

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text is a horizontal bar with a yellow-to-red gradient.

Colliers

A large, semi-transparent blue rectangular overlay is positioned on the left side of the image. The words "For Lease" are written in a large, white, sans-serif font within this overlay.

For Lease

A white rectangular overlay is positioned below the "For Lease" text. It contains the address "7800 Constitution Ave NE" and "Albuquerque, NM 87110" in a blue, sans-serif font.

7800 Constitution Ave NE
Albuquerque, NM 87110

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Colliers | New Mexico-El Paso
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
Main: +1 505 883 7676
colliers.com

7800 Constitution Ave NE | For Lease

Property Profile

Details

Lease Rate	\$28.00 PSF
Lease Type	Modified Gross + janitorial
Space Available	± 1,650 RSF
Submarket	Northeast Heights
Zoning	MX-T (Mixed-Use Transition)

Features

- Medical/exam room space
- 5 Exam rooms (2 sinks)
- Nurse station (1 sink)
- Corner office
- Conference/meeting room
- Shared breakroom
- Attached to AAAHC credentialed surgery center
- Easy Access to I-40
- Excellent location near Presbyterian Kaseman Hospital
- Fire sprinklers
- Constructed in 2000
- 36 Parking spaces (32 regular/4 handicap)



Floor Plan



7800 Constitution Ave NE | For Lease

Property Gallery



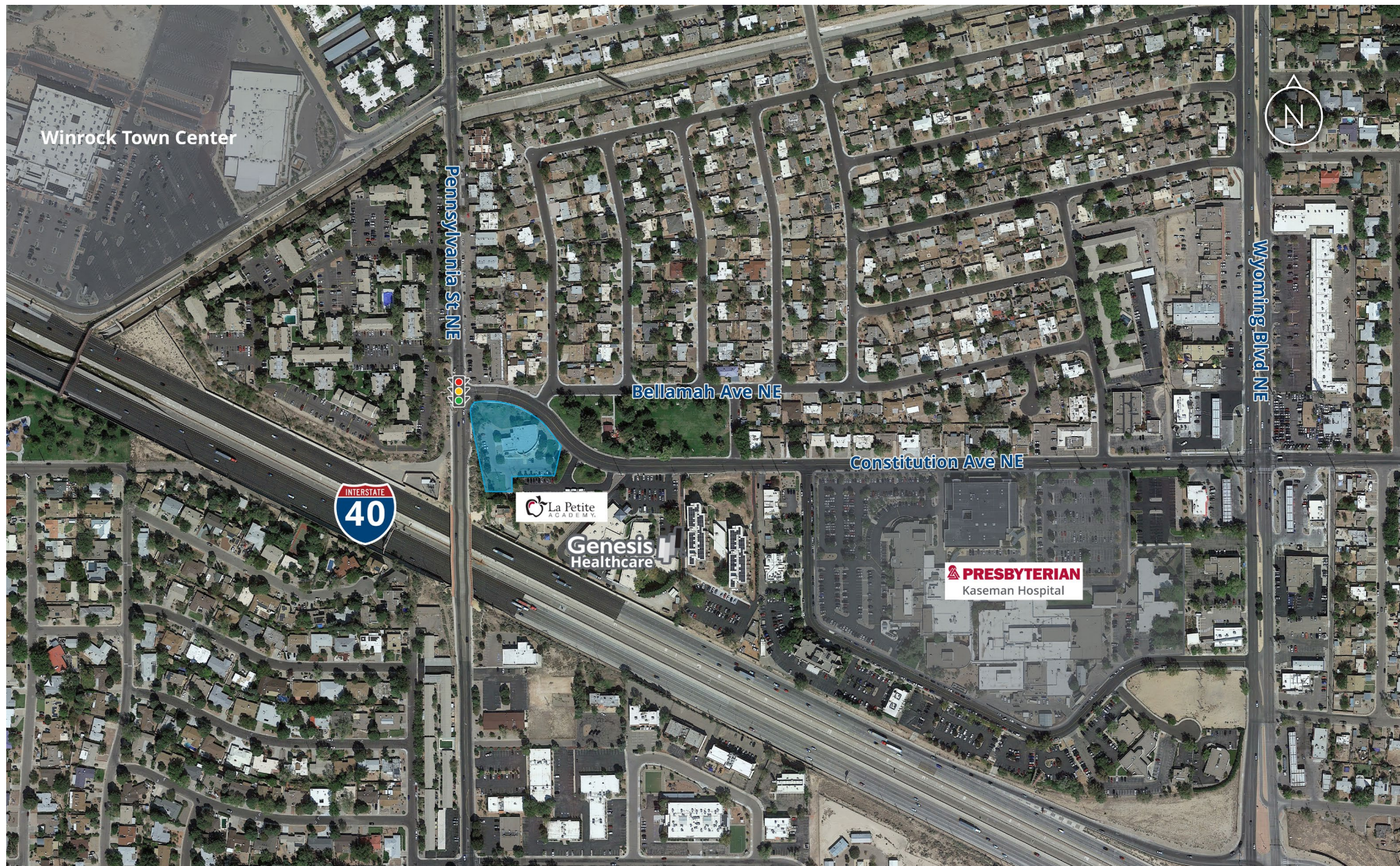
7800 Constitution Ave NE | For Lease

Aerial

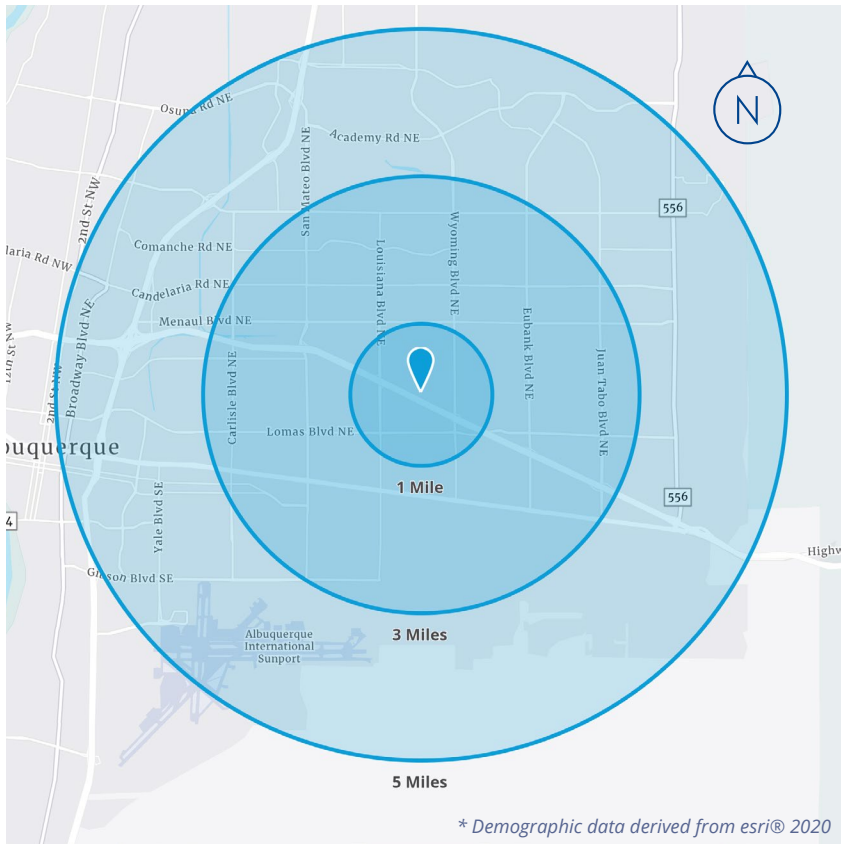


7800 Constitution Ave NE | For Lease

Intersection Aerial



Demographics*



	1 MILE	3 MILES	5 MILES
Population	15,873	141,284	287,355
Households	7,058	64,190	131,961
Median Age	42.0	39.9	39.7
Average HH Income	\$69,892	\$80,491	\$87,480
Per Capita Income	\$32,312	\$36,794	\$40,359
Daytime Population	22,616	158,888	344,655
College Education	45.8%	47.5%	52.5%



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