

# FOR SALE



## Multi-Tenant Office / Dental Building in the Wyoming Office Park Development

7910 Wyoming Blvd NE, Albuquerque, NM 87109

### AVAILABLE

- 7910 Wyoming Blvd NE
- 10,453± RSF

### SUITE A - 5,142± RSF

- Dental Build-Out
- Lease Expiration: 1/31/2025
- Soon to be Vacant
- No Renewal Option

### SUITE B - 2,504± RSF

- Dental Build-Out
- Lease Expiration: 10/31/2027
- Leased By Armand Giannini Jr, DDS, PC
- With Renewal Option

### SUITE C - 2,807± RSF

- General Office Build-Out
- Lease Expiration: 12/31/2025
- Leased By Loveland Health Systems
- No Renewal Option

### SALE PRICE

- \$2,700,000

### PRICE/SF

- \$258.30/SF

### FEATURES

- Available for Owner-User with Rental Suits / Future Expansion
- Monument & Building Signage
- Great Visibility (30,342± Cars Per Day)
- Close Proximity to Amenities
- 4.5/1,000 SF Parking Ratio

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The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

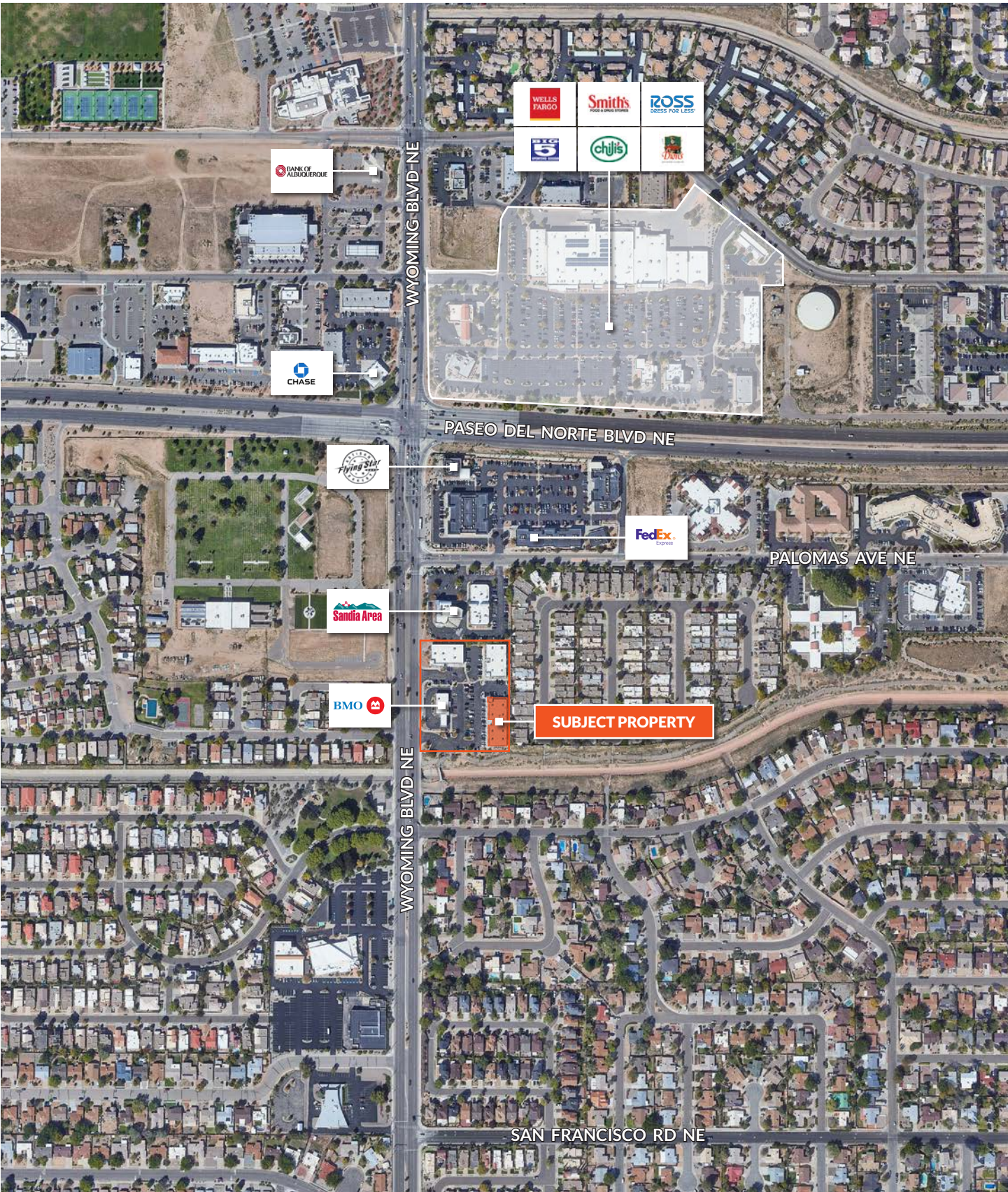
4811 Hardware Dr NE, Suite C-5  
Albuquerque, NM 87109 | 505-831-3333

 **JOHNSON**  
Commercial Real Estate

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**BRUNACINI**  
DEVELOPMENT LTD., CO.

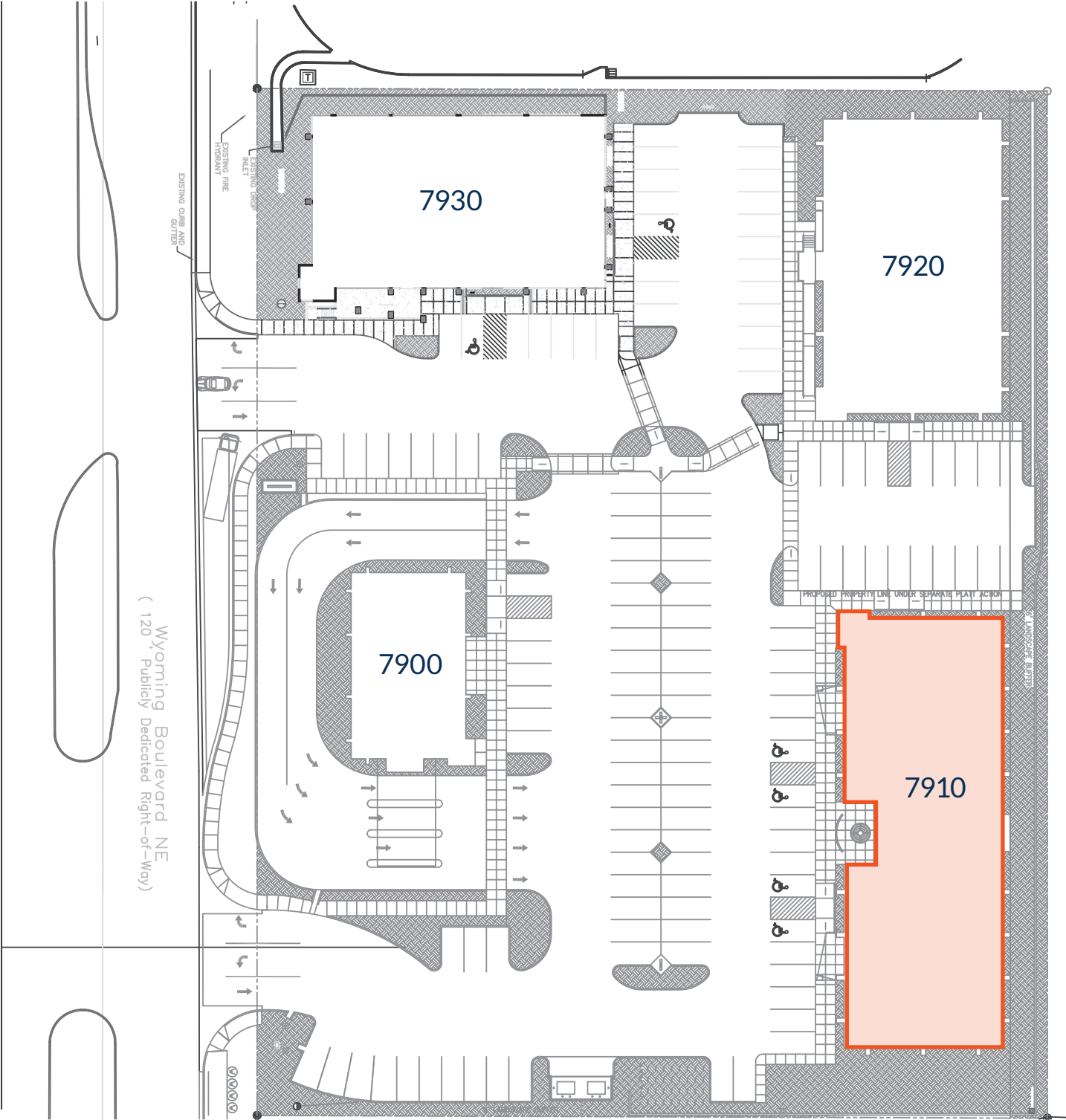


# AERIAL MAP

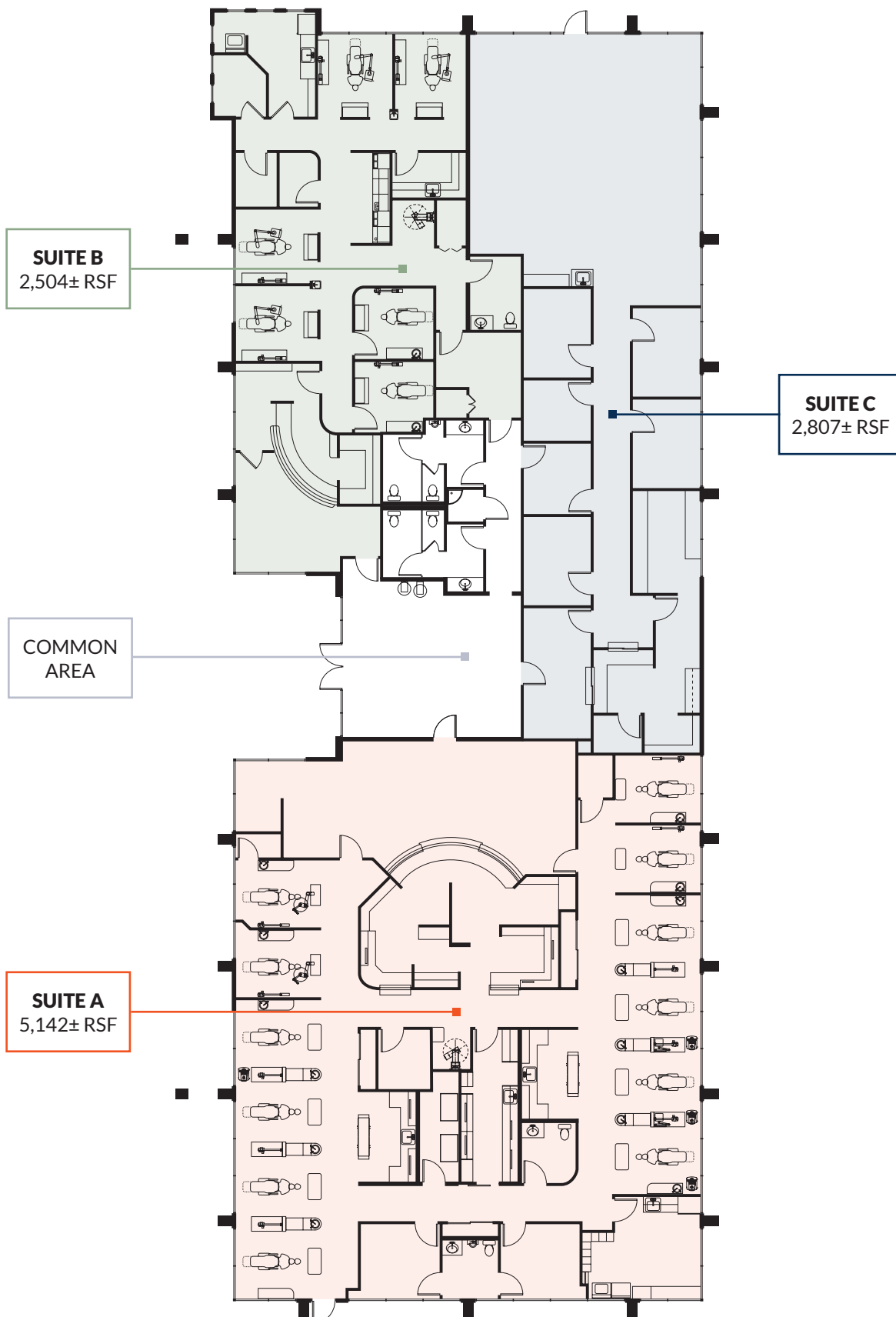




# SITE PLAN



# FLOOR PLAN



# PROPERTY INFO



PROPERTY TYPE	Dental Office / General Office
ADDRESS	7910 Wyoming Blvd NE, Albuquerque, NM
CROSS STREETS	Wyoming Blvd NE and Paseo Del Norte

## Property Details

BUILDING SIZE (SF)	10,453±
CONDITION	Excellent
CONSTRUCTION TYPE	Frame / Stucco
LOAD FACTOR	9%
PARKING RATIO	4.5 per 1,000 SF
ROOF	TPO
SPRINKLER SYSTEM	None
STORIES	1
YEAR CONSTRUCTED	2007
ZONING	MX-T

## Sale Details

SALE PRICE (\$)	\$2,700,000
SALE PRICE (\$/SF)	\$258.30

## Demographics

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,513	80,959	186,128
HOUSEHOLDS	6,818	36,784	84,361
MEDIAN HH INCOME	\$92,345	\$79,155	\$72,709

## Notes

Wyoming Office Park is a well-maintained and well-managed, four-building office park featuring a diverse mix of professional, dental, and medical tenants. Situated in the highly sought-after Paseo Del Norte corridor, the park offers excellent east/west access via Paseo Del Norte and I-25, and convenient north/south access via Wyoming Boulevard. Most areas of Albuquerque are within a 15-minute drive. The property includes ample shared parking with a ratio of 4.5 spaces per 1,000 square feet. Many amenities, such as restaurants and shops, are within walking distance. Additionally, the park provides stunning views of the Sandia Mountains to the east and the West Mesa. The surrounding area's demographics are among the strongest in Albuquerque, with high income levels and a growing population within a 1-mile radius.



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 **JOHNSON**  
Commercial Real Estate

Office - Warehouse



Garden - Office



Office- Flex



Distribution Warehouse



Build to Suit



# BRUNACINI

DEVELOPMENT LTD., CO.

**Brunacini Development** develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services