



Colliers

Investment Opportunity | Offering Memorandum

# Freestanding, Single-tenant Office Building

2103 - 2105 Wyoming Blvd NE  
Albuquerque, NM 87110

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# Investment Highlights

The subject property enjoys a desirable location in the heart of the Far Northeast Heights submarket. It is located a half mile east of the Uptown shopping district and across the street from Walmart-anchored Wyoming Mall. The property has attractive monument and building signage with tremendous visibility from  $\pm 36,900$  vehicles per day traveling on Wyoming Blvd, a major North/South commercial arterial. In addition, the trade area benefits from a dense neighborhood residential population with approximately 145,109 people living within a three mile radius.

## Executive Summary

<b>Sale Price</b>	\$366,229
<b>NOI</b>	\$25,636
<b>CAP</b>	7.00%
<b>GLA</b>	$\pm 2,141$ SF
<b>Year Built</b>	1970
<b>Lot Size</b>	0.24 Acres
<b>Tenant</b>	Joy Junction Business Office



## Property Features

### Building Size

$\pm 2,141$  SF

### Construction

Wood-framed stucco

### Parking

10 Spaces

### Land Size

$\pm 0.24$  Acres

### Zoning

MX-T

### Submarket

Northeast Heights



# Property Features + Gallery

## Property Features

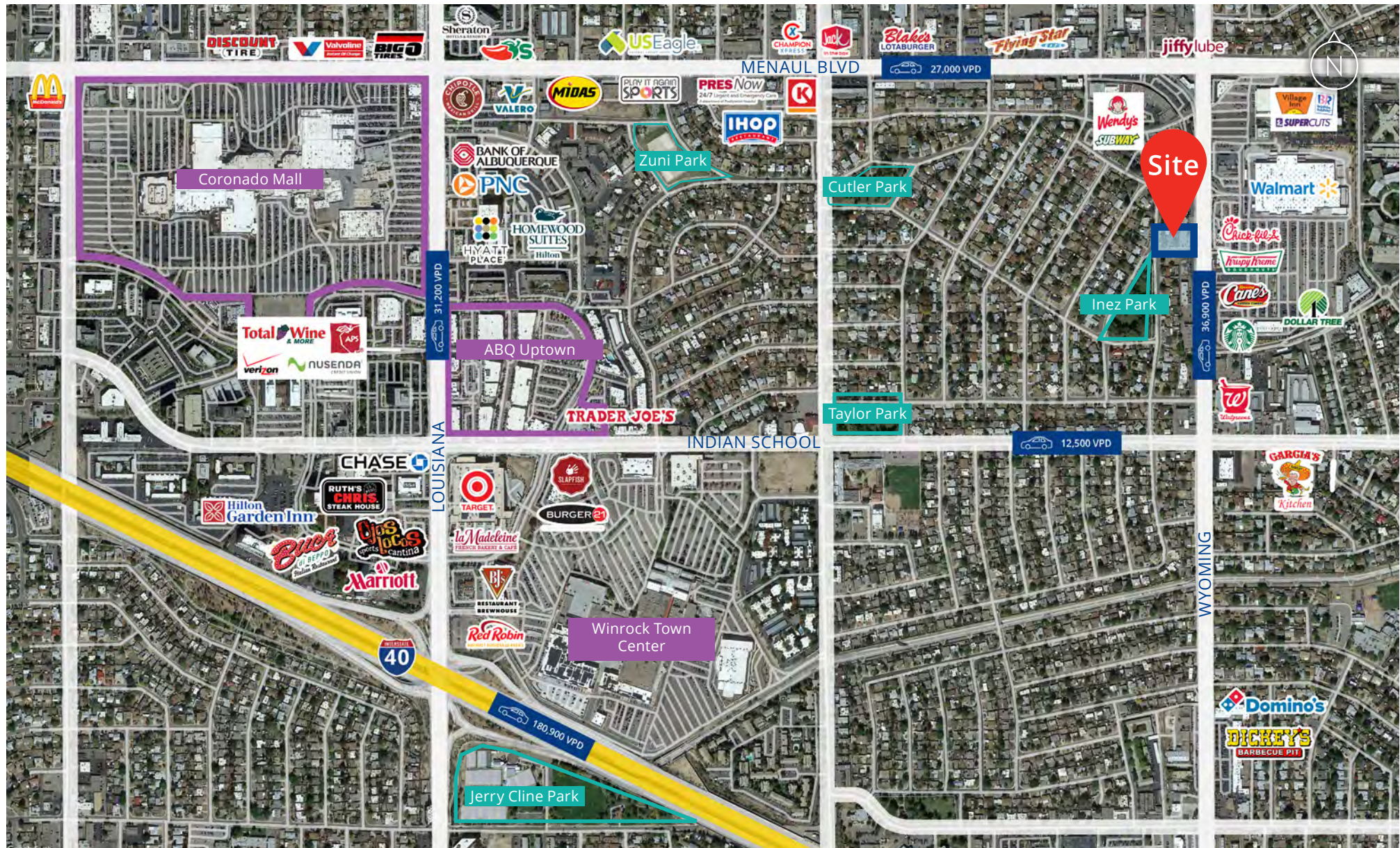
- Freestanding, well maintained building
- Near Uptown and NE Heights amenities
- Curb appeal/ High visibility
- Monument and building signage
- Located across from Walmart shopping center
- 36,900 VPD on Wyoming Blvd
- Strong tenant

**\*Adjacent 2107 - 2115 Wyoming for sale by same owner**





# Trade Area Aerial





# Intersection Aerial

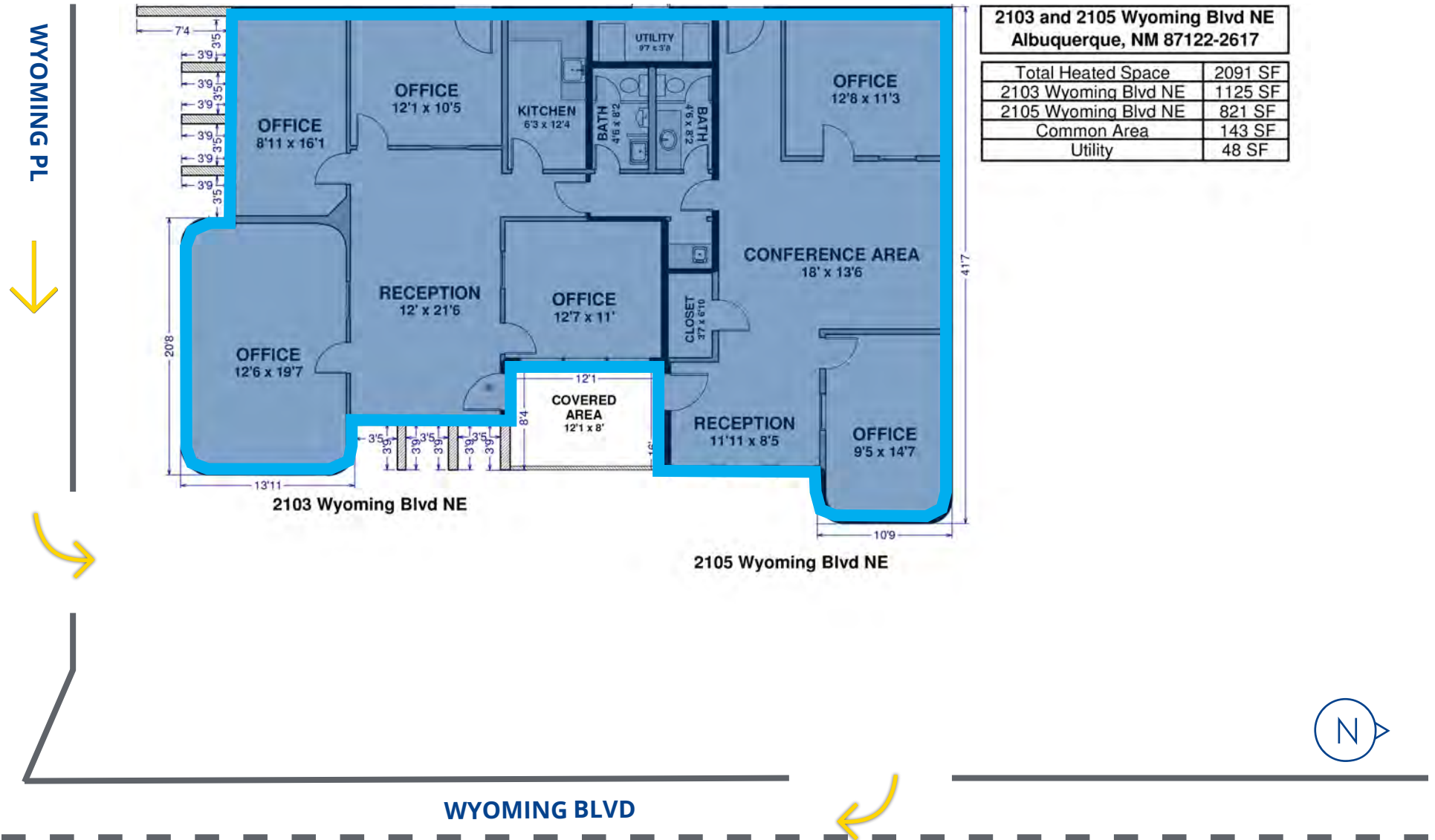




# Site Plan



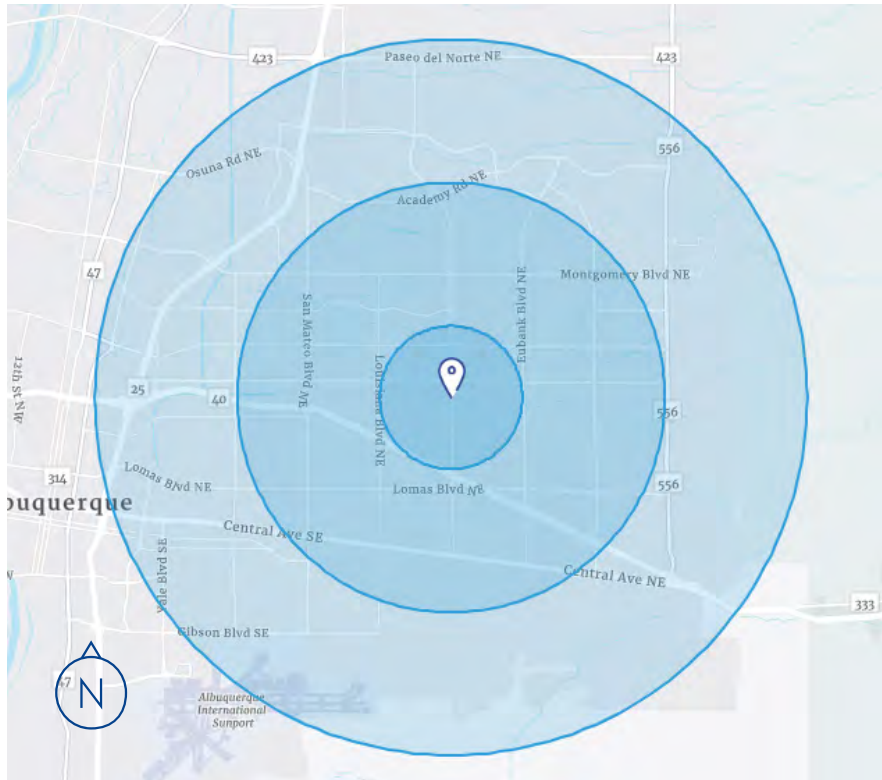
# Floor Plan





# Demographics\*

\* Demographic data derived from esri® 2025



	1 Mile	3 Miles	5 Miles
Population	15,684	145,109	295, 776
Households	7,278	66,332	135,964
Median Age	43.8	41.1	40.9
Average HH Income	\$76,550	\$82,364	\$92,781
Per Capita Income	\$35,978	\$37,803	\$42,694
Daytime Population	18,813	150,526	339,718
College Education	47.7%	50.6%	55.7%



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