

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text is a horizontal bar with a rainbow gradient.The background of the advertisement is a photograph of a commercial property. It features a long, single-story building with a dark metal roof and light-colored walls. A silver SUV is parked in front of the building. To the right, there is a fenced-in area with a sign that says "PEOPLE'S BANK". In the foreground, a concrete curb has the words "LAW OFFICE" painted on it. The sky is blue with white clouds.

For Sale or Lease

1610 San Pedro Dr NE
Albuquerque, NM 87110

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1610 San Pedro Dr NE | For Sale or Lease

Property Profile

Details

Sale Price	\$450,000
Lease Rate	\$18.00 PSF - Full Service
Building Size	± 2,520 SF
Available Space	± 1,320 SF
Lot Size	± 0.22 AC
Submarket	Southeast Heights
Zoning	MX-L

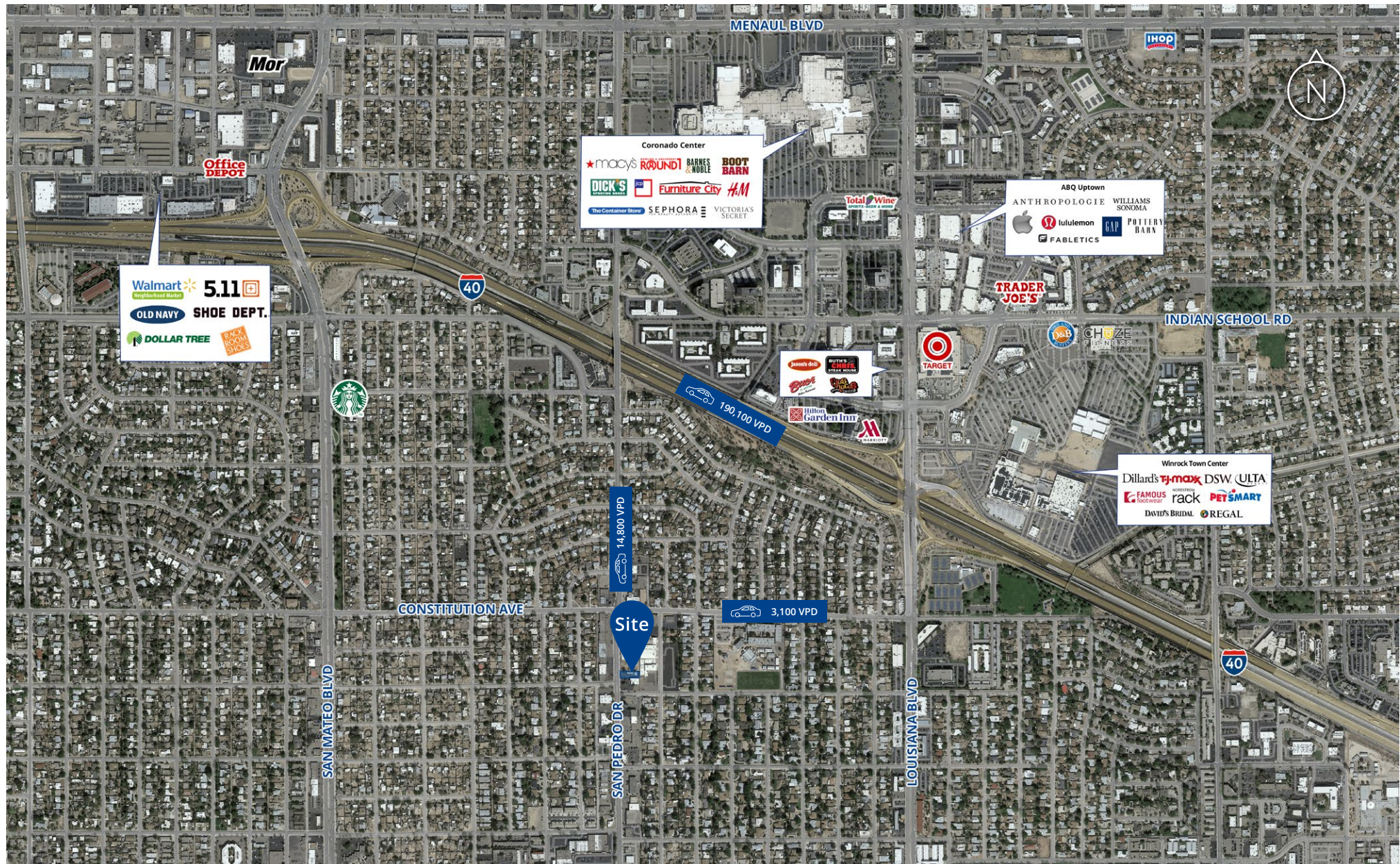
Features

- The property offers approximately 2,520 square feet of total building area, nine onsite parking spaces and MX-L zoning that can accommodate a variety of commercial uses
- Approximately 1,200 square feet is currently occupied by an existing tenant, providing immediate rental income., with ± 1,320 SF available for lease.
- The available space offers a renovated two-story layout with office and reception areas, a full kitchen, shower, laundry hookups and access to a private, secured courtyard.
- This property is well suited for an owner user looking to operate their business while benefiting from rental income or an investor seeking additional upside through lease up.
- Separate gas and electric service provides added flexibility for future occupancy and operations.
- Convenient access to Central Avenue, Gibson Boulevard, Interstate 25, Kirtland Air Force Base and the Albuquerque International Sunport Airport



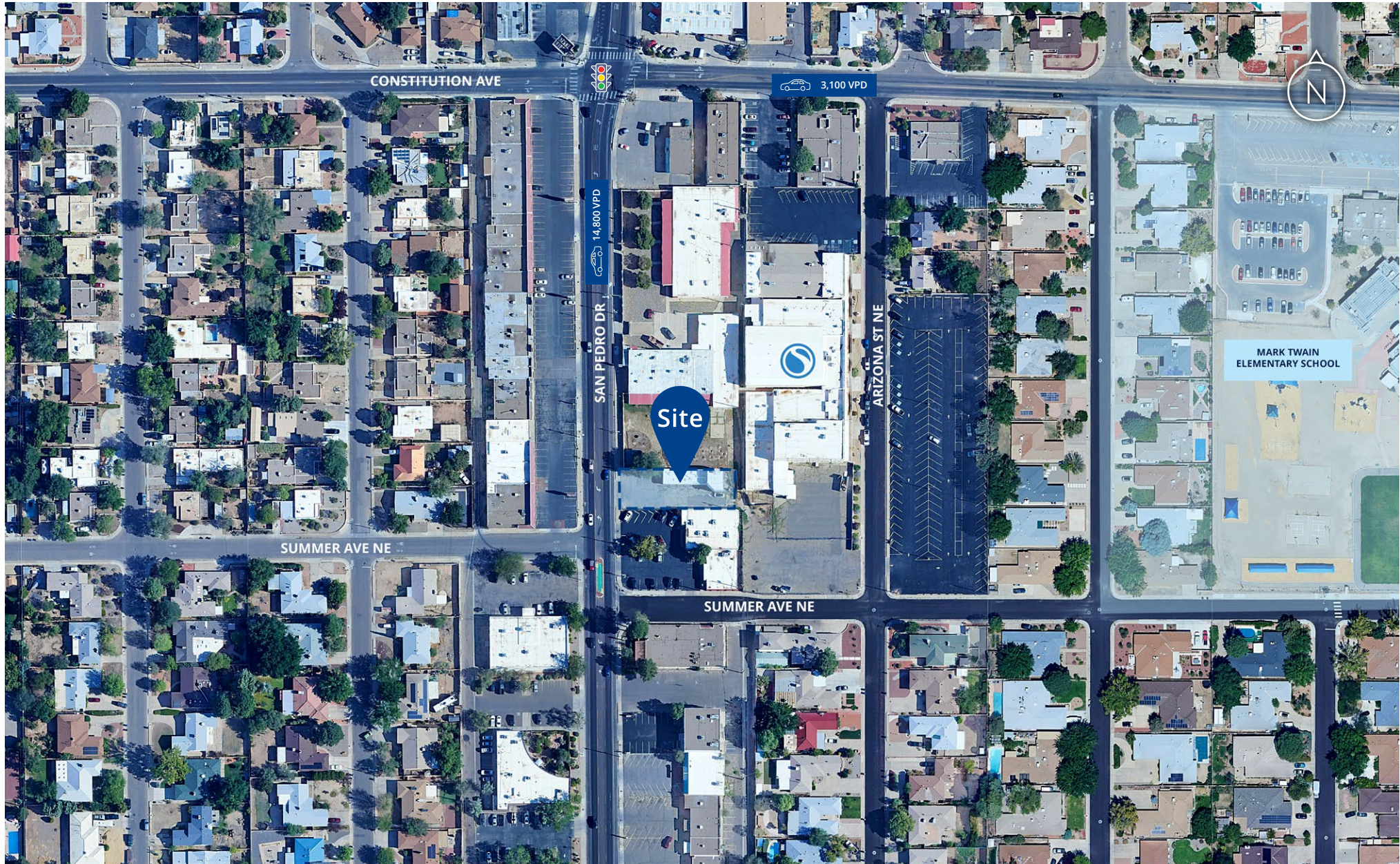
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Trade Area Aerial



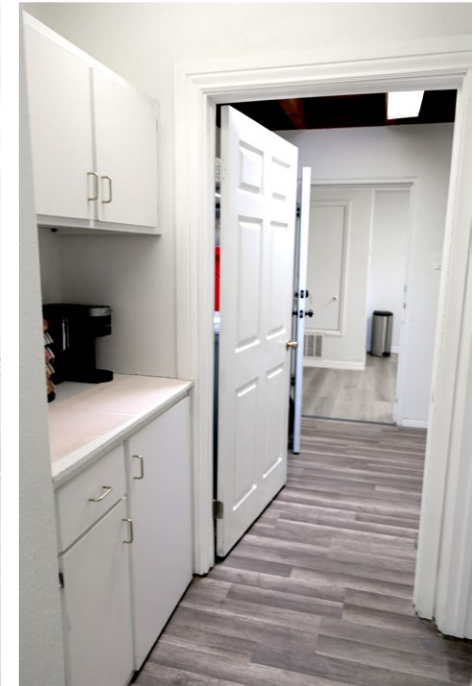
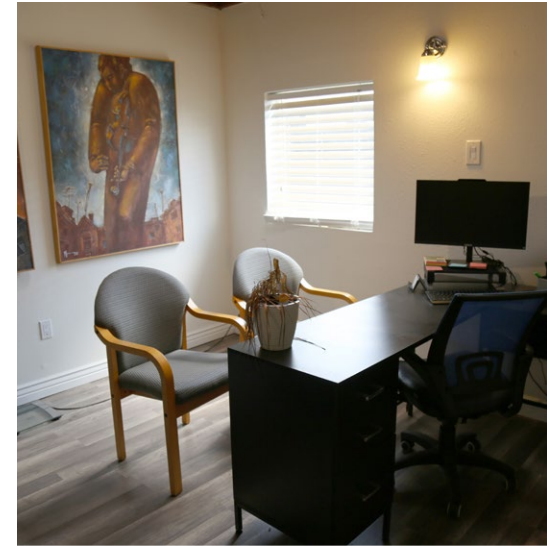
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Intersection Aerial



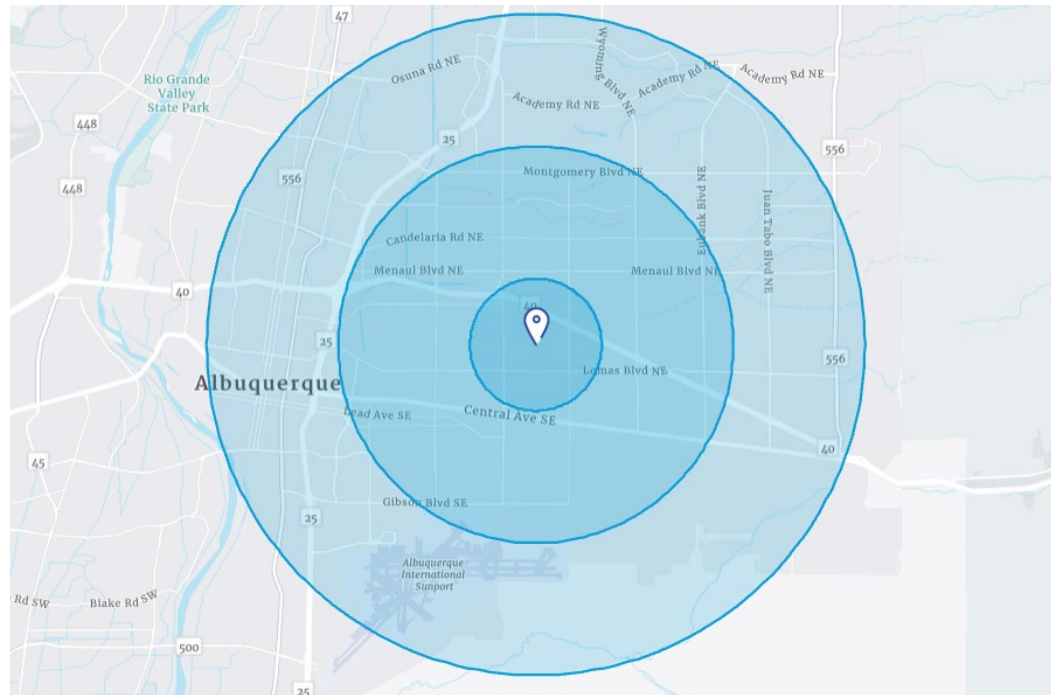
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Property Gallery



Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	13,416	133,870	289,870
Households	6,478	61,882	133,750
Median Income	\$62,220	\$57,841	\$62,527
Average Income	\$80,951	\$80,960	\$86,539