



Colliers

Investment Opportunity | Offering Memorandum

# Freestanding, Multi-tenant Office Building

2107-2115 Wyoming Blvd NE  
Albuquerque, NM 87112

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WYOMING BLVD

N



# Investment Highlights

The subject property enjoys a desirable location in the heart of the Far Northeast Heights submarket. It is located a half mile east of the Uptown shopping district and across the street from Walmart-anchored Wyoming Mall. The property has attractive monument and building signage with tremendous visibility from ±36,900 vehicles per day traveling on Wyoming Blvd, a major North/South commercial arterial. In addition, the trade area benefits from a dense neighborhood residential population with approximately 145,109 people living within a three mile radius.

## Executive Summary

<b>Sale Price</b>	\$863,700
<b>NOI</b>	\$60,459
<b>CAP</b>	7.00%
<b>GLA</b>	± 5,346 SF
<b>Year Built</b>	1973
<b>Lot Size</b>	0.373 Acres



### Property Features

- Building Size**  
± 5,346 SF
- Construction**  
Wood-framed stucco
- Parking**  
23 Spaces
- Land Size**  
±0.373 Acres
- Zoning**  
MX-T
- Submarket**  
Northeast Heights

# Property Features + Gallery

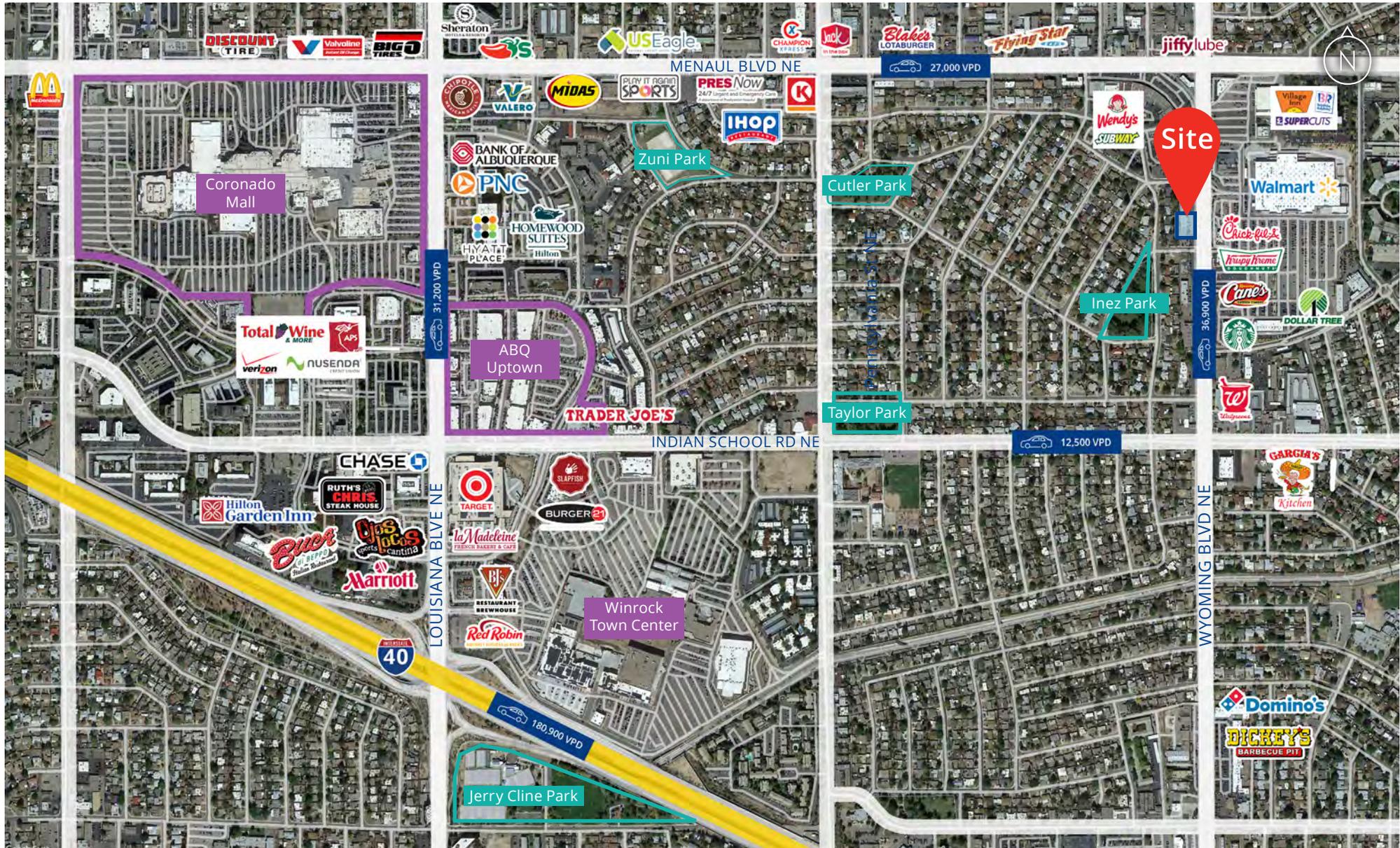
## Property Features

- Freestanding, well maintained building
- Prime location near Uptown
- Private entry to each suite
- New Roof 2025 (suites 2113 - 2115)
- Long term tenants
- Curb appeal/ High visibility
- Monument and building signage
- Located across from major shopping center anchored by Walmart
- 36,900 VPD on Wyoming Blvd

**\*Adjacent 2103 - 2105 Wyoming for sale by same owner**



# Trade Area Aerial

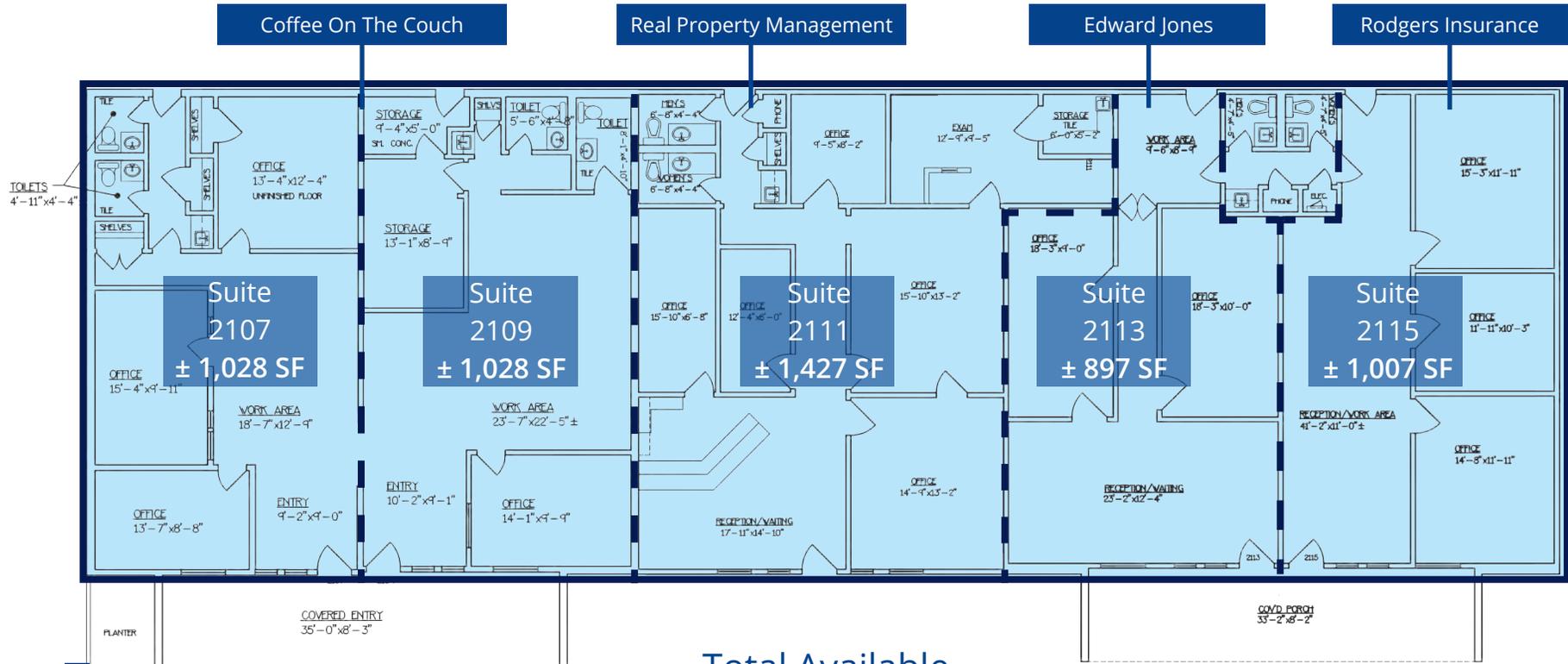




# Site Plan



# Floor Plan



Total Available  
± 5,346 SF

No Cross Access

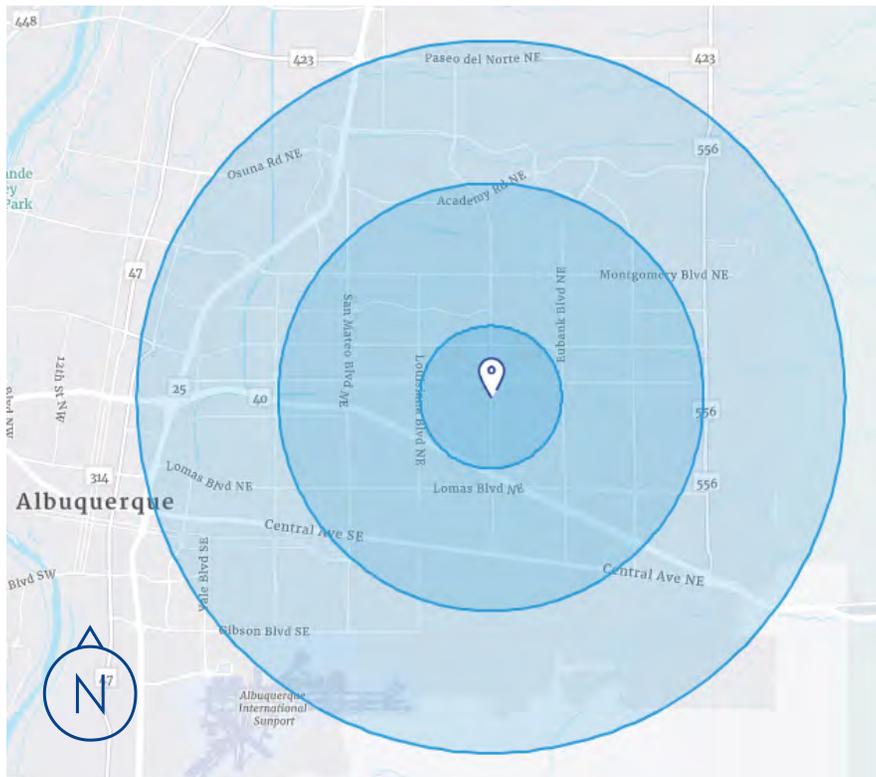


WYOMING BLVD NE



# Demographics\*

\* Demographic data derived from esri® 2025



	1 Mile	3 Miles	5 Miles
Population	15,728	145,087	295,203
Households	7,278	66,332	135,964
Median Age	43.8	41.1	40.9
Average HH Income	\$76,550	\$82,364	\$92,781
Per Capita Income	\$35,978	\$37,803	\$42,694
Daytime Population	18,813	150,526	339,718
College Education	47.7%	50.6%	55.7%

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Accelerating success.

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