

FOR SALE

2511 UTAH ST NE, ALBUQUERQUE, NM 87110



ANNE VALLEJOS

Associate Broker/REALTOR®

(505) 331-8306

annevallejos.realtor@gmail.com



COMMERCIAL

6240 Riverside Plaza NW
Albuquerque, NM 87120
505-897-1100

PROPERTY PROFILE

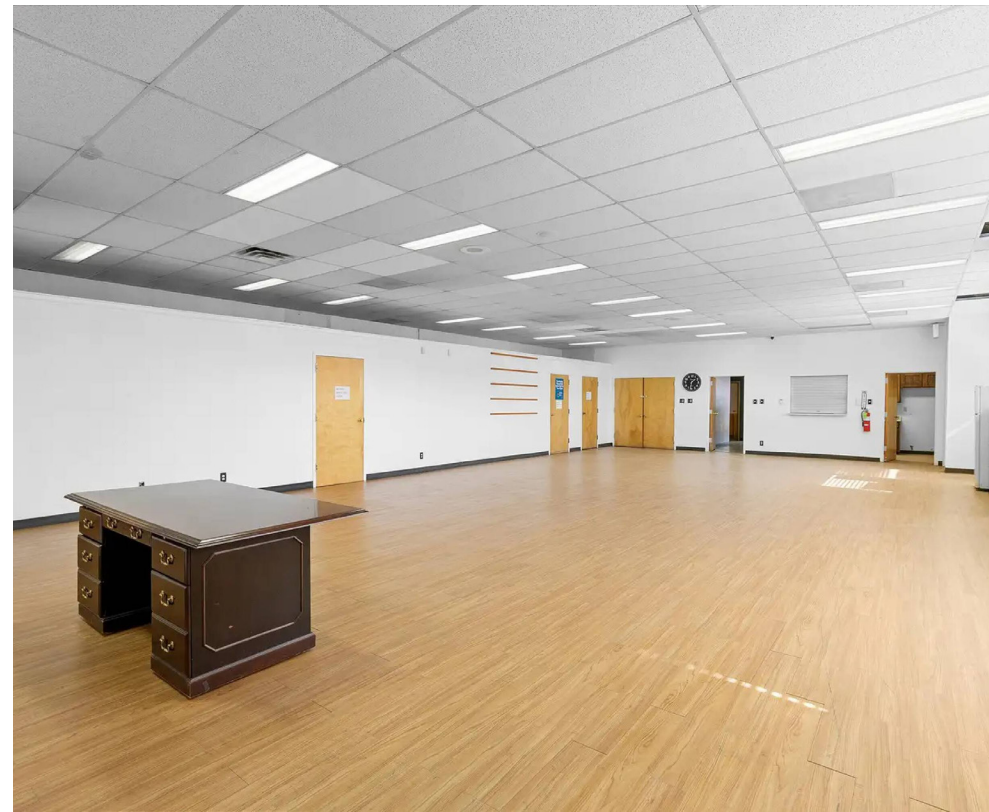
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Details

Property Type	Retail
Subtype	Commercial
Class	C
Tenancy	Vacant
Square Footage	3,534
Occupancy	Vacant
Stories	1
Zoning	MX-M
Lot Size (acres)	0.189
Parking (spaces)	12

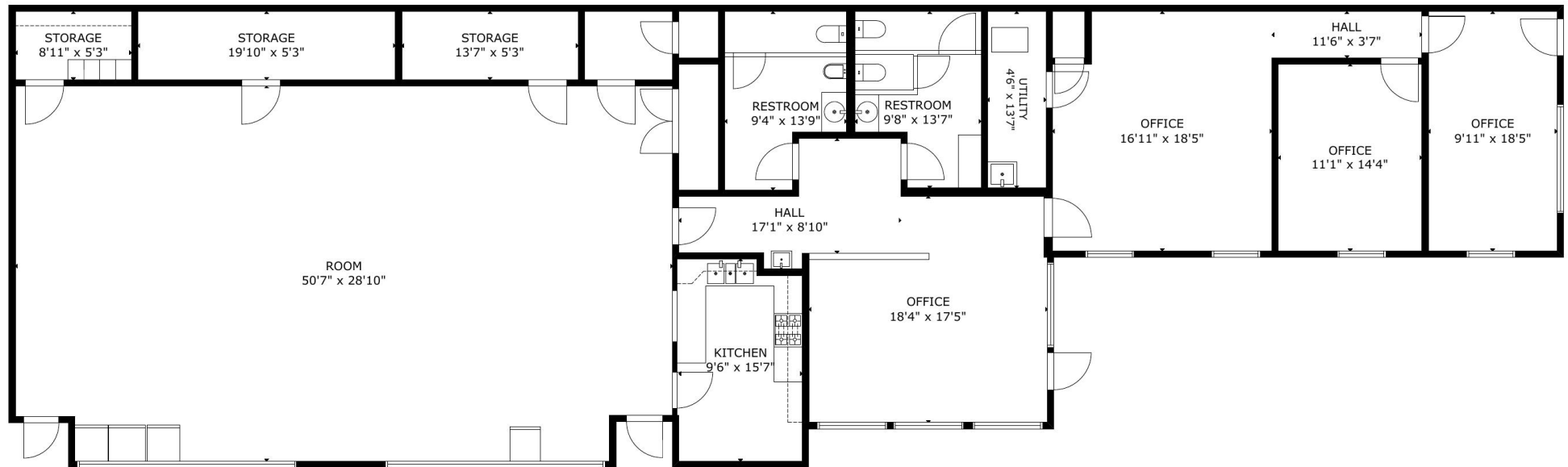
Features

- Endless possibilities with prime commercial space
- Over 3,500 square feet of opportunity
- Located in the heart of Uptown, minutes from I-40
- Onsite parking for convenience and accessibility
- Expansive main room for gatherings or retail
- Private offices for productivity
- Public restrooms available
- Ample storage space
- Fully equipped kitchen
- Sought-after location with high energy and visibility



FLOOR PLAN

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GROSS EXTERNAL AREA

TOTAL: 3,534 sq ft

FLOOR 1: 3,534 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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PROPERTY GALLERY

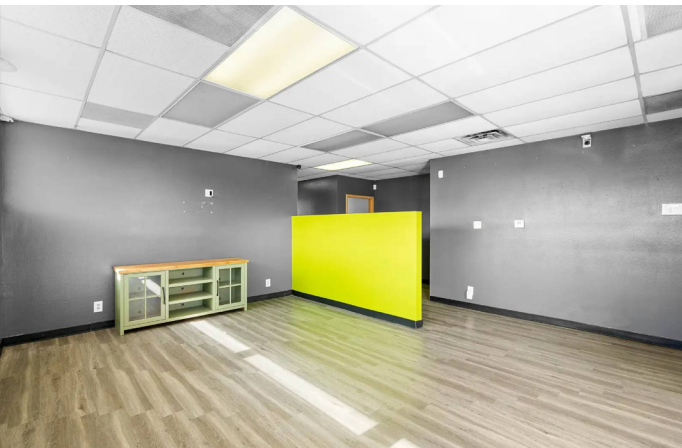
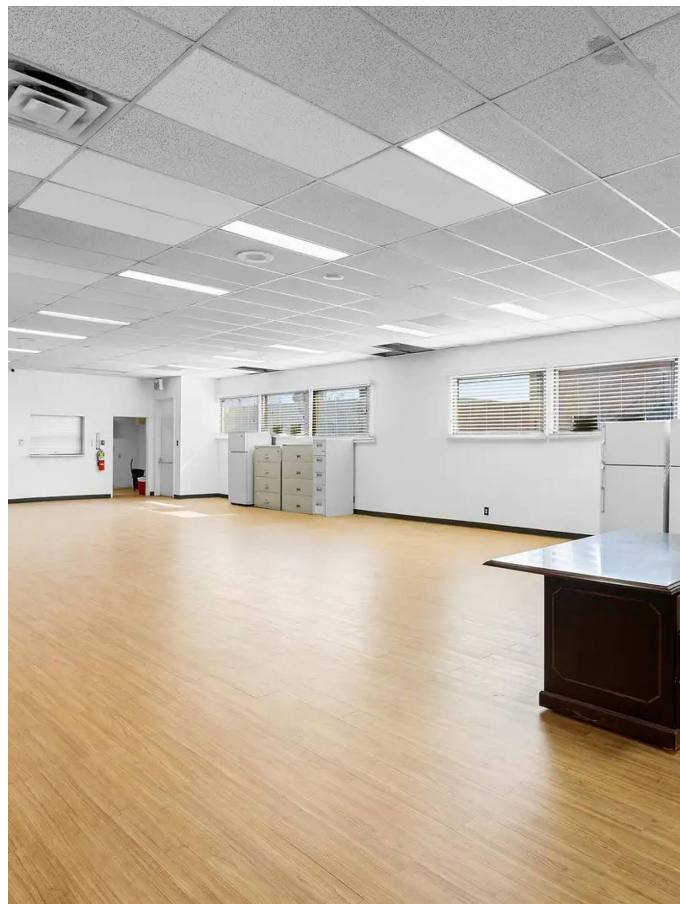
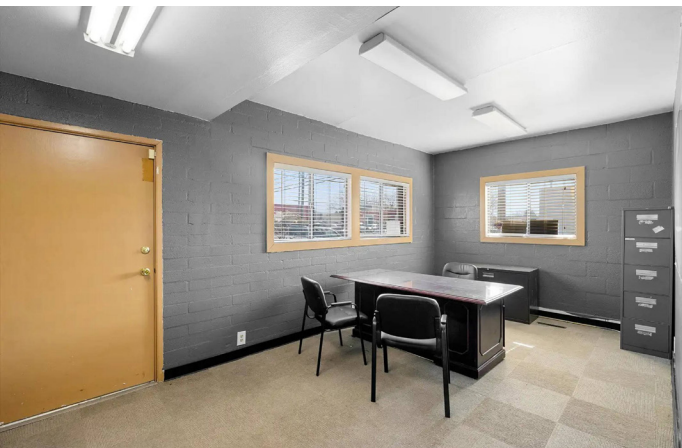
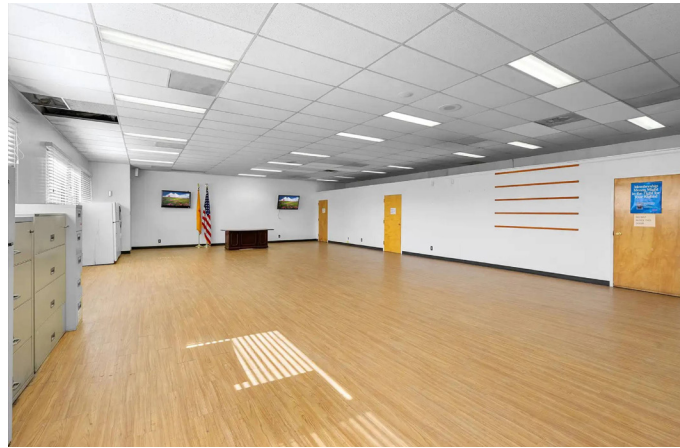
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AREA MAP

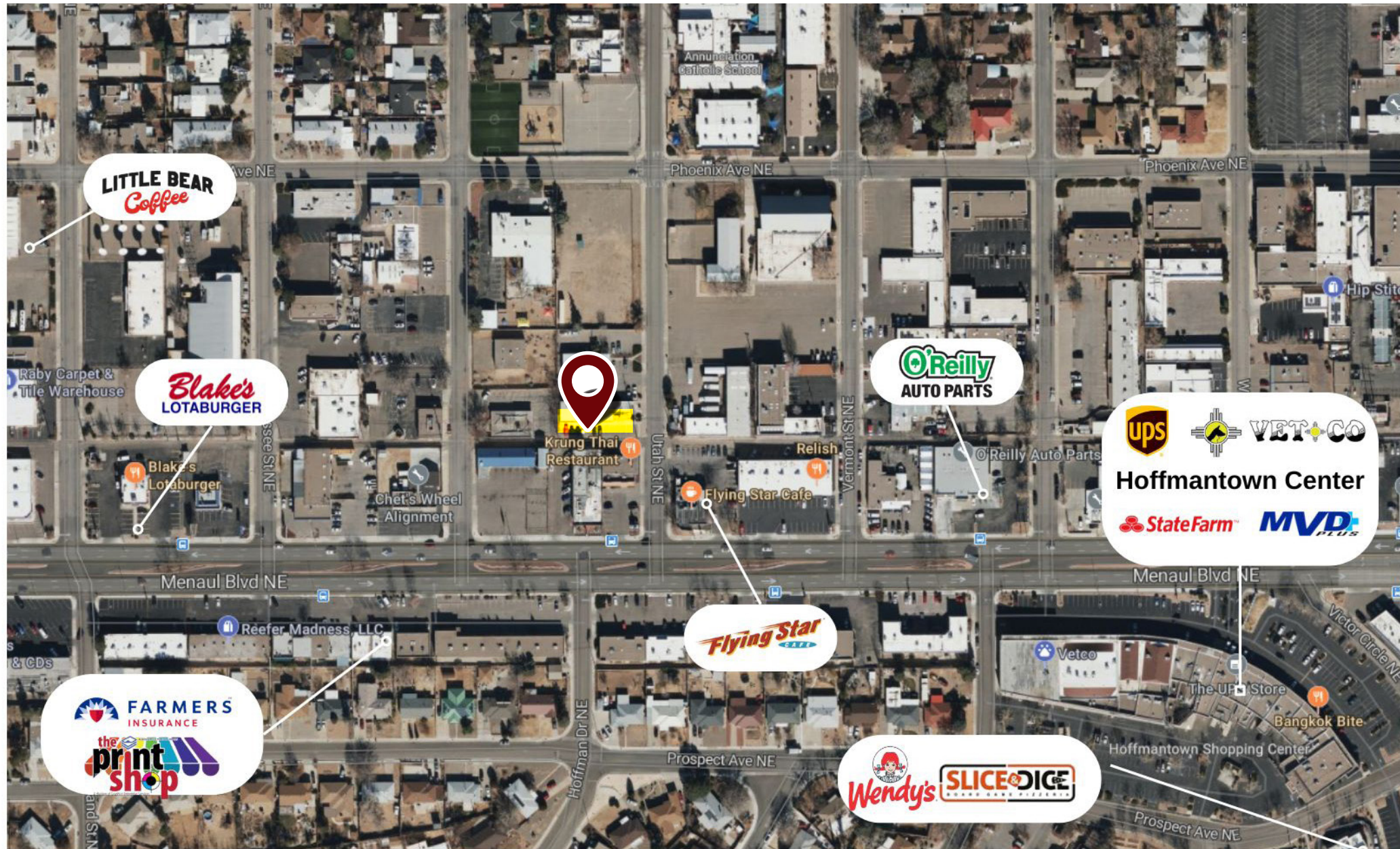
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DEMOGRAPHICS

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Medium Income	\$48,000-\$64,000
Traffic Counts	29,100 vehicles per day
Population with 1 Mile Radius	30,492

**information from Crexi.com 2022*