

# 314 El Pueblo Rd NW

Los Ranchos De Albuquerque, NM 87114



BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE



## FOR LEASE



**PRIME RETAIL/  
OFFICE PROPERTY  
IN LOS RANCHOS**



**SIZE:  
SUITE A 2,092 SF**



**PRICE:  
\$20 PSF MG  
\$3,486 / MO.**

**Christian File**

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**Jacob Lopez**

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## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# EXECUTIVE SUMMARY

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 2



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## PROPERTY HIGHLIGHTS:

- » Class A 2,092 SF Office Showroom with High End Finishes
- » Kitchen
- » Conference Room
- » El Pueblo Frontage
- » Furniture could be included upon Request
- » Shared Dock Well

## PROPERTY DETAILS:

- » Zoned commercial
- » Can be leased separately or combined with existing suites
- » Ideal for extra parking, storage, or various business uses
- » Population: **192,082**
- » Households: **81,097**
- » Average Household Income: **\$94,284**
- » Average Daily Traffic Count: **22,903**
- » A shared dock well available for all tenants
- » A prominent monument signs



## PROPERTY DESCRIPTION:

Located at the highly visible hard corner of El Pueblo and Fourth Street, 314 El Pueblo offers an exceptional commercial opportunity in North I-25's thriving corridor. With a 5-mile population of over 192,000 and an average household income of \$94,284, this property provides businesses with excellent exposure and accessibility. The property features a prominent monument sign, offering tenants branding visibility to over 22,000 passing vehicles daily. We have a class A rustic office space available with frontage in El Pueblo. Doesn't get much better than this. Won't last long....



# SUITE A - FLOOR PLAN OVERLAY

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# SUITE A - FLOOR PLAN

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 4



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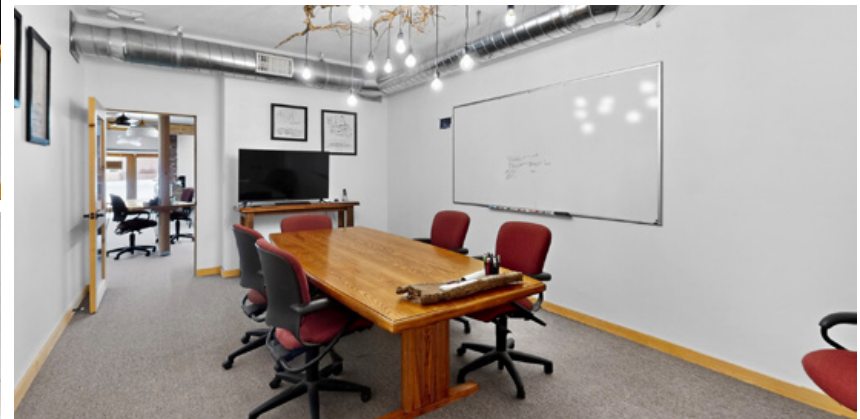
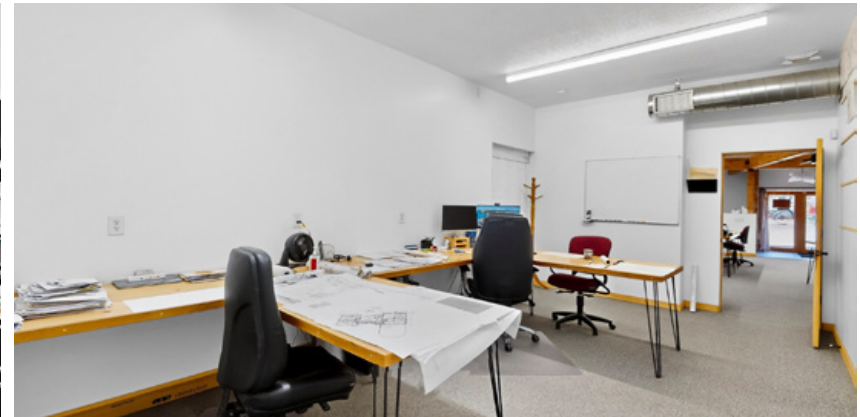


# SUITE A

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 5



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# SUITE A

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 6



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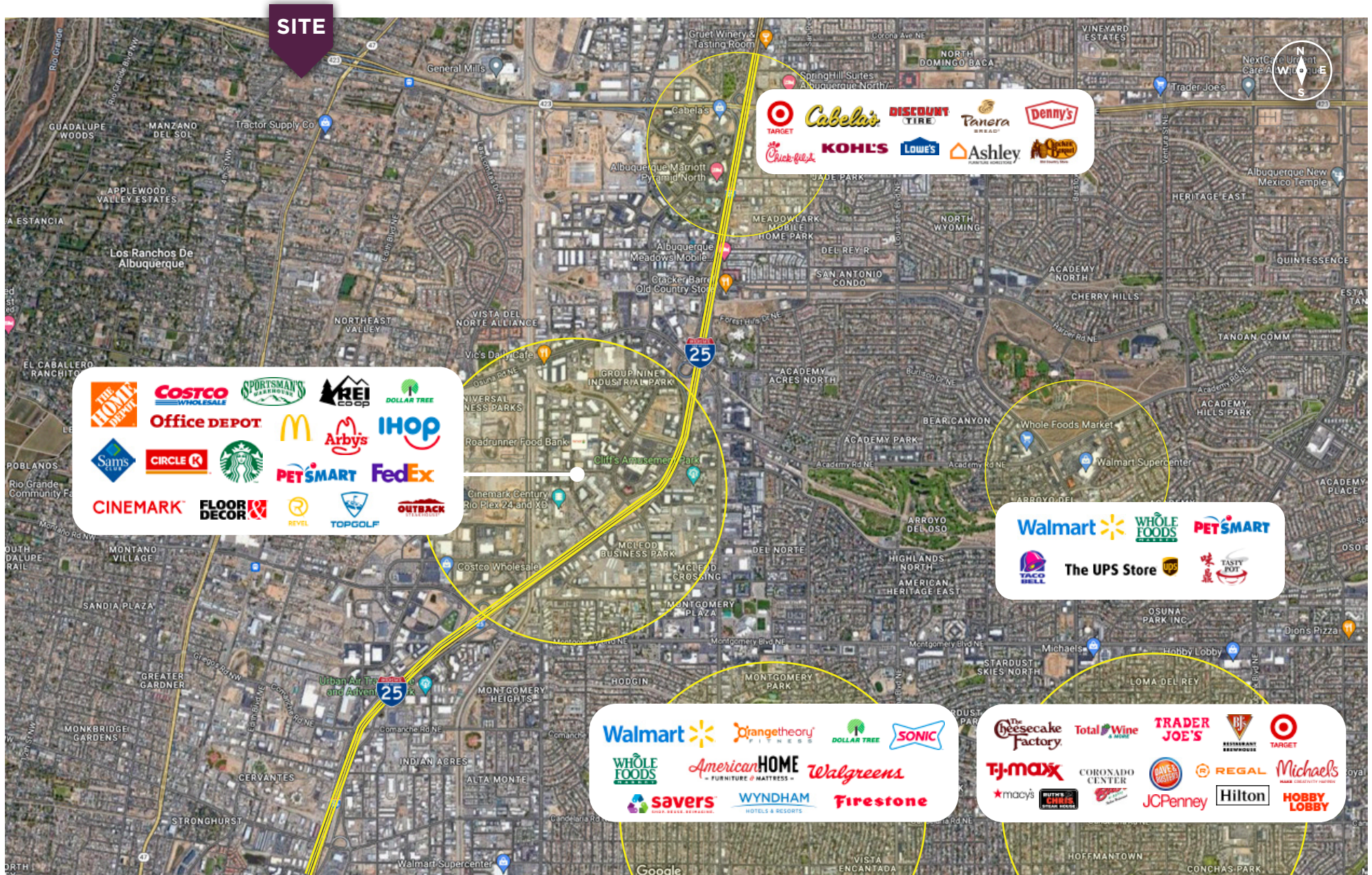


# LOCATION MAP

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 7



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