



1520 TRAMWAY BLVD NE

NORTHEAST CORNER OF TRAMWAY AND INDIAN SCHOOL RD
1520 Tramway Boulevard Northeast Albuquerque NM 87112



FOR SALE

AVAILABLE
12,928 SF

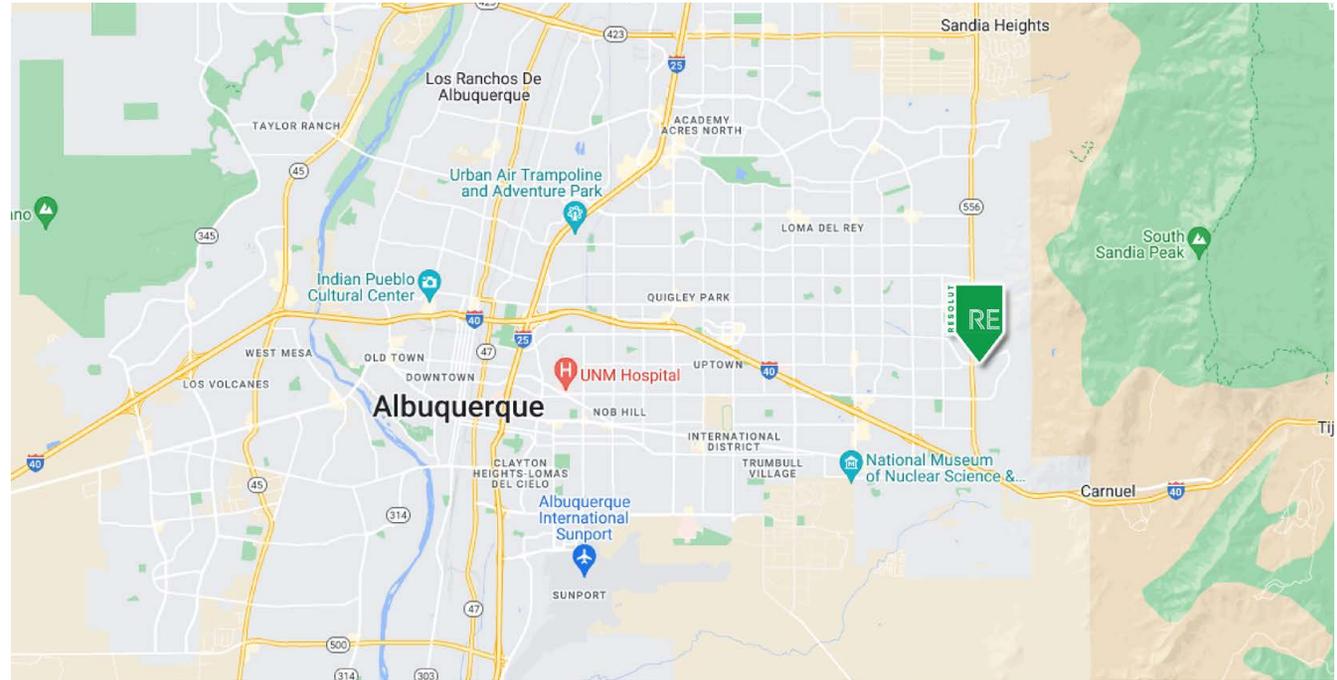
PRICE
\$2,400,000

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PROPERTY HIGHLIGHTS

- Strong Long-Term Tenant in Place**
Fully leased to a stable, low-maintenance tenant on a long-term agreement, providing immediate income with minimal landlord involvement.
- Turnkey Investment with Reliable Cash Flow**
Excellent passive income opportunity with established, consistent cash flow from day one.
- Real Estate Only – Business Not Included**
Clean transaction focused on the real estate asset only – tenant’s business is not part of the sale.
- Strategic Location with High Visibility**
Situated on Tramway Blvd NE, offering high traffic counts, strong neighborhood demographics, and easy access to major arterials.
- Well-Maintained Building**
Pride of ownership evident throughout – minimal capex required; ideal for remote or hands-off investors.
- Desirable Asset Class**
Great entry point or portfolio addition for investors seeking stabilized returns in the Albuquerque market.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



108,831
POPULATION
3-MILE RADIUS



\$79,359.00
AVG HH INCOME
3-MILE RADIUS



153,076
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Menaul Blvd NE: 26,519 VPD
(Sites USA 2024)

PROPERTY OVERVIEW**12,928 SF | Fully Leased | Income-Producing Asset**

This is your chance to own a stabilized, income-producing commercial property in one of Albuquerque's most desirable and visible corridors. Positioned on a prominent stretch of Tramway Blvd NE, this ±7,800 square foot building is fully leased to a long-term tenant and delivers strong, consistent cash flow with minimal management required.

The current tenant is a well-established, professional operator with a long-term lease in place, providing a reliable income stream and making this a turnkey investment from day one. The lease structure allows for low landlord responsibilities, offering true passive income—ideal for investors seeking a low-maintenance asset.

Key Highlights:

- 12,928 SF Freestanding Commercial Building
- Efficient single-level layout with flexible interior space, ideal for a variety of professional and medical uses.
- Long-Term Tenant in Place
- Tenant operates a successful, low-impact business and has demonstrated strong lease compliance and stability.
- Prime Location with Exceptional Visibility
- Located on highly trafficked Tramway Blvd NE with easy access to I-40, nearby amenities, and high-income neighborhoods.
- Passive Income with Excellent Cash Flow
- Investment-grade returns with the benefit of long-term occupancy and minimal operating costs.
- Recent Upgrades and Professional Maintenance
- Property shows pride of ownership and has been kept in excellent condition, reducing future capital needs.
- Perfect for 1031 Exchange or Portfolio Diversification
- Secure, tenant-occupied investment with immediate yield—ideal for investors repositioning capital.



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EXISTING SITE PLAN FOR REFERENCE ONLY

**AVAILABLE
12,928 SF**

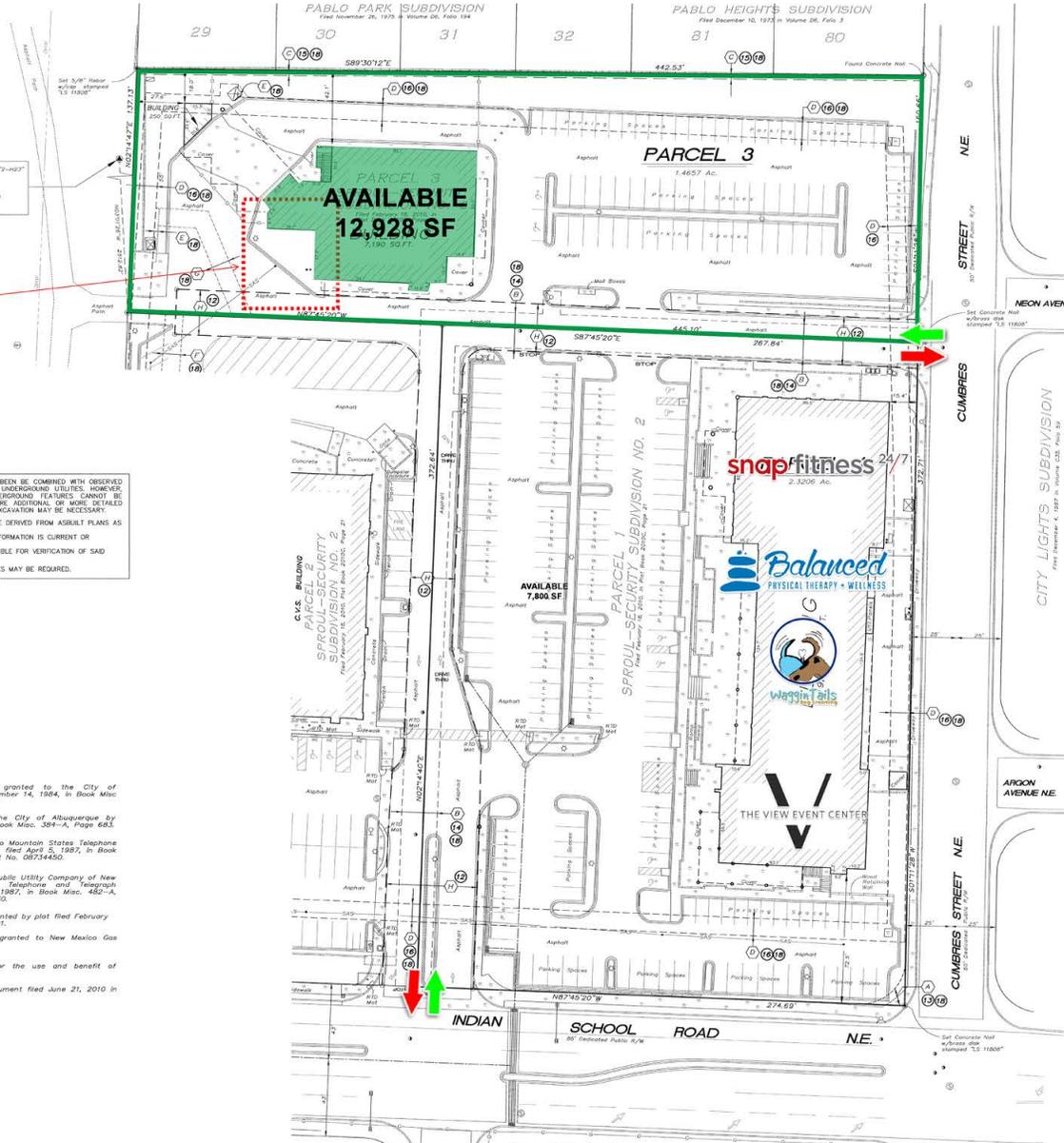
LOCATION OF NEW RAMP
(SEE A002)

UTILITY DISCLAIMER

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KEYED EASEMENTS

- (13) (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc. 1251-A, Page 423.
- (14) (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc. 389-A, Page 683.
- (15) (C) 3' Right of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (16) (D) 10' Underground Easement granted Public Utility Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 462-A, Page 450, as Document No. 08745830.
- (18) (E) Additional Public Utility Easement granted by plot filed February 18, 2010 in Plat Book 2010C, Page 21.
- (19) (F) 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plot.
- (18) (G) Private Utility Easement granted for the use and benefit of Parcel 2 by this plot.
- (12) (H) Partial Drive Area granted by document filed June 21, 2010 in Document No. 2010056368.

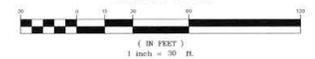


ALTA/A.C.S.M. LAND TITLE SURVEY OF
PARCELS 1 AND 3
SPROUL-SECURITY
SUBDIVISION NO. 2
SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2014

LEGEND

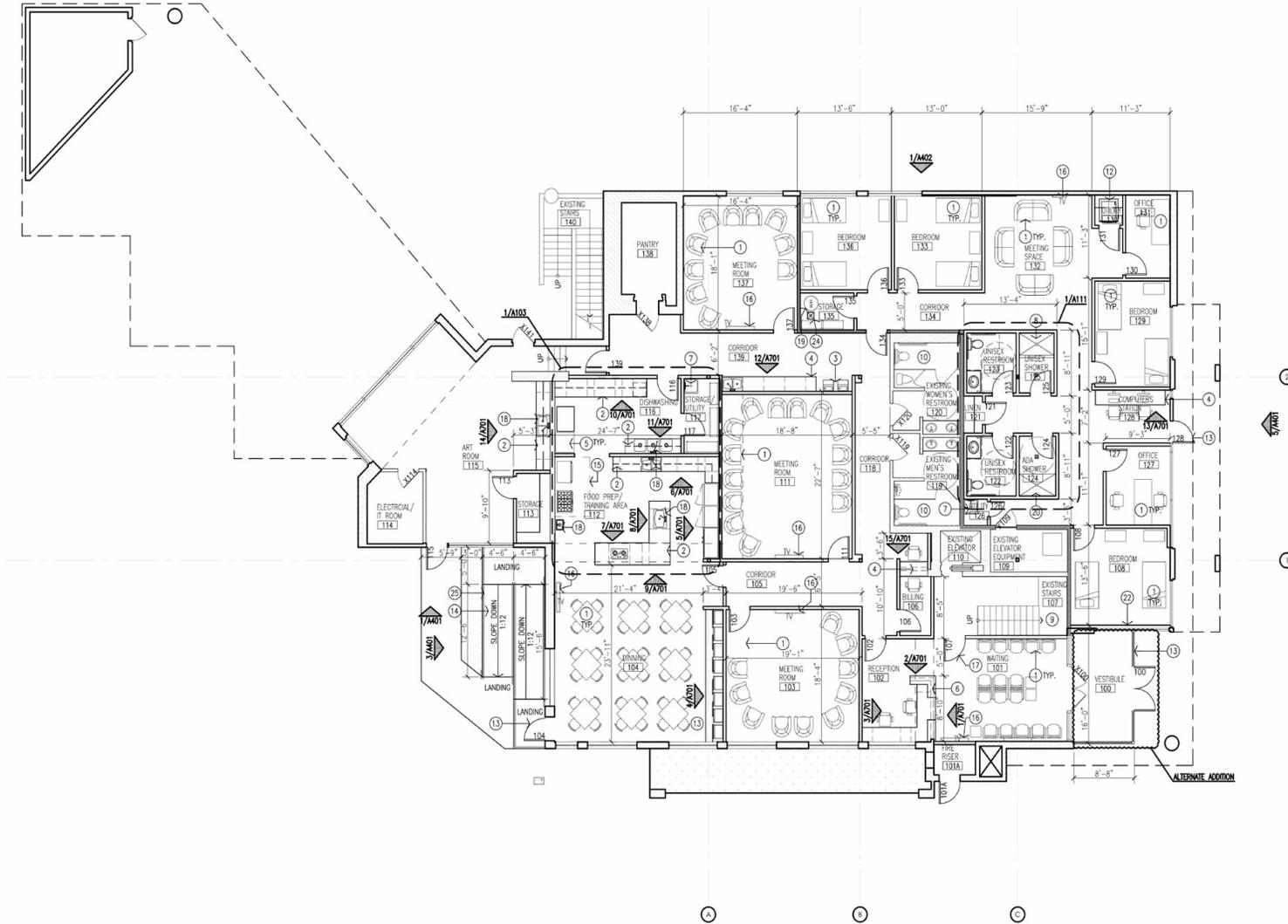
- ⊕ Storm Drain Manhole
- ⊕ Storm Drain Manhole
- ⊕ Manhole
- S&S Sanitary Sewer Line
- SD Storm Drain Line
- SD Storm Drain Inlet
- Power Pole
- Overhead Wire
- Wood Fence
- ⊕ Light Pole
- ⊕ Sign
- Handicap Parking Sign
- Sidewalk Line
- Guy Wire
- Fiber Optic Line
- ⊕ Utility Pole
- ⊕ Signal Light Tower
- ⊕ Signal Light Post
- ⊕ Water Meter Indicator Post
- ⊕ Auto Operator
- ⊕ Road Flashed Stone Wall

GRAPHIC SCALE

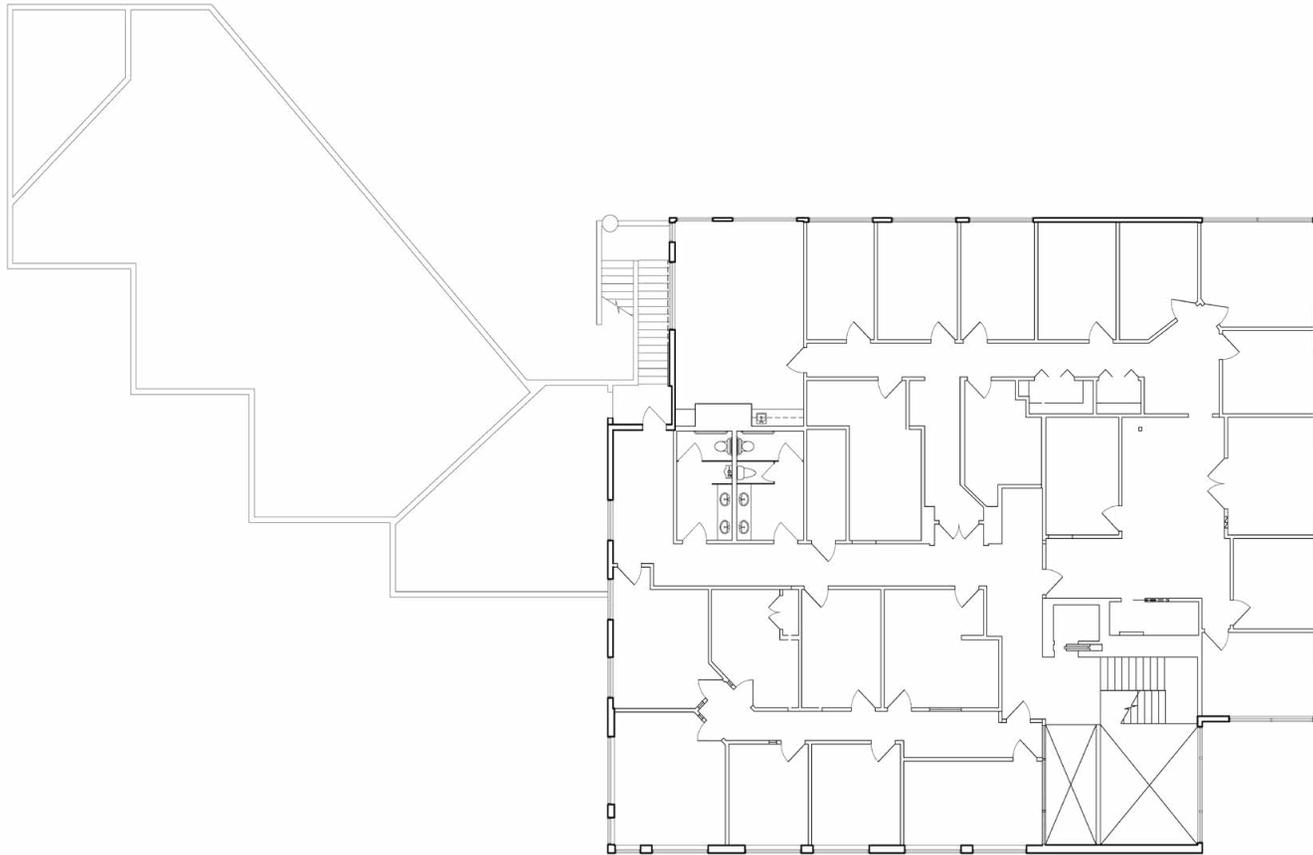








1 First Floor Renovation Floor Plan
Scale: 1/8"=1'-0"



Existing Second Floor Plan - For Reference Only

Scale: 1/8"=1'-0"

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