

Prime Nob Hill Office Building

WELL-APPOINTED WITH MODERN UPDATES

For Sale]



119 Dartmouth Dr. SE | Albuquerque, NM 87106

±2,028 SF Plus ±320 SF
Casita Available

NAISunVista] Got Space™

Shelly Branscom CCIM
shelly@sunvista.com | 505 414 2669

For Sale

119 Dartmouth Dr. SE | Albuquerque, NM 87106



PROPERTY

AVAILABLE

- Office Building: ±2,028 SF
- Casita: ±320 SF
- Total: ±2,348 SF
- Land: ±0.16 Acres

SALE PRICE

- \$600,000 (\$255.53/SF)

HIGHLIGHTS

- Close proximity to Nob Hill's vibrant retail and dining scene
- Beautifully appointed throughout
- Phenomenal outdoor spaces
- TPO Roof installed 2008
- HVAC on main building installed 2008
- HVAC on Casita installed 2021
- High-speed fiber Internet
- Solar panels for energy efficiency installed 2021
- Electric gate with secure, exclusive parking
- Upgraded security system
- Versatile layout ideal for:
 - Professionals
 - Creative workspaces
 - Boutique firms

IDO ZONING [MX-T](#)

LOCATION




- SEQ Central Ave. & Girard Blvd. SE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	16,756	98,759	227,914
 Average HH Income	\$89,561	\$72,807	\$75,530
 Daytime Employment	13,128	108,946	191,796

2024 Forecasted by Esri



NAISunVista

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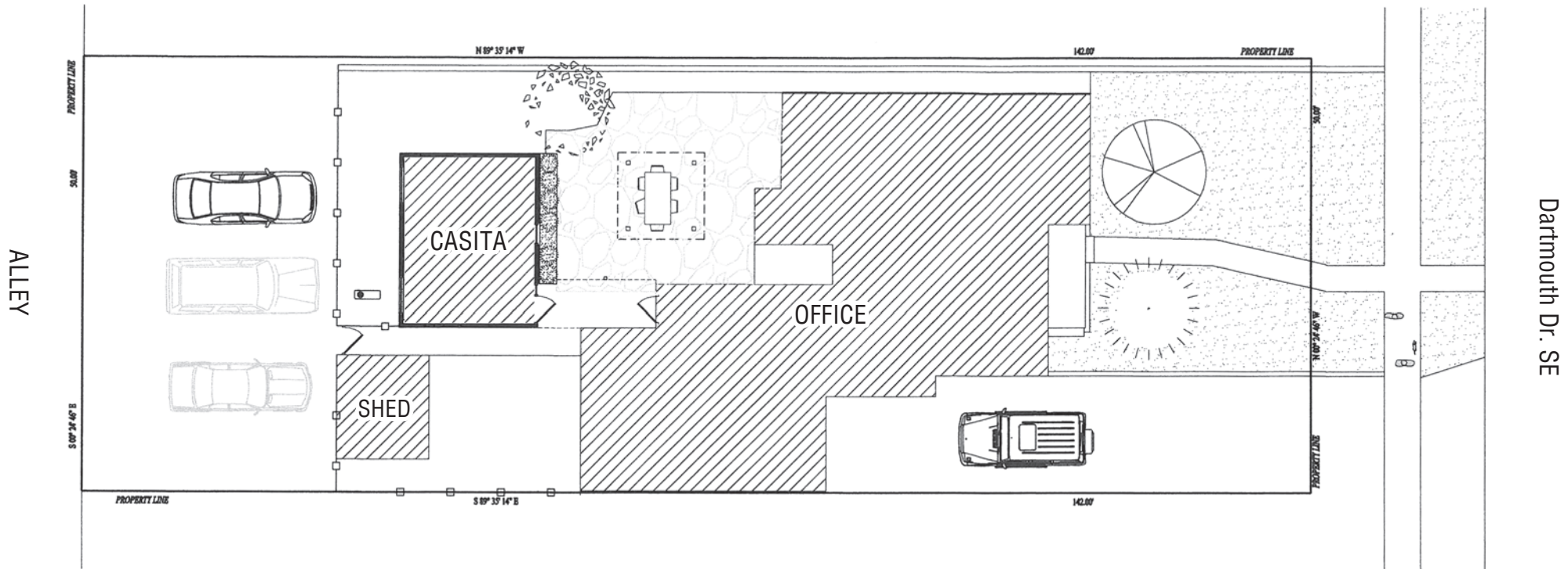
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SITE PLAN



119 DARTMOUTH DR. SE

Office Building: ±2,028 SF

Casita: ±320 SF

Total: ±2,348 SF

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NOB HILL | ALBUQUERQUE

Nob Hill is a vibrant district with eclectic shops, swanky dining and chic nightspots. Its Route 66 architecture and neon signs, combined with predominantly locally owned shops, galleries and restaurants, make Nob Hill a hip and fashionable area.

Central Avenue became part of Route 66 in 1937, along the trajectory from Chicago to Los Angeles. Back then, Nob Hill was a burgeoning suburb of Albuquerque's downtown area, which was only a few miles west. Located just east of the University of New Mexico, Nob Hill spans a mile-long stretch of Central Avenue and is marked on either end by neon arches. This lively district is bursting with activity, from food to arts to nightlife and student life.

With its historic buildings, abundant neon and high style, Nob Hill is Albuquerque's premier district for unique shopping, dining and entertainment. It's a place that locals frequent and visitors love.



Nob Hill has an abundance of great shopping and restaurant options featuring famous regional and traditional cuisine and more.

Average Household Income is

\$89,561

Within One Mile

There are

21

Shops & Attractions

There are

11

Restaurants

Walk Score

78

Transit Score

48

Bike Score

91

Source: vitalalbuquerque.org, walkscore.com and Esri 2024

