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Property Overview

Located at 2701 Candelaria Rd NE in Albuquerque, this \pm 9,270 SF retail/warehouse space offers an ideal headquarters setup near I-25. Originally built in 1997 with a later expansion, the building features \pm 6,540 SF of two-story office space and \pm 2,730 SF of warehouse. The office portion includes two levels of workspace: the downstairs area offers two sperate office sections with a mix of cubicles, private offices, a welcoming reception area, a kitchenette, and multiple restrooms. Upstairs features 9 private offices, a large conference room, a server room, a utility closet and a balcony overlooking the warehouse, creating a highly functional and professional environment throughout. This versatile space is perfectly suited for businesses looking to combine a professional office presence with functional warehouse capabilities in a prime Albuquerque location. The Northeast portion of the parking lot is already fenced on three sides and could be converted to fenced yard space.

PROPERTY DETAILS

2701 Candelaria Rd NE Albuquerque, NM 87107
Vassar & Candelaria
Office / Warehouse
± 9,270 SF
\$1,550,000
1997
.7119
NR-LM
3/1,000
600 Amp 3 Phase
18' - 29'
1 -12' x 12' Grade level door

Building Breakdown

0.50	
2 Story Office	<u>+</u> 6,540 SF
Warehouse	<u>+</u> 2,730 SF



2025 DEMOGRAPHIC SUMMARY

1 MILE 3 MILES 5 MILES
EST. POPULATION 8,245 99,670 262,364
EST. HOUSEHOLDS EST. 3,678 47,898 121,689
AVG. HH INCOME \$37,452 \$45,986 \$46,064

AREA ATTRACTIONS





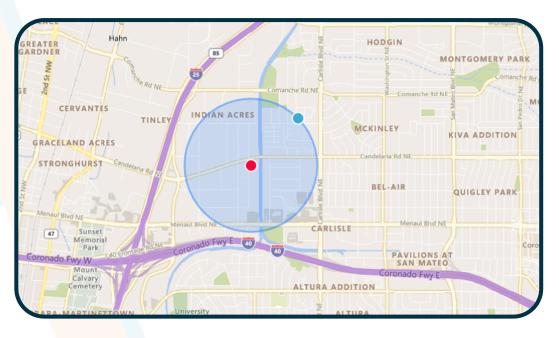










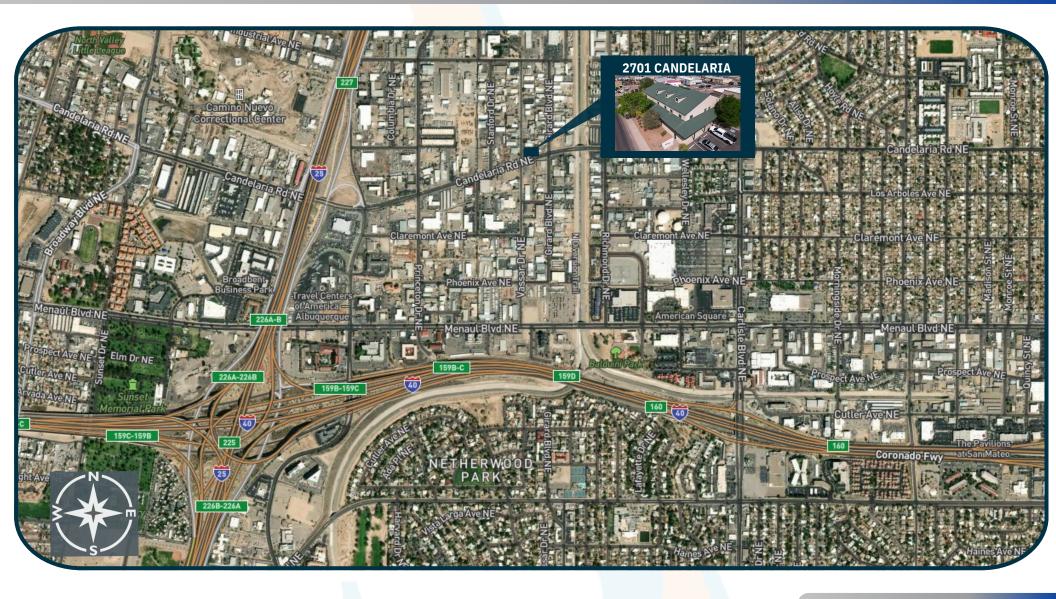


TRAFFIC COUNTS

- 19,400 VEHICLES PER DAY ON CANDELARIA
- 19,900 VEHICLES PER DAY ON 1-25 CORRIDOR

PROPERTY HIGHLIGHTS

- PRIME LOCATION NEAR 1-25 CORRIDOR
- HIGH-CLEARANCE WAREHOUSE WITH EASY ACCESS
- 3-PHASE POWER AND MULTIPLE HVAC UNITS
- LARGE ON-SITE PAD FOR PARKING/STORAGE
- FLEXIBLE LAYOUT FOR VARIOUS BUSINESS TYPES



2701 CANDELARIA RD NE ALBUQUERQUE NM 87107













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