

**For
Lease**



Move-In Ready Retail/Office

PRIME NORTHEAST HEIGHTS LOCATION



START OPERATIONS NOW!

3520 Wyoming Blvd. NE | Albuquerque, NM 87111

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±1,414 SF Available

Lisa Mercer CCIM

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Martha Carpenter

martha@sunvista.com | 505 228 0154

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PROPERTY

AVAILABLE

±1,414 SF

LEASE RATE

\$17.00/SF Modified Gross
(Includes utilities, tenant responsible for data, telephone & janitorial)

HIGHLIGHTS

- Open floor plan with two offices
- Modern, updated finishes
- Ideal for retail uses such as:
 - Dispensary
 - Boutique/salon
 - Specialty shop
- Ideal for office uses such as:
 - Insurance
 - Sales & marketing
- 5:1,000 parking ration
- Pylon and building signage available
- Solar panels for energy efficiency
- FF&E available

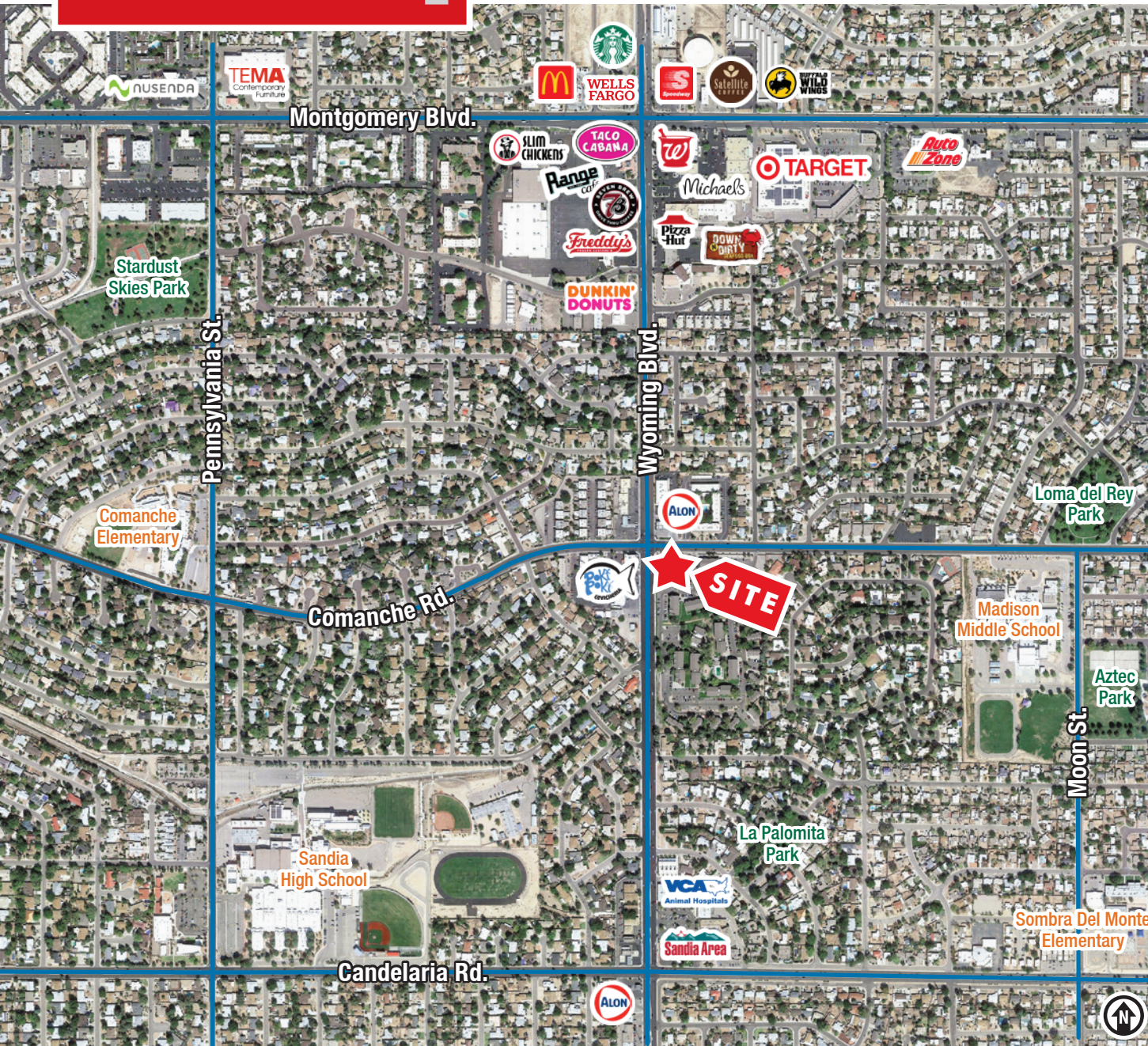
ZONING MX-L

LOCATION

SEC Wyoming Blvd. &
Comanche Rd. NE

For Lease

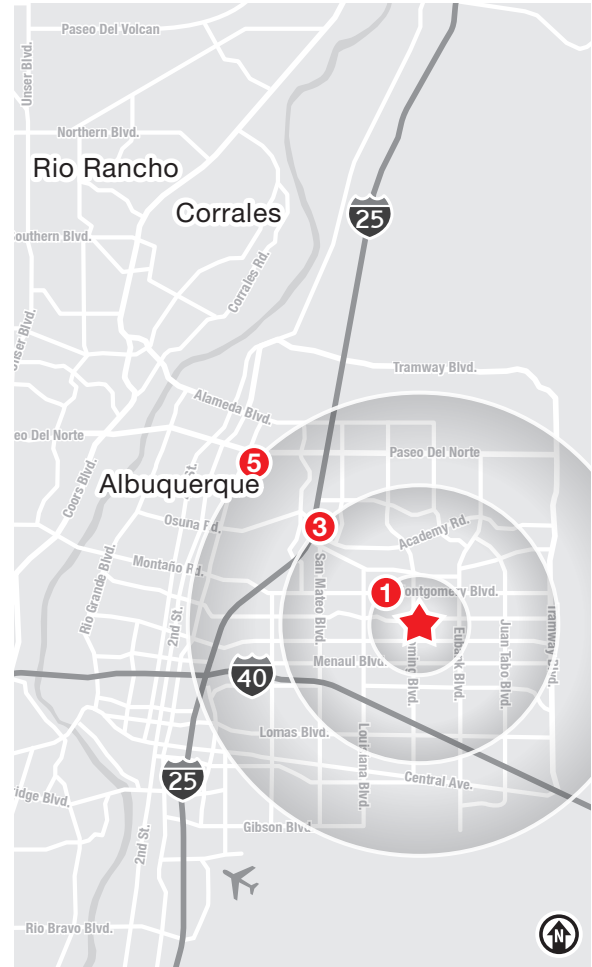
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,882	140,239	302,852
Average HH Income	\$103,084	\$93,312	\$99,067
Daytime Employment	5,043	67,329	187,299

2025 Forecasted by Esri



NAI SunVista

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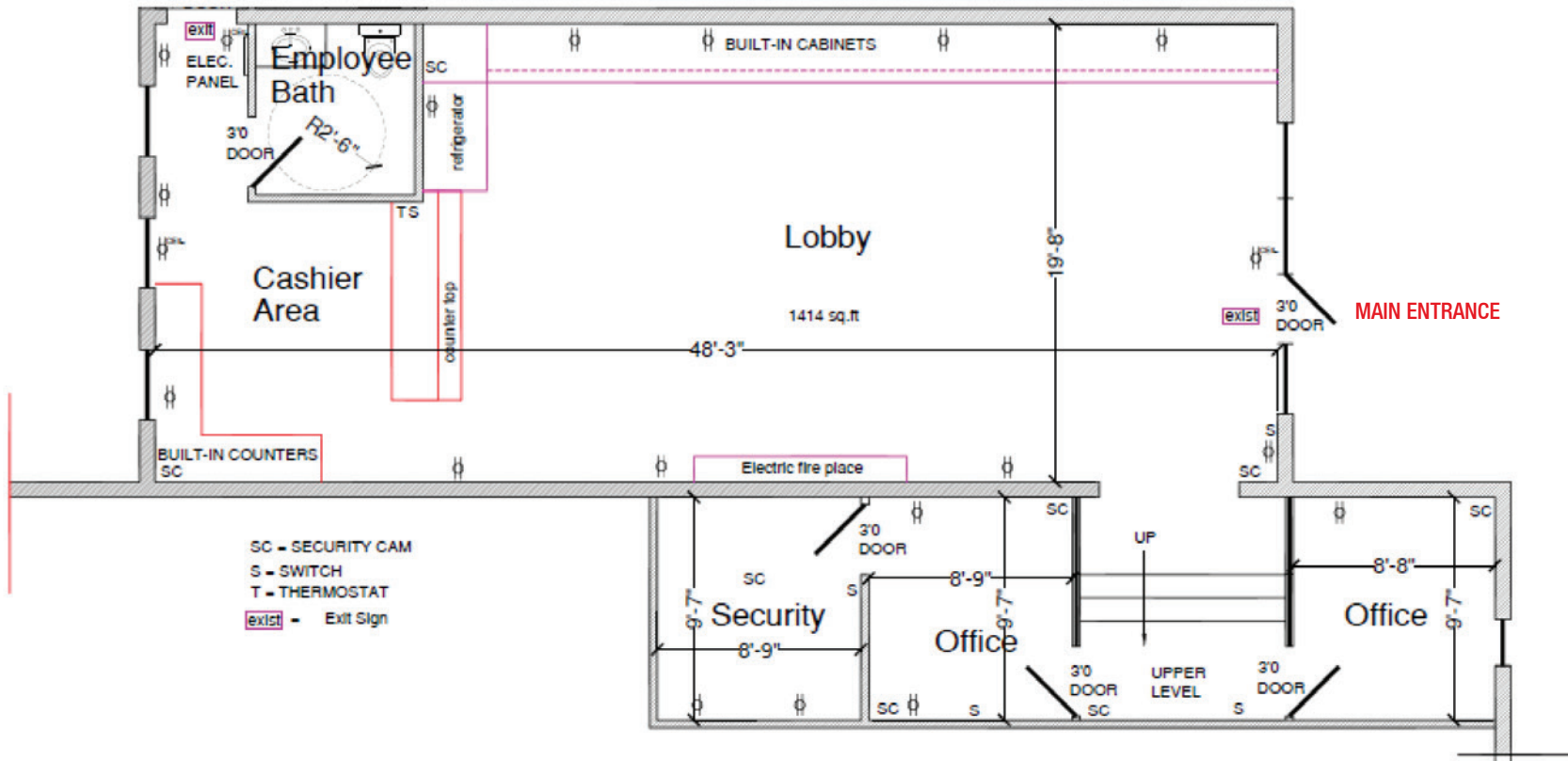
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FLOOR PLAN

AVAILABLE

±1,414 SF



Wyoming Blvd. NE

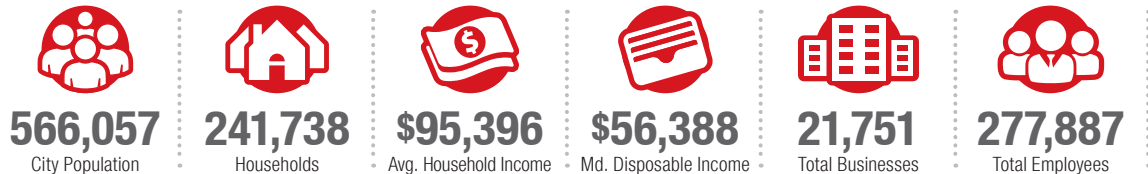
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.