



DOWNTOWN OFFICE/WAREHOUSE

SEC OF 2ND ST NW AND MARBLE AVE NW
916 2nd Street Northwest Albuquerque, NM 87102



**FOR SALE
OR LEASE**

AVAILABLE
5,000 SF

SALE PRICE
\$800,000
LEASE RATE
\$17.00/Modified Gross

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PROPERTY HIGHLIGHTS

- 5,000 SF (2,200 SF Office/2,800 SF Warehouse)
- Modern Office Buildout with Exposed Ceilings, Concrete Floors
- Adaptable for Multiple Tenants
- 5 Private Offices, Conference Room, Open Office Area
- 2 Restrooms and a Kitchenette
- 900 SF of Cooler Storage in Warehouse
- 12'X8' Overhead Door Accessible Through the Alley



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



94,830
POPULATION
3-MILE RADIUS



\$82,762.00
AVG HH INCOME
3-MILE RADIUS



116,260
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
2nd St NW: 4,789 VPD
Lomas Blvd NE: 21,122 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

This versatile 5,000 SF office/warehouse building offers a modern and functional design, ideally suited for a wide range of users. The property features 2,200 SF of office space with a high-quality buildout, highlighted by exposed ceilings and polished concrete floors for a sleek, contemporary look. The office layout includes five private offices, a conference room, an open office area, two restrooms, and a kitchenette, providing a professional and efficient work environment. The 2,800 SF warehouse portion includes 900 SF of cooler storage, offering added flexibility for tenants with specialized storage needs. The building's adaptable configuration also makes it well-suited for multi-tenant occupancy, accommodating future growth or shared use.

LOCATION OVERVIEW

Situated just eight blocks from Albuquerque's downtown core and twelve blocks from I-40, this property offers exceptional accessibility and convenience. The location places tenants within walking distance of popular breweries, restaurants, and local amenities, while also being close to the courthouse and multiple municipal offices. This central setting provides an ideal balance of business efficiency and lifestyle appeal, making it a strong fit for professional, service-oriented, or creative users seeking a vibrant and connected environment.



PROPERTY DETAILS

Sale Price:	\$800,000
Lease Rate:	\$17.00/Modified Growth
Building Size:	5,000 SF
Roof Type:	TPO
HVAC Type:	Refrigerated
Zoning:	MX-M
Submarket:	Downtown

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GROSS EXTERNAL AREA

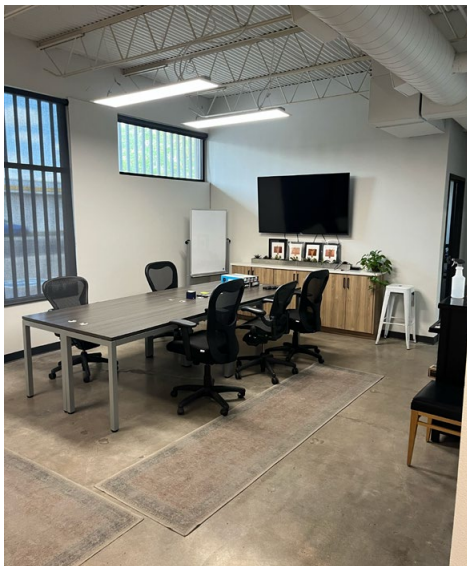
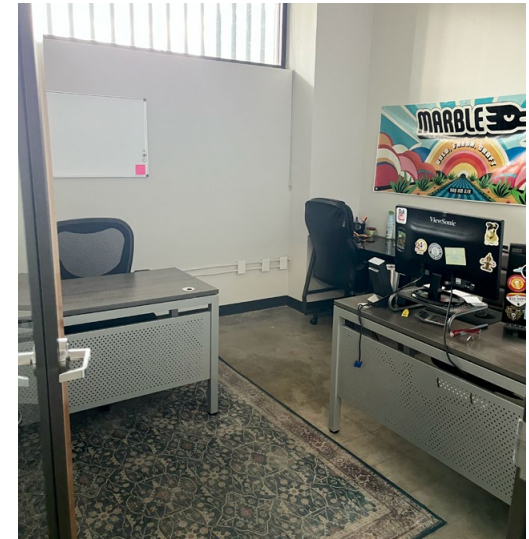
TOTAL: 4,994 sq.ft

FLOOR 1: 4,994 sq.ft

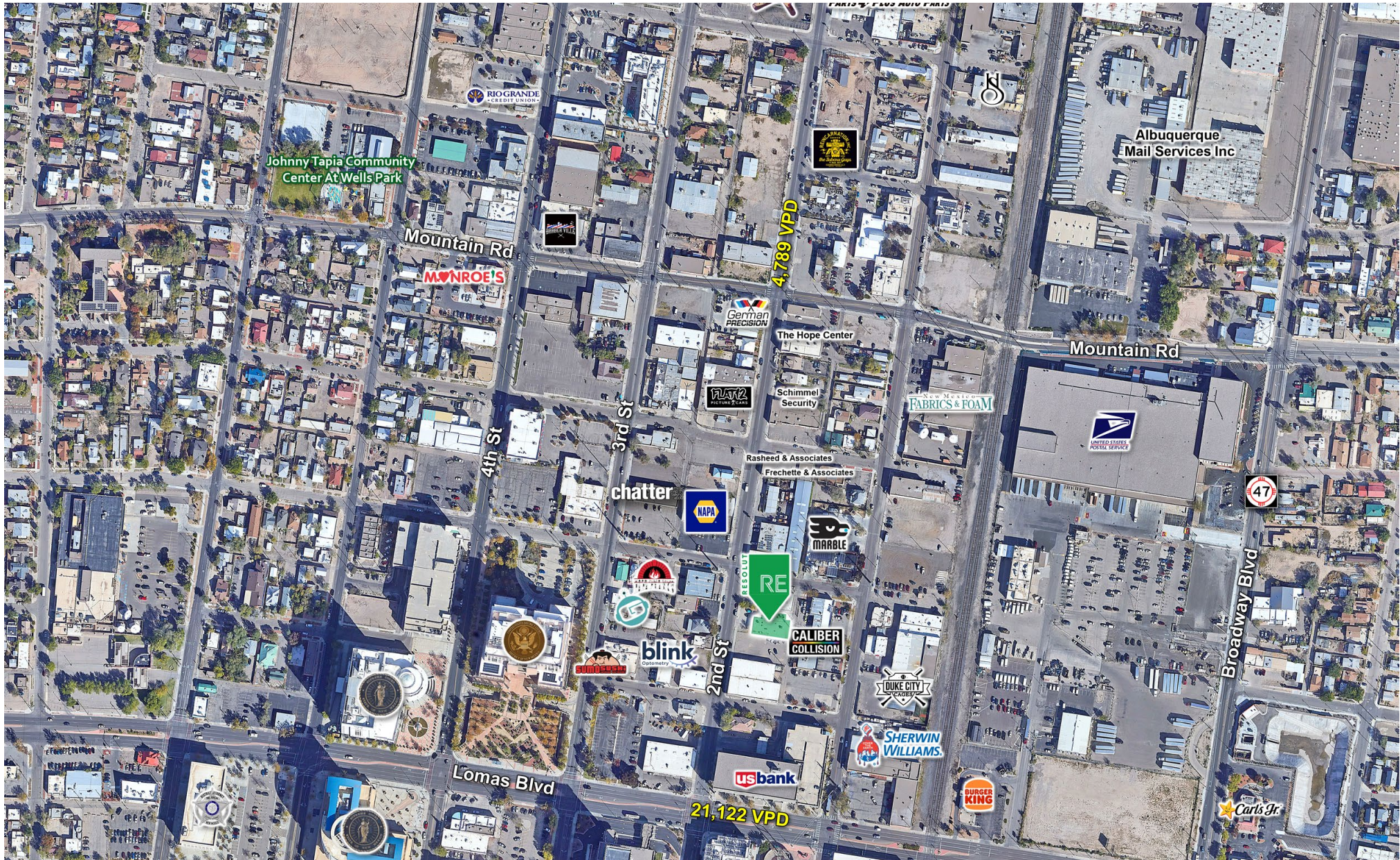
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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