

# For Sale



## Northeast Heights Office/Retail Space

IN THE HIGH-TRAFFIC WYOMING BLVD. CORRIDOR



2547 Wyoming Blvd. NE | Albuquerque, NM 87112

**±1,905 SF Available**

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**Clay Azar** CCIM

clay@sunvista.com | 505 480 9777

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## PROPERTY

### AVAILABLE

Building:  $\pm 1,905$  SF  
Land:  $\pm .086$  Acres

### SALE PRICE

\$390,000

### HIGHLIGHTS

- Split-level space in the Lynn Building
- Recently updated
- Refrigerated air
- Ample parking
- Great visibility from Wyoming Blvd.
- Seller financing available

**ZONING** MX-T 

### LOCATION

SWQ Wyoming Blvd. &  
Candelaria Rd. NE

**Take a Virtual Tour** 

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**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
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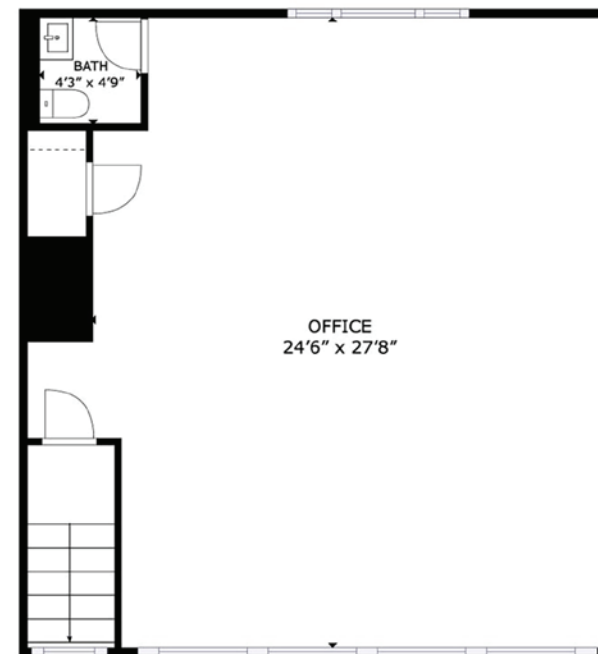
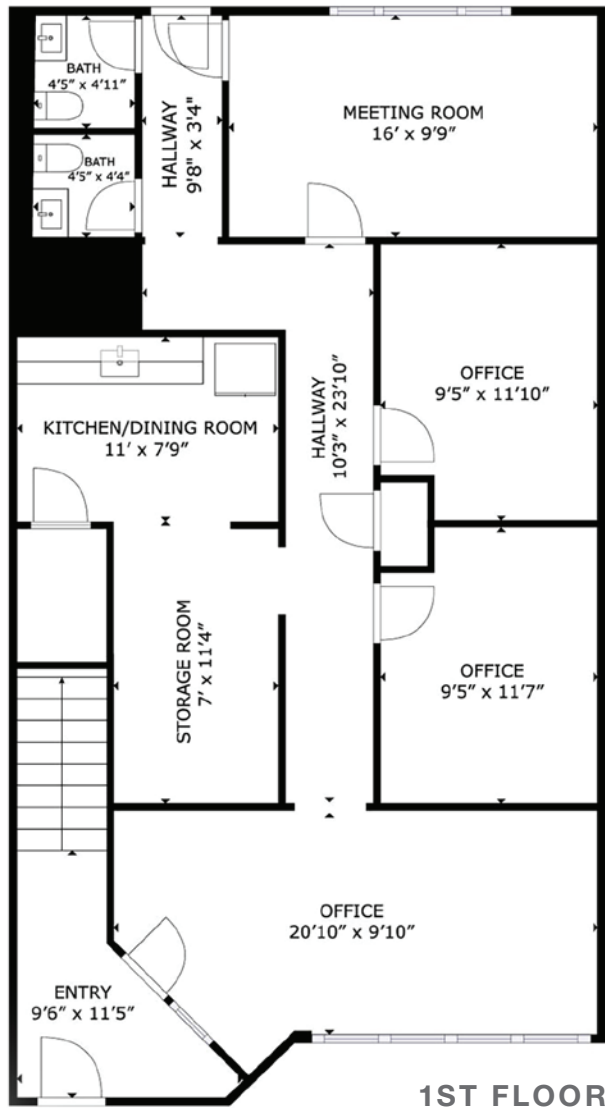
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## FLOOR PLAN

**AVAILABLE**

±1,905 SF

Take a Virtual Tour



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## LOCATION

| Demographics       | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Total Population   | 16,591   | 144,296  | 303,402  |
| Average HH Income  | \$85,599 | \$85,820 | \$95,392 |
| Daytime Employment | 6,617    | 69,090   | 181,817  |

2025 Forecasted by Esri



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# 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)

  
**566,057**  
City Population

  
**241,738**  
Households

  
**\$95,396**  
Avg. Household Income

  
**\$56,388**  
Md. Disposable Income

  
**21,751**  
Total Businesses

  
**277,887**  
Total Employees

  
**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.