



LARGE UPTOWN OFFICE SPACE

FOR SALE / 1202 Pennsylvania St NE, Albuquerque, NM 87110

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SALE PRICE: \$900,000

BUILDING SIZE +/- 11,000 S/F

ZONING MX-T

FEATURES

- Uptown Trade Area
- Large Parking Field (50+ Spaces)
- Multiple Offices Throughout
- Multiple 60+ Person Capacity Conference Areas
- 4 Entries
- Potential to Demise
- 8 Multi-Stall Bathrooms



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

RITA CORDOVA	ALFREDO BARRENECHEA
(505) 489-8538	(505) 401-0135
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DESCRIPTION



Absolute Investment Realty has been selected as the exclusive broker for the sale of 1202 Pennsylvania St., NE, Albuquerque, NM 87110. This functional office property located in the coveted uptown trade area of Albuquerque and offers an impressive array of amenities and features. The building boasts multiple secure private entrances, two large shared parking areas, 8 multi-stall restrooms (in 4 groups of 2), several large and medium sized conference areas, some of which are capable of housing 60+ people. The Property is a condominium with shared parking and access. Don't miss this opportunity to acquire this office space at an unbeatable price.



VIEW WEBSITE >



EXTERIOR VIDEO



INTERIOR VIDEO

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PROPERTY SUMMARY

PROPERTY ADDRESS

1202 Pennsylvania St. NE Albuquerque NM, 87110

PROPERTY DESCRIPTION

Large office space with several offices, conference areas, bathrooms and entrances.

PROPERTY SIZE

+/- 11,000 S/F

TOTAL PARKING SPACES

55 (Two separate lots)

ZONING

MX-T (Mixed Use-Transitional) Allows a wide variety of commercial & residential uses.

[CABQ IDO](#)

ACCESS

Two Primary Vehicular Access Points (East and West Side of Property)

DIVISIBLE

Divisible to at least 2 separate spaces.

SIGNAGE

Monument signage and potential building signage.

Disclaimer: The information contained in this marketing package is believed to be reliable. While we do not doubt the 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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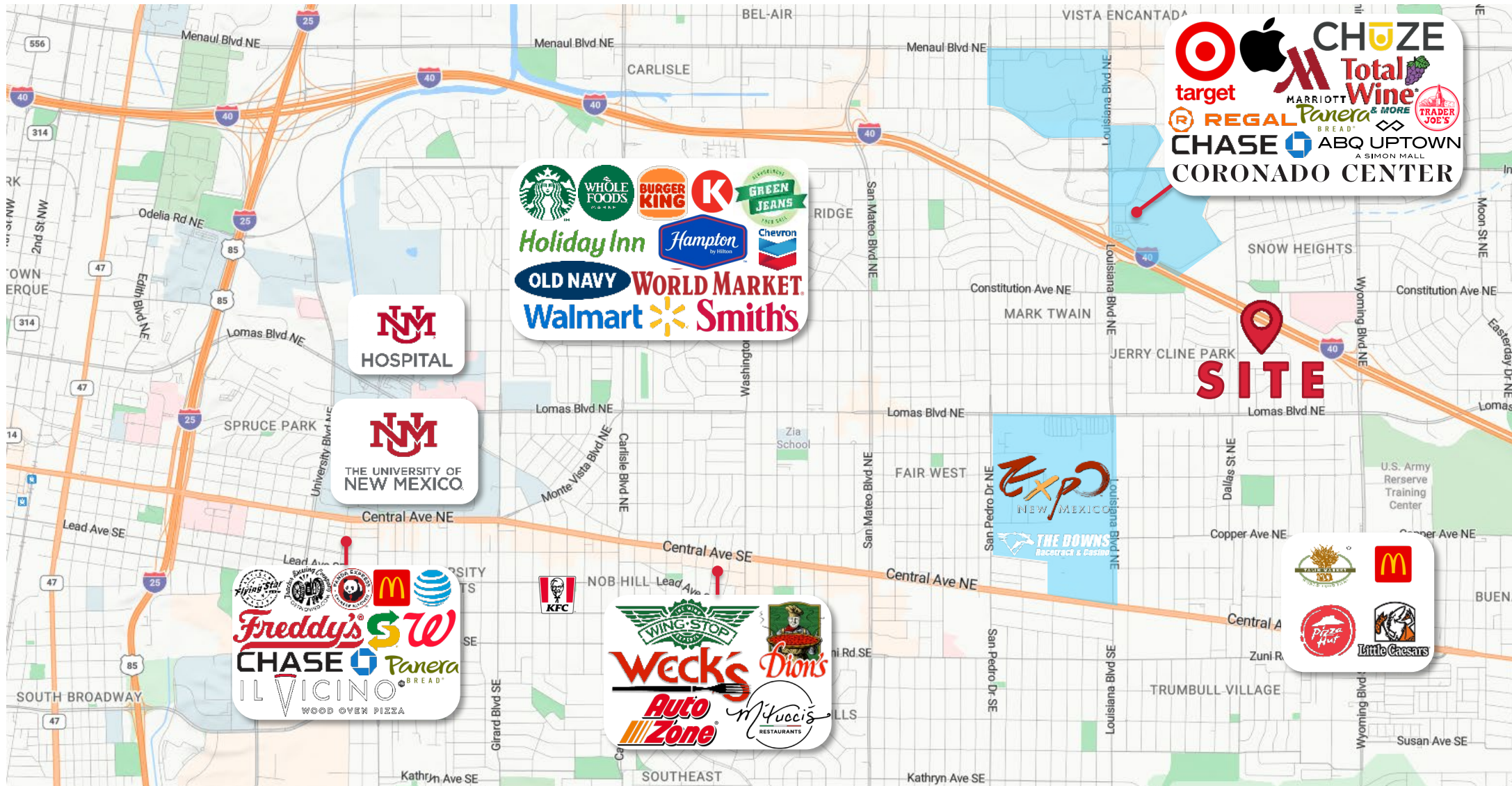
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TRADE AREA



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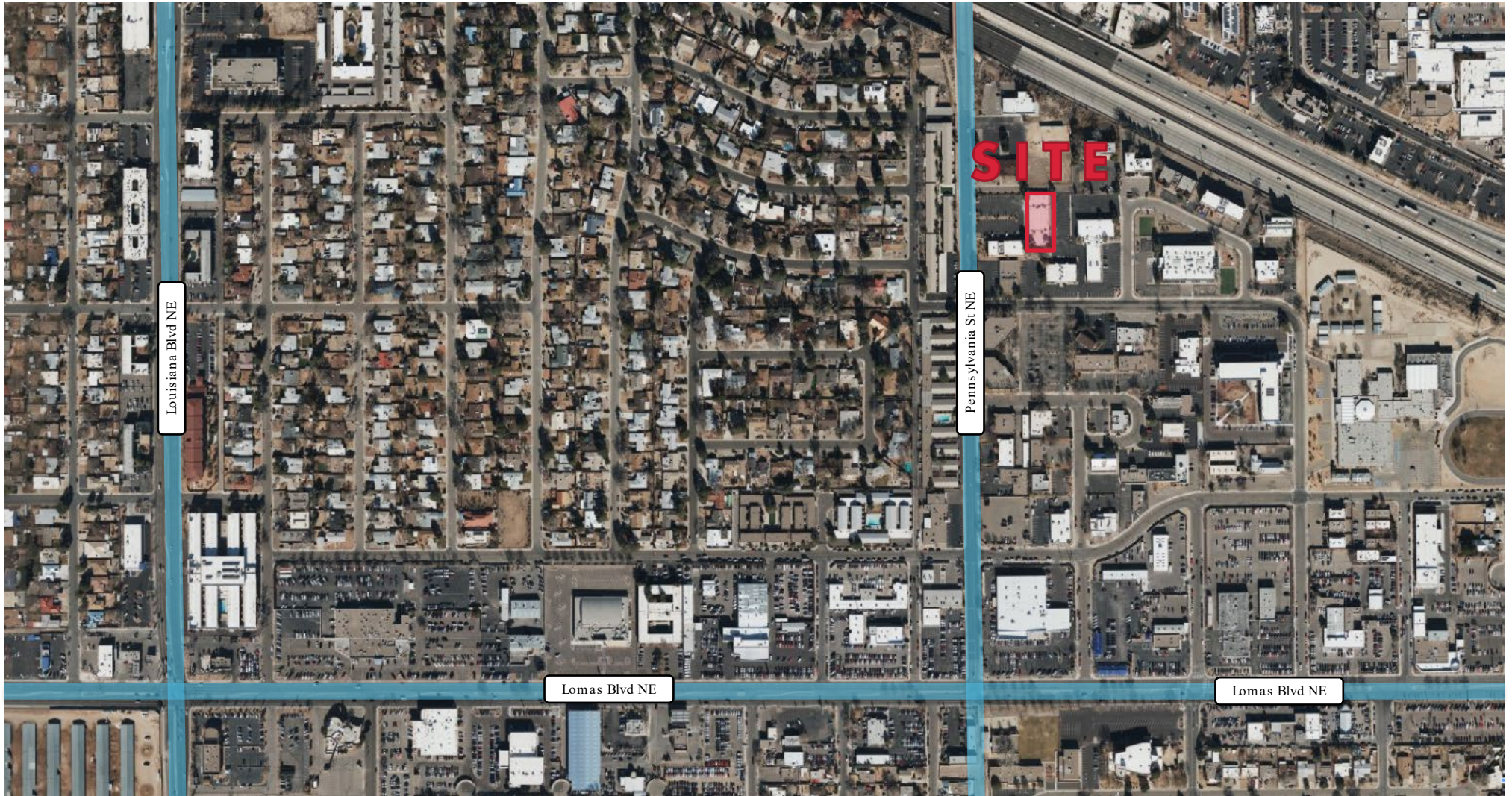
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INTERMEDIATE TRADE AREA



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SITE CLOSE UP





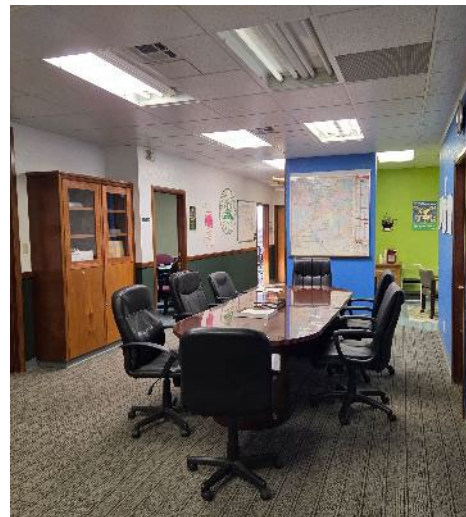
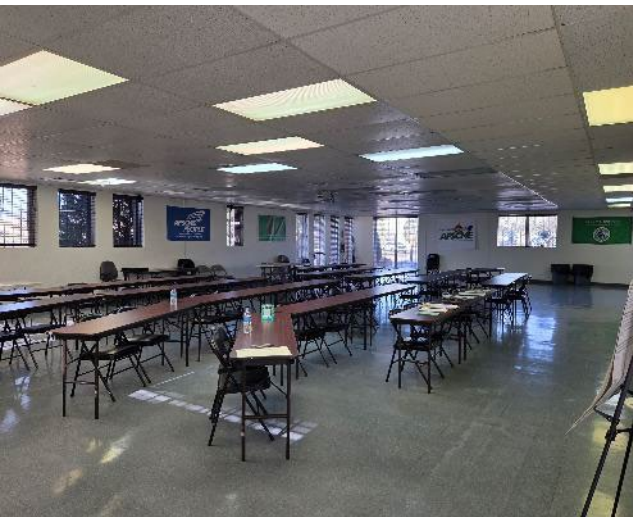
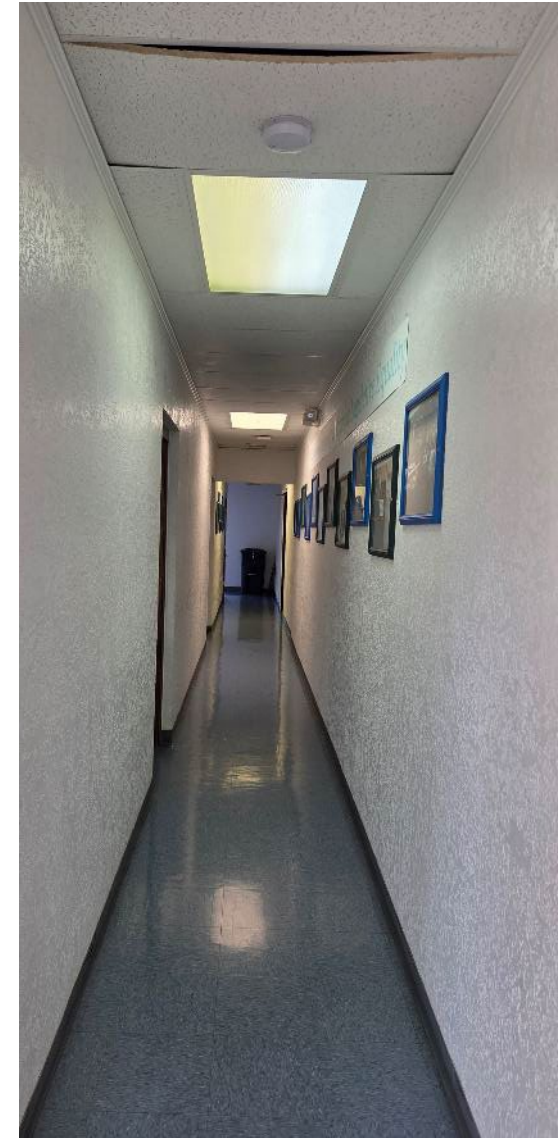
1212
LAW OFFICES



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PROPERTY PHOTOS



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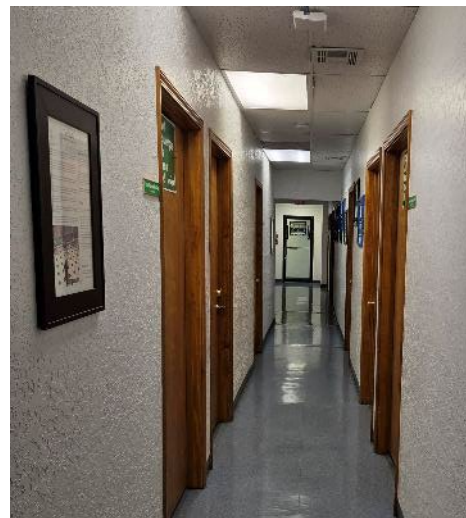
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PROPERTY PHOTOS



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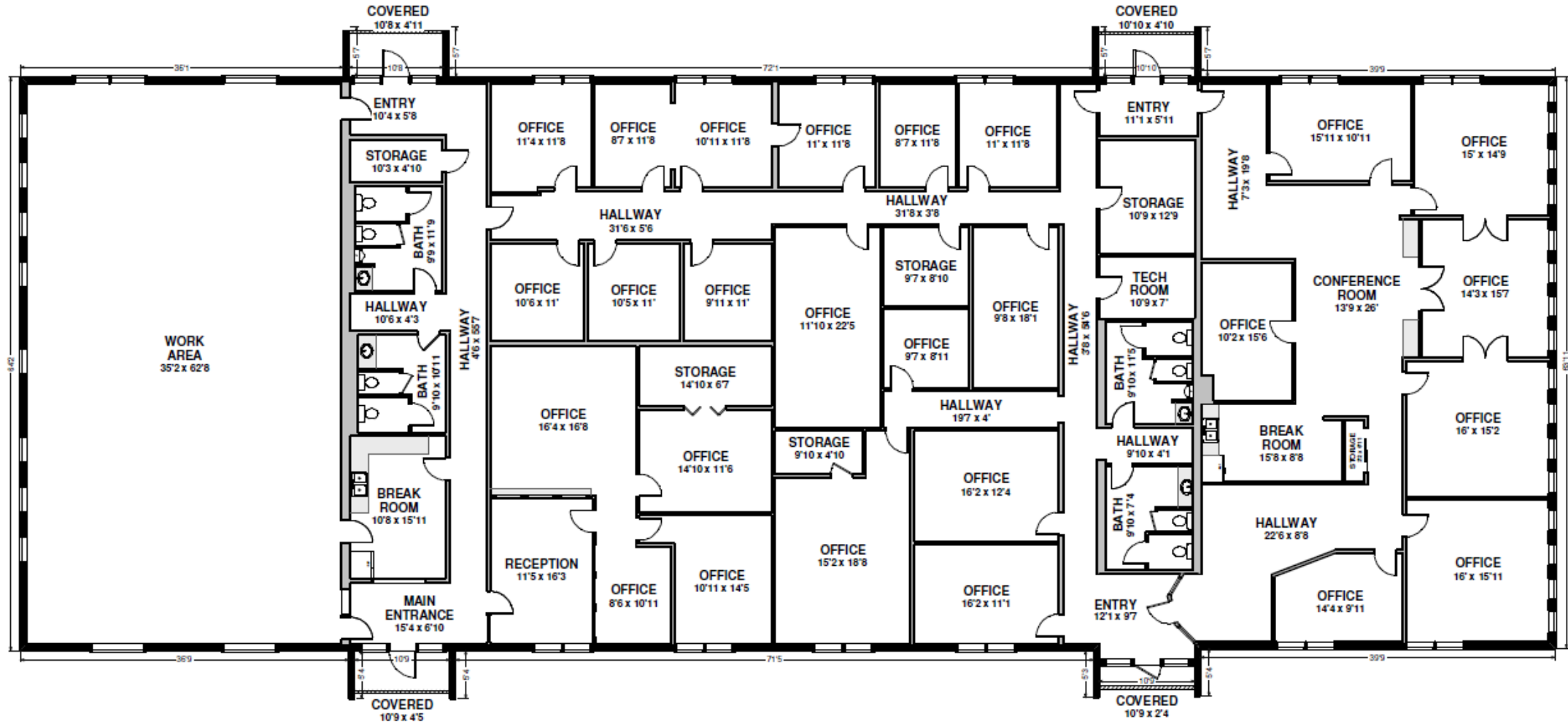
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FLOORPLAN



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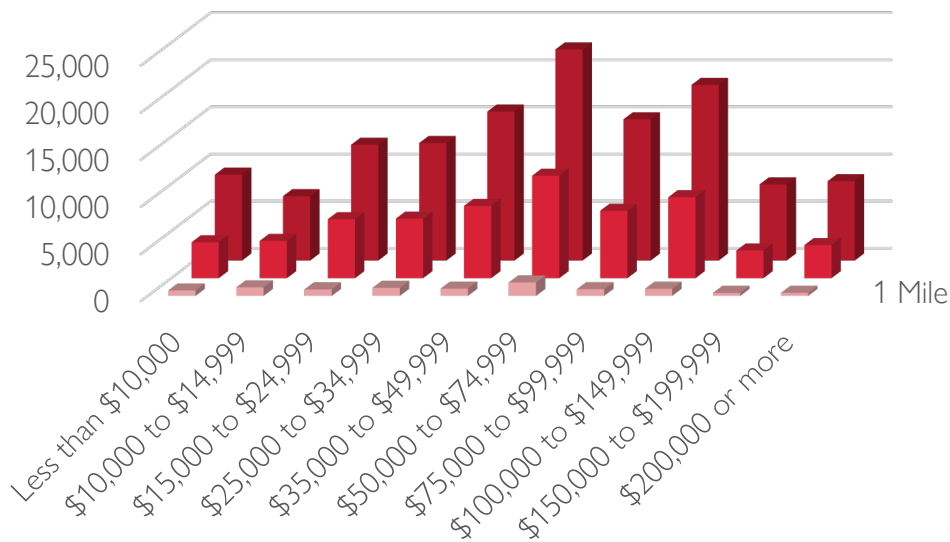


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DEMOGRAPHICS

*provided by the Missouri Census Data Center

Household Income



TRAFFIC COUNTS

LOMAS BLVD. 25,300 VPD

PENNSYLVANIA ST. 7,700 VPD

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RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,503	\$65,197	39.3
3 Mi	136,833	\$77,741	39.6
5 Mi	279,441	\$85,532	40.3



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

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BROKERS



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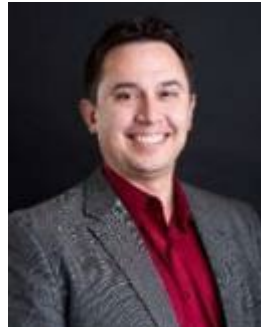


RITA CORDOVA

Vice President

(505) 489-8538 / rita@go-absolute.net

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



ALFREDO BARRENECHEA

 Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

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.





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 advise 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.



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