



Colliers

For Sale

6020 Academy Rd NE
Albuquerque, NM 87109

John Ransom, CCIM, SIOR

Sr. VP | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No. 11451

Tim With, CCIM, SIOR

Sr. VP | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272

Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

Rare Opportunity to Complete a Well-Planned Redevelopment

This is a unique opportunity to acquire a 26,377-square-foot, two-story office building in Albuquerque's highly desirable Far Northeast Heights submarket.

Originally acquired for owner occupancy, the Seller planned a comprehensive renovation and relocation of its operations by the end of 2026. As part of that effort, significant planning, permitting, and initial construction have already been completed, creating an exceptional opportunity for an owner/user or investor to capitalize on the Seller's investment while significantly reducing redevelopment time and accelerating occupancy.

Whether your objective is a medical office, educational facility, professional services office, or a multi-tenant investment, this property offers the flexibility to customize the final build-out and finishes to meet your specific needs.



Walk Score™
68



Bike Score
76



ABQ Ride Bus
Stop Nearby



<5 minutes
from I-25



Permitted
Drawings



Construction
Started

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Property Profile

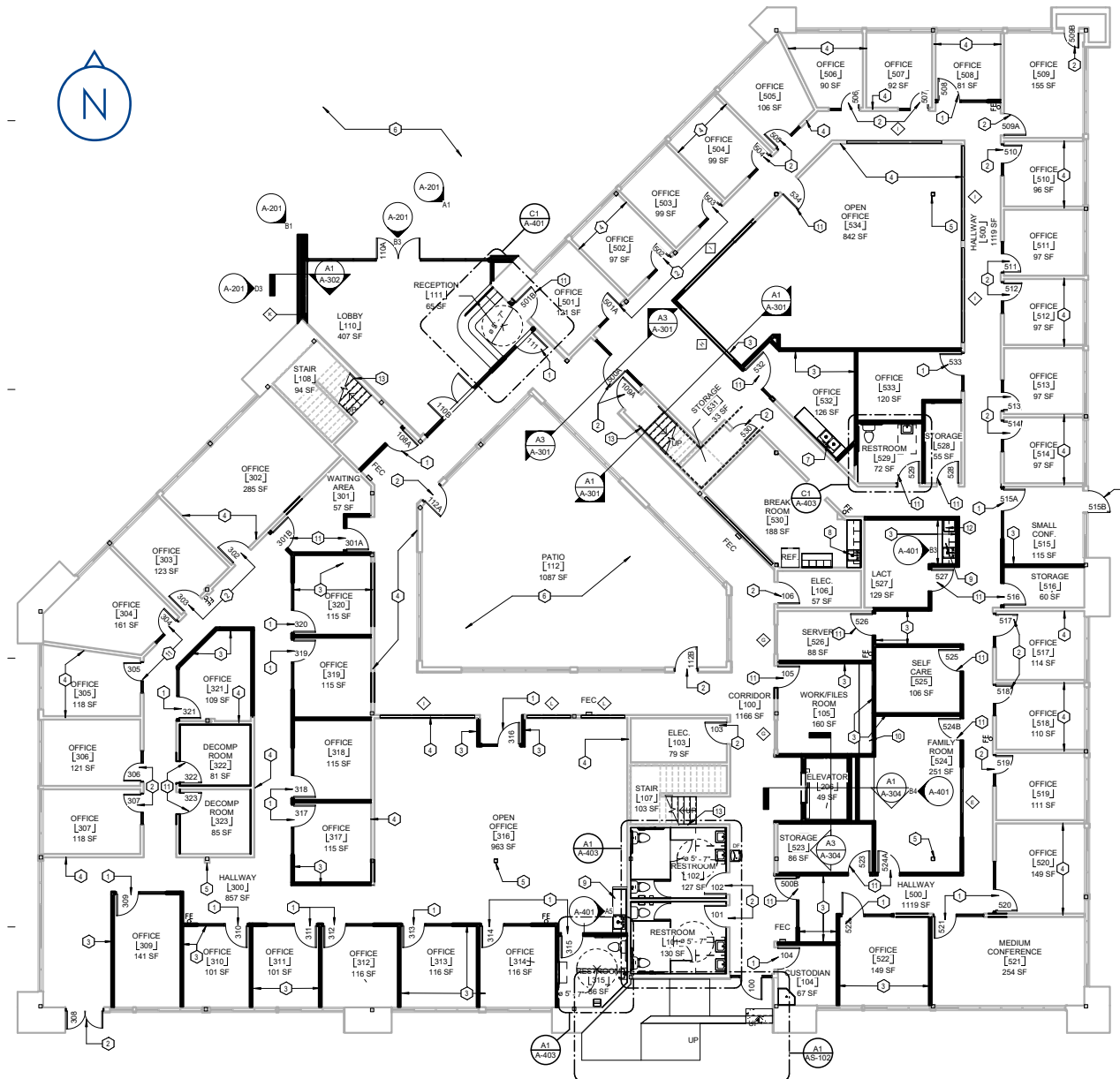
Details

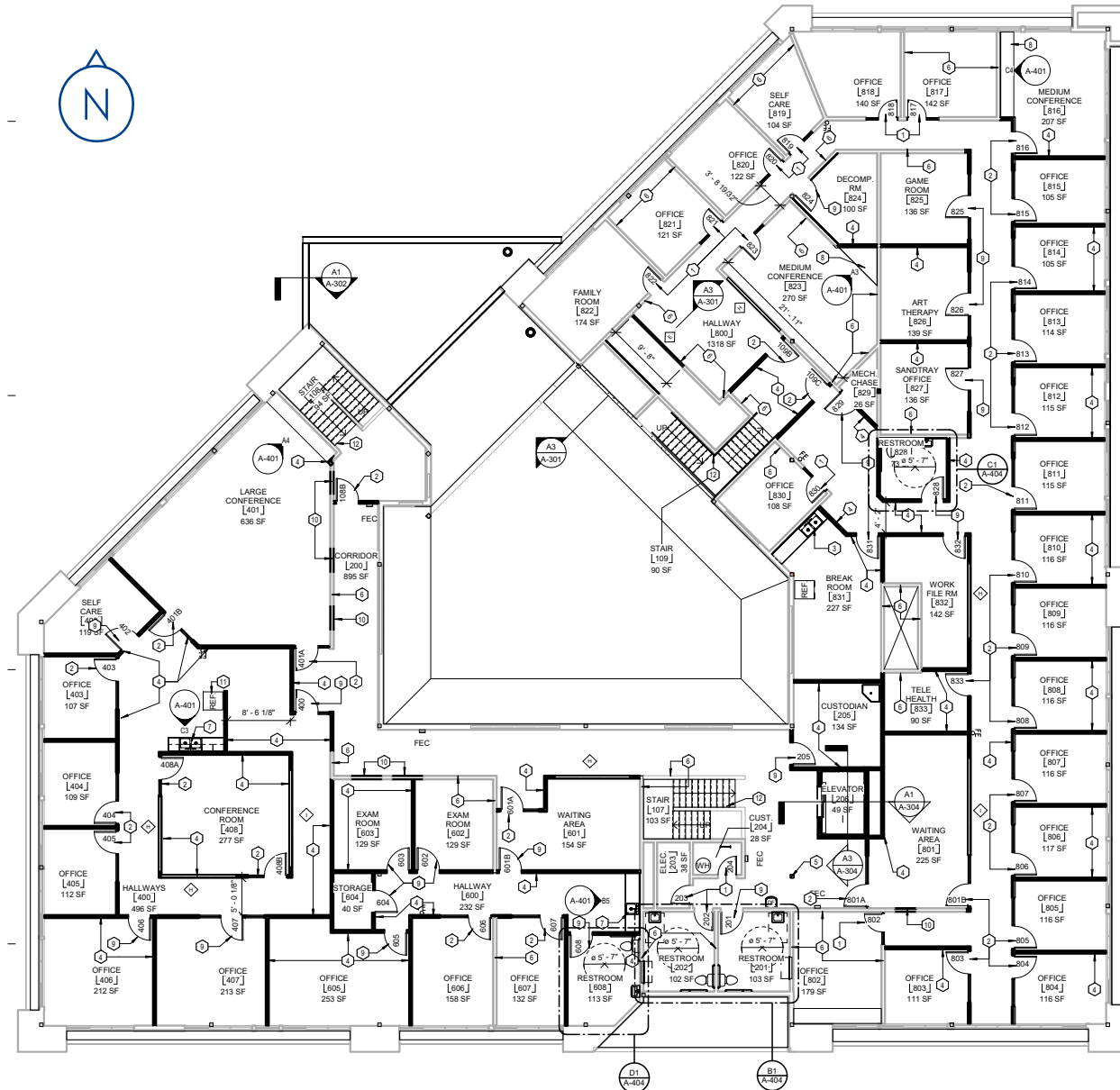
Sale Price	\$3,700,000
Price PSF	\$140.27 PSF
Space Available	± 26,377 SF
Lot Size	1.29 Acres
Submarket	Far Northeast Heights
Zoning	NR-C (Non-Residential - Commercial Zone)

Features

- ±26,377 SF two-story office building
- ±1.29-acre site with abundant, secured parking
- Prime Far Northeast Heights location
- Public transit (ABQ RIDE) within a short walk
- Permitted construction drawings included
- Interior demolition substantially completed
- Partial framing and interior wall construction underway
- Elevator modernization currently in progress
- Opportunity to customize interior finishes and floor plan
- Newer TPO roof
- Roof-mounted HVAC systems
- Abundant window lines providing exceptional natural light
- Attractive interior courtyard offering outdoor gathering space
- Significant predevelopment work completed, reducing time to occupancy
- Monument signage available
- Excellent visibility and lighted access
- Minutes from I-25
- Surrounded by restaurants, services, and retail amenities







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Trade Area Aerial

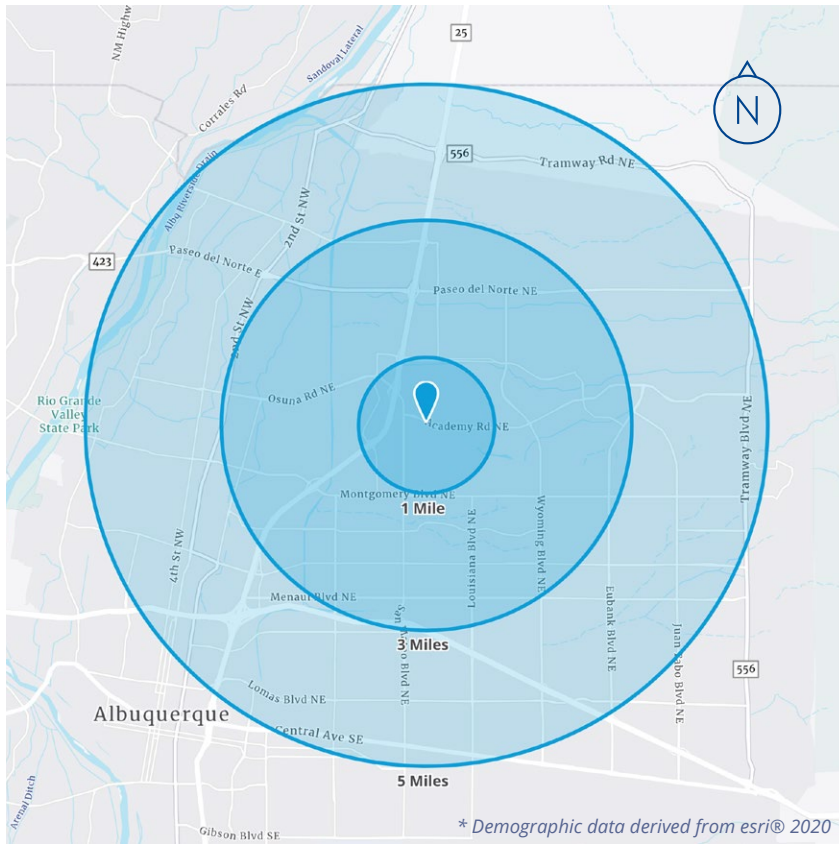


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Intersection Aerial



Demographics*



* Demographic data derived from esri® 2020

	1 MILE	3 MILES	5 MILES
Population	13,203	103,269	245,606
Households	6,513	47,582	111,687
Median Age	38.6	41.7	42.4
Average HH Income	\$88,775	\$104,577	\$110,162
Per Capita Income	\$44,660	\$48,058	\$50,225
Daytime Population	18,359	149,192	311,002
College Education	55.9%	54.3%	56.9%



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