



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

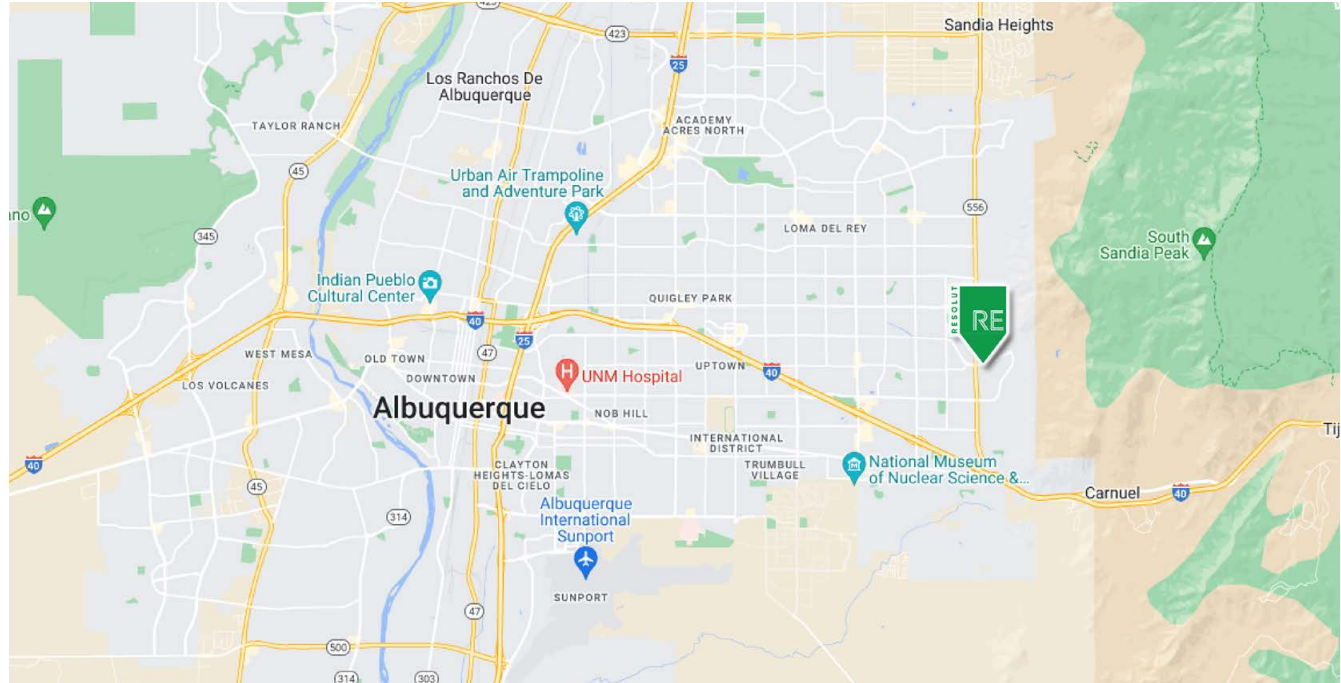
PRICE
\$2,400,000

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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 ONLYLOCATION OF NEW RAMP
(SEE A002)

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREIN WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

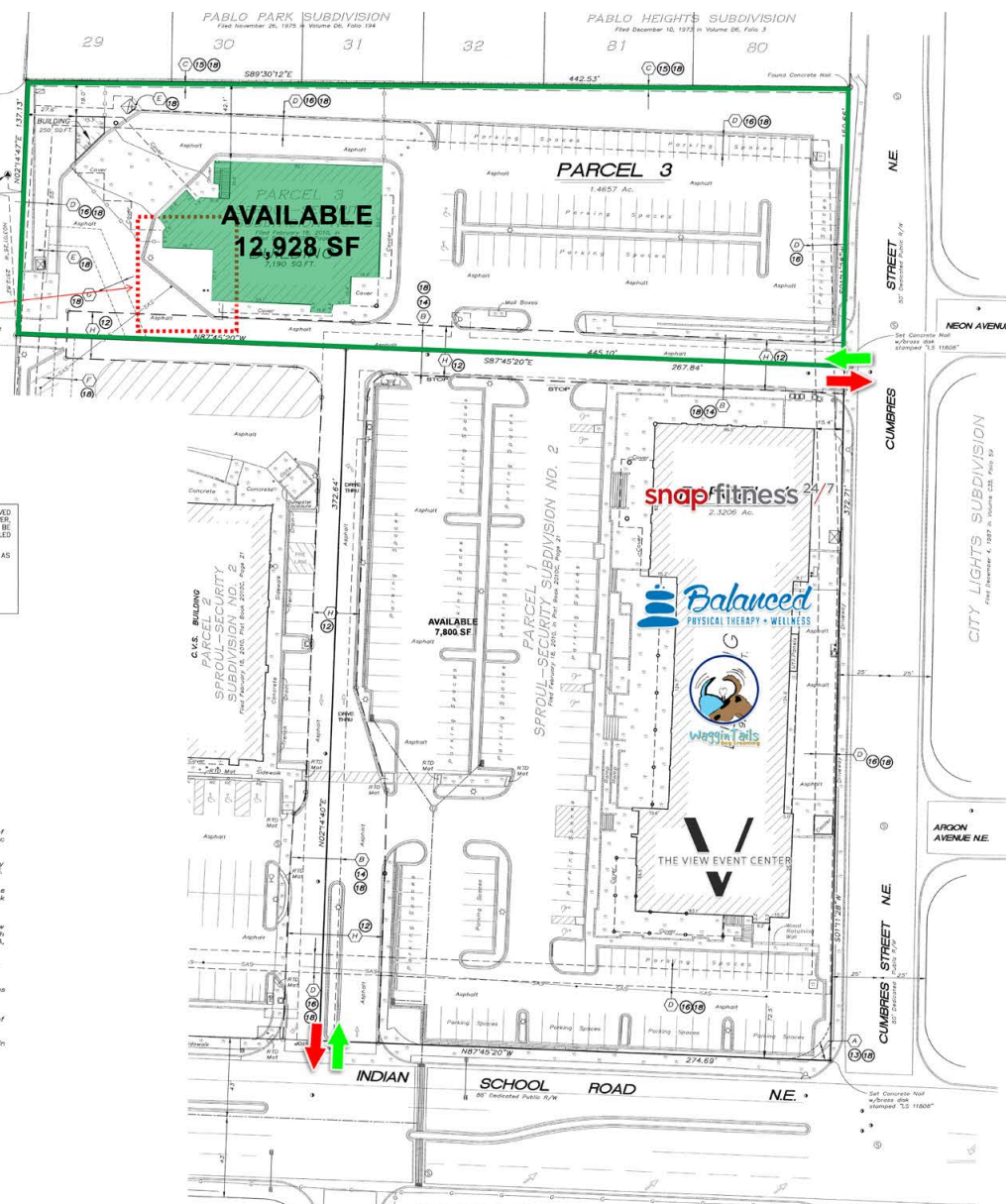
SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.

KEYED EASEMENTS

- (13) A Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc. 125-A, Page 423.
- (14) B Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc. 384-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 Plot Book 2010C, Page 21.
- (19) F 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 Paperfold Drive Area granted by document filed June 21, 2010 in Document No. 2010056366.

ALTA/A.C.S.M. LAND TITLE SURVEY OF
PARCELS 1 AND 3
SPOURL- 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

- ① Stone Drain Manhole
- ② Secondary Sewer Manhole
- ③ Manhole
- SAS--- Sanitary Sewer Line
- SD--- Storm Drain Line
- SD--- Storm Drain Inlet
- Power Pole
- OW--- Overhead Wire
- WF--- Wood Fence
- LP--- Light Pole
- B--- Bitumast
- C--- Concrete Symbol
- G--- Gas Meter
- W--- Water Meter
- W--- Wall
- W--- Utility Pole/Post
- S--- Sign
- H--- Handicap Parking Sign
- L--- Landscape Line
- G--- Guy Wire
- FD--- Fiber Optic Line
- U--- Utility Box
- T--- Signal Light Tower
- P--- Signal Light Post
- M--- Meter Main Indicator Post
- A--- Actuator
- R--- Road Truncated Dome Mat

GRAPHIC SCALE

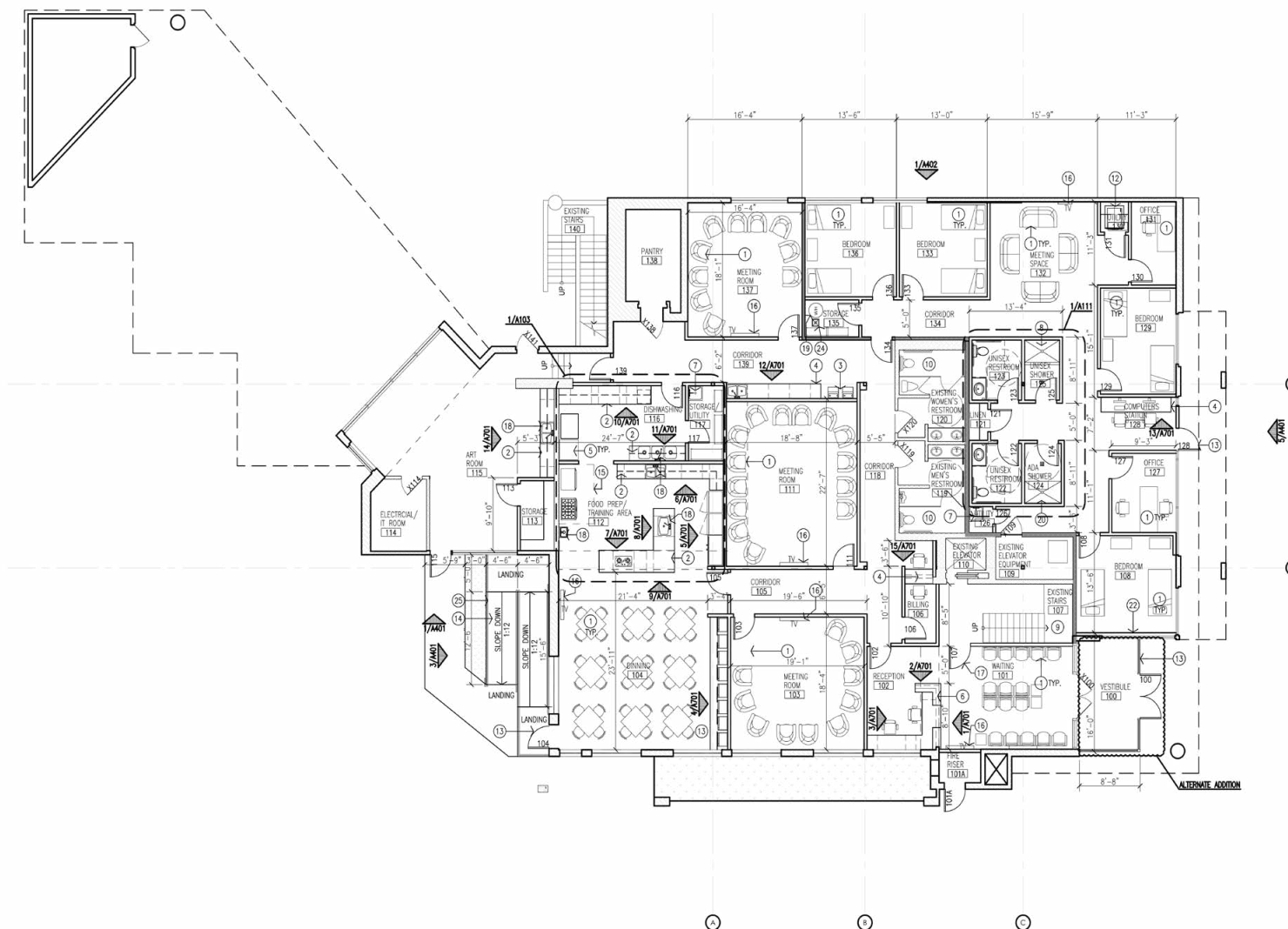



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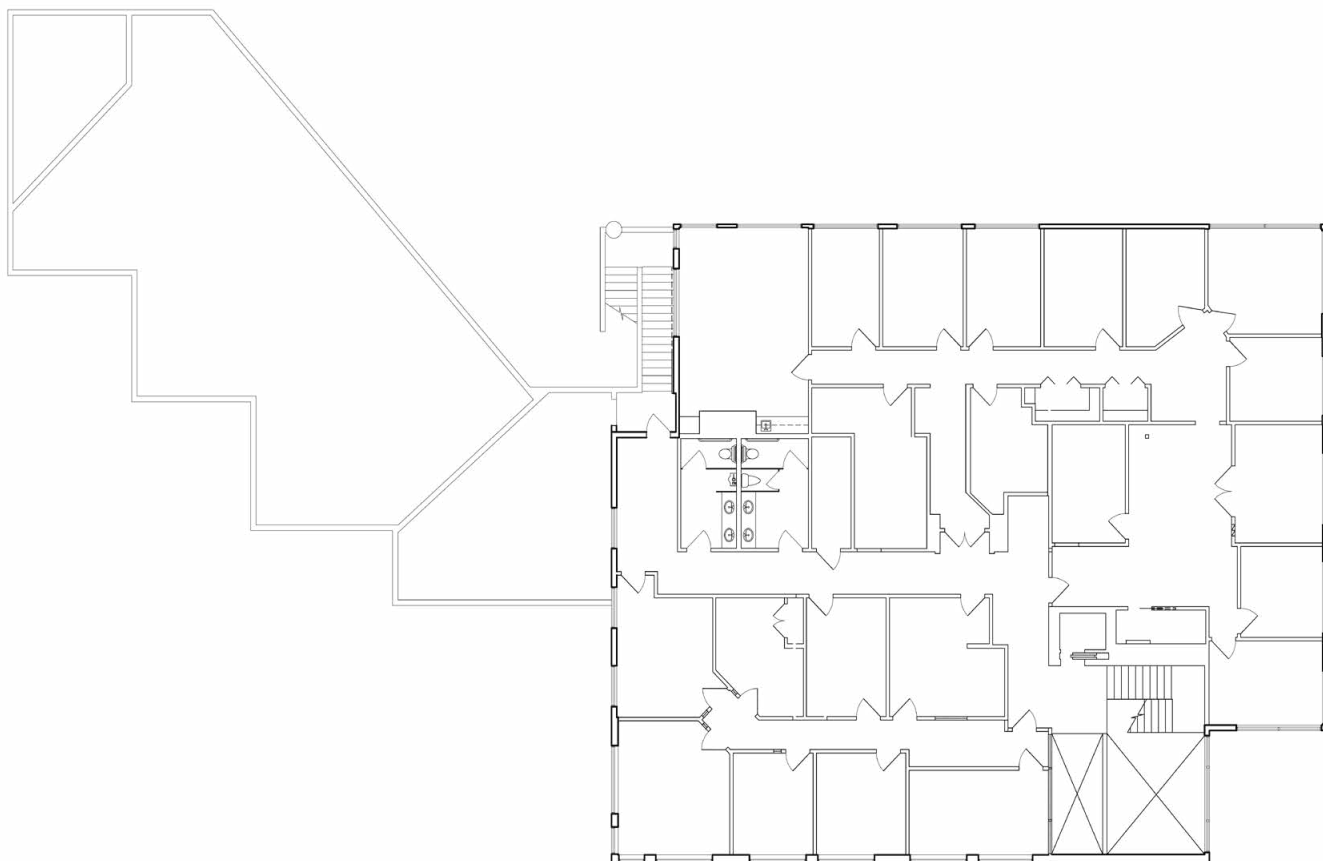
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 **First Floor Renovation Floor Plan**
Scale: 1/8"=1'-0"

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Existing Second Floor Plan - For Reference Only

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

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