

OFFICE SPACE

AVAILABLE

**ELEVATOR
AVAILABLE**



**8311 SAN PEDRO DR NE
ALBUQUERQUE, NM 87113**



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OFFICE PROPERTY FOR LEASE



PROPERTY DETAILS

PROPERTY LOCATION:

Located on the northwest end of the Paseo De Norte corridor, this space features updated flooring and fresh paint throughout along with three new HVAC units and new windows flooding the space with natural light.

AVAILABLE:





- Suites B & C
- ±2,924 SF (2nd Level)
- ±1,100 SF (1st Level)

PROPERTY HIGHLIGHTS

- Convenient access to I-25 and Paseo del Norte
- Views of the city & Sandia Mountains
- Multiple restaurants and retail nearby
- Fiber service available

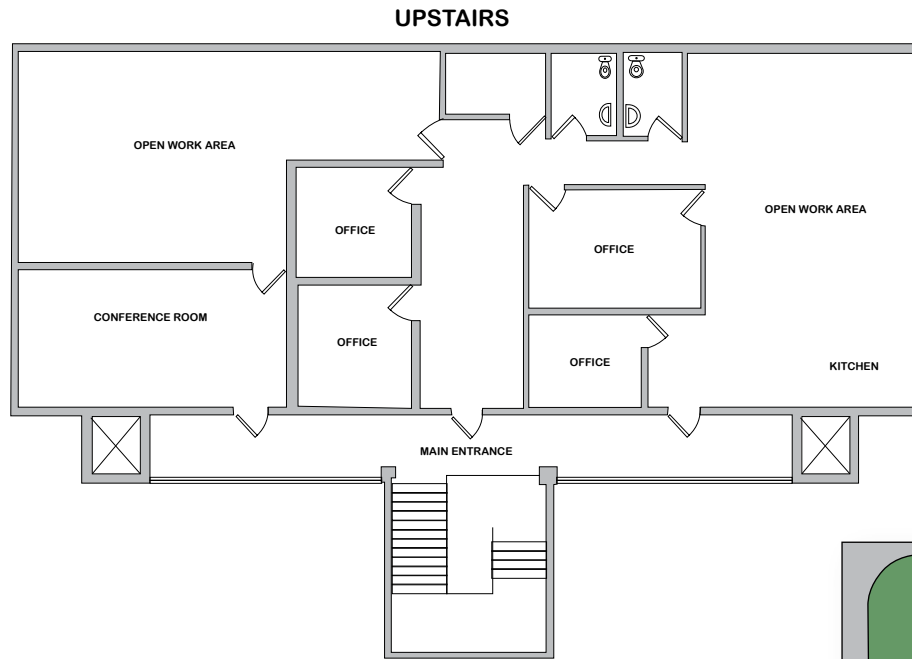
ZONING

- NR-BP

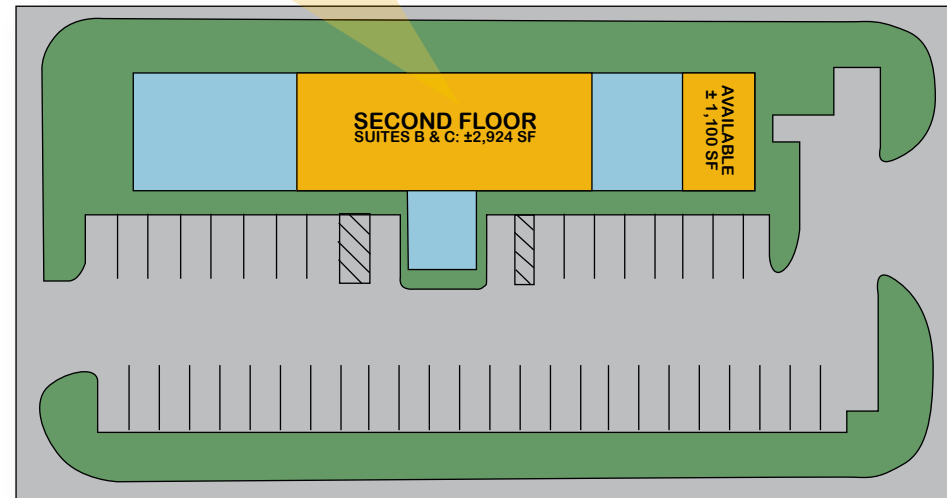
2025 DEMOGRAPHICS		5 MIN	10 MIN	15 MIN
	Est. Population	29,581	84,739	190,390
	Est. Households	13,368	38,496	88,027
	Est. Avg HH Income	\$125,857	\$118,781	\$109,559
	Est. Daytime Employees	35,960	82,221	156,728

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PROPERTY LAYOUT



CONCEPT - SUBJECT TO CHANGE



SAN PEDRO DR

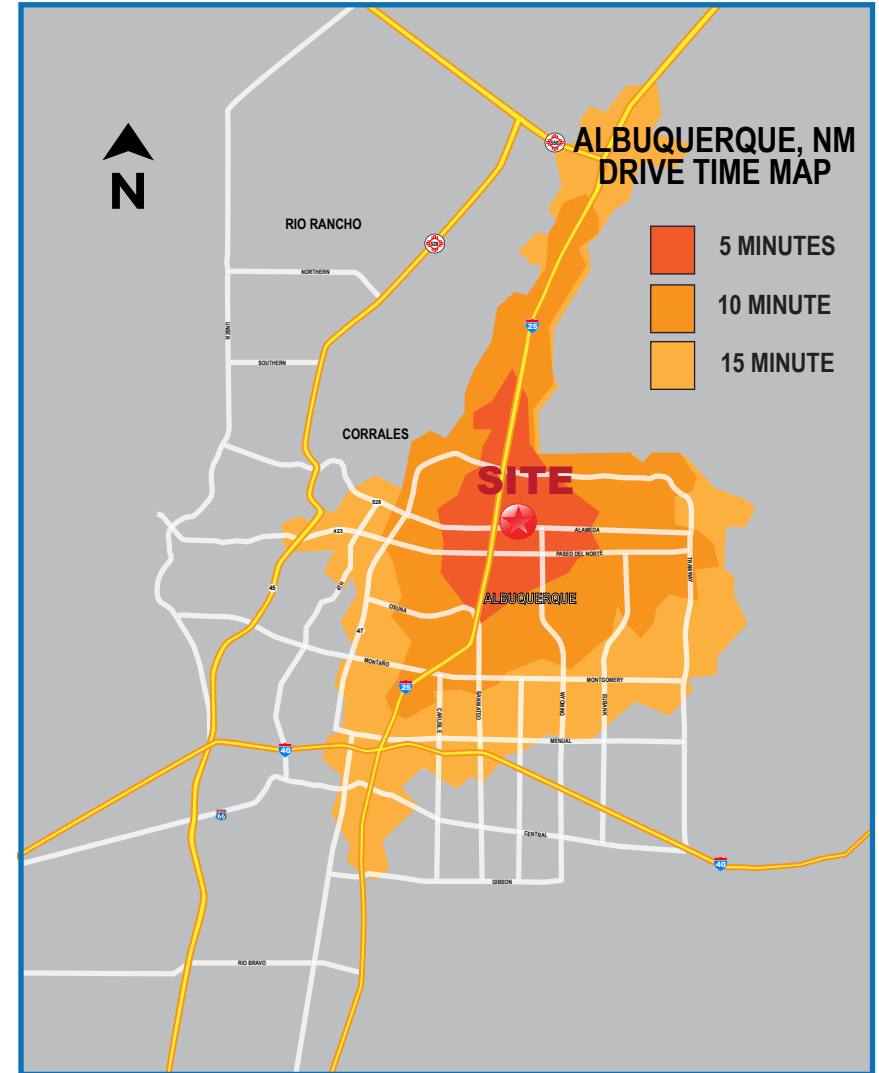
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PROPERTY TRADE AREA



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POPULATION	5 MIN	10 MIN	15 MIN
2025 ESTIMATED POPULATION	29,581	84,739	190,390
2030 PROJECTED POPULATION	31,383	83,887	184,607
2020 CENSUS POPULATION	27,616	82,918	189,126
2010 CENSUS POPULATION	24,906	80,985	187,970
PROJECTED ANNUAL GROWTH 2025 TO 2030	- 1.2%	-0.2%	-0.6%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	1.3%	0.3%	-
HOUSEHOLDS			
2025 ESTIMATED HOUSEHOLDS	13,368	38,496	88,027
2030 PROJECTED HOUSEHOLDS	14,437	38,663	86,487
2020 CENSUS HOUSEHOLDS	11,725	36,307	85,275
2010 CENSUS HOUSEHOLDS	10,222	34,607	82,241
PROJECTED ANNUAL GROWTH 2025 TO 2030	1.6%	-	-0.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2025	2.1%	0.7%	0.5%
MEDIAN AGE	42.7	42.8	42.4
INCOME			
2025 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$125,857	\$118,781	\$109,559
2025 ESTIMATED MEDIAN HOUSEHOLD INCOME	\$94,292	\$91,761	\$83,939
2025 ESTIMATED PER CAPITA INCOME	\$56,973	\$54,035	\$50,788
RACE & ETHNICITY			
2025 ESTIMATED WHITE	59.7%	59.8%	59.7%
2025 ESTIMATED BLACK OR AFRICAN AMERICAN	2.6%	3.2%	3.3%
2025 ESTIMATED ASIAN OR PACIFIC ISLANDER	9.7%	6.5%	4.7%
2025 ESTIMATED AMERICAN INDIAN OR NATIVE ALASKAN	3.0%	3.9%	4.3%
2025 ESTIMATED OTHER RACES	25.0%	26.6%	28.0%
2025 ESTIMATED HISPANIC	36.8%	38.6%	40.6%
EDUCATION			
2025 ESTIMATED ELEMENTARY (GRADE LEVEL 0 TO 8)	3.1%	2.3%	2.6%
2025 ESTIMATED SOME HIGH SCHOOL (GRADE LEVEL 9 TO 11)	3.7%	3.9%	4.5%
2025 ESTIMATED HIGH SCHOOL GRADUATE	19.2%	17.5%	18.3%
2025 ESTIMATED SOME COLLEGE	18.2%	19.2%	20.3%
2025 ESTIMATED ASSOCIATES DEGREE ONLY	6.2%	8.0%	7.6%
2025 ESTIMATED BACHELORS DEGREE ONLY	24.3%	25.1%	24.2%
2025 ESTIMATED GRADUATE DEGREE	25.3%	24.1%	22.5%
BUSINESS			
2025 ESTIMATED TOTAL BUSINESSES	2,948	7,722	17,427
2025 ESTIMATED TOTAL EMPLOYEES	35,960	82,221	156,728



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