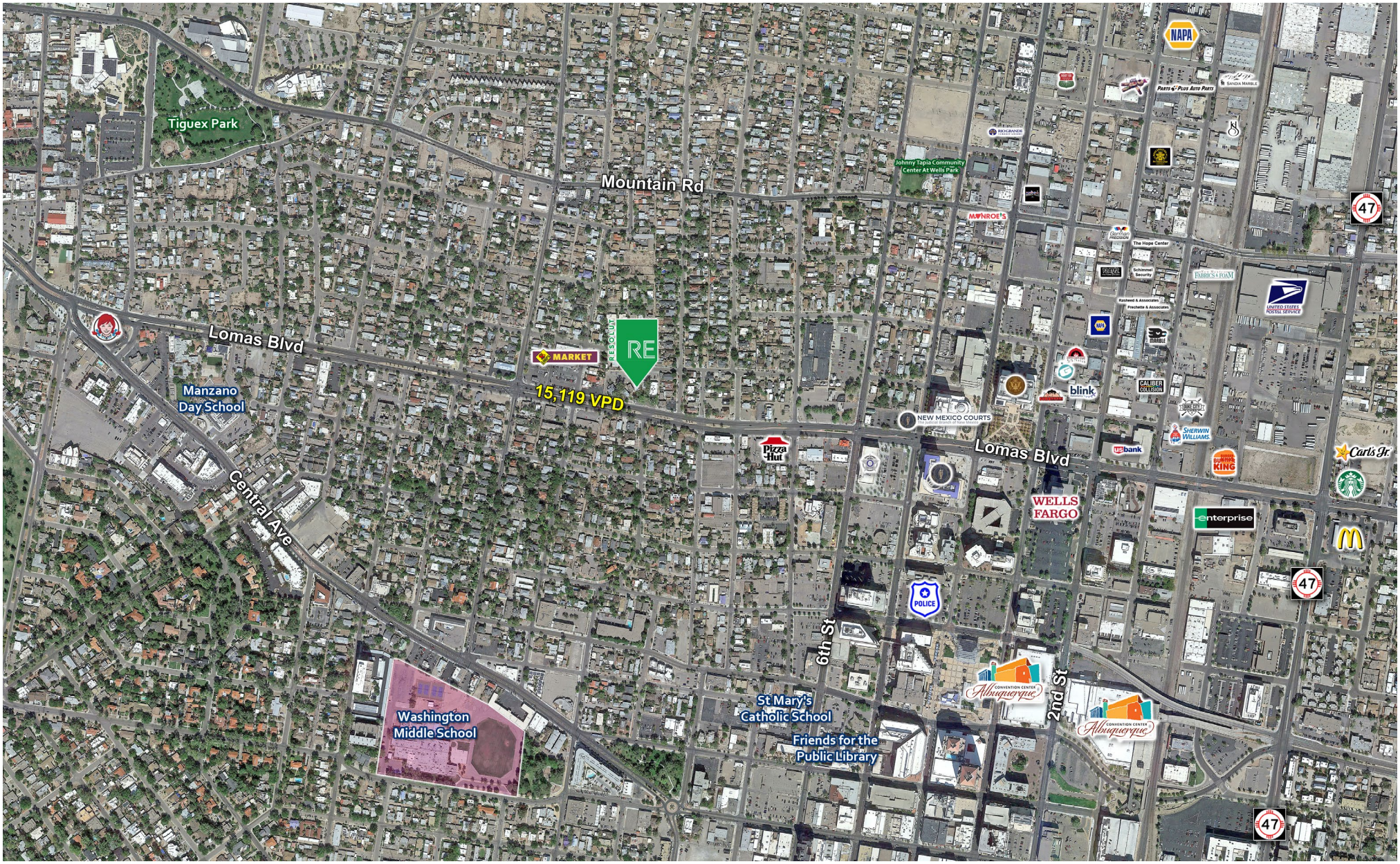

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