

The Colliers logo is located in the top right corner. 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 three segments of color: yellow, red, and blue.The background of the advertisement is a photograph of a commercial building. The building is a single-story structure with a light-colored facade and a flat roof. It has large windows and a central entrance with a small porch. A sign above the entrance reads "YOUR NAME HERE". The address "7710" is visible above the entrance. The building is surrounded by a paved parking lot with some cracks and patches. There are trees and tall light poles in the background under a blue sky with scattered clouds.

# For Lease

7710 Lomas Blvd NE  
Albuquerque, NM 87110

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5051 Journal Center Blvd. NE, Suite 200  
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# Property Profile

## Details

|                 |                      |   |               |
|-----------------|----------------------|---|---------------|
| Lease Rate      | \$7,500/month        |   |               |
| Lease Type      | NNN                  |   |               |
| Space Available | ± 1,250 SF Office    | ] | ± 5,125 Total |
|                 | ± 3,875 SF Warehouse |   |               |
| Lot Size        | ± 1.03 AC            |   |               |
| Submarket       | Southeast Heights    |   |               |
| Zoning          | MX-M                 |   |               |

## Features

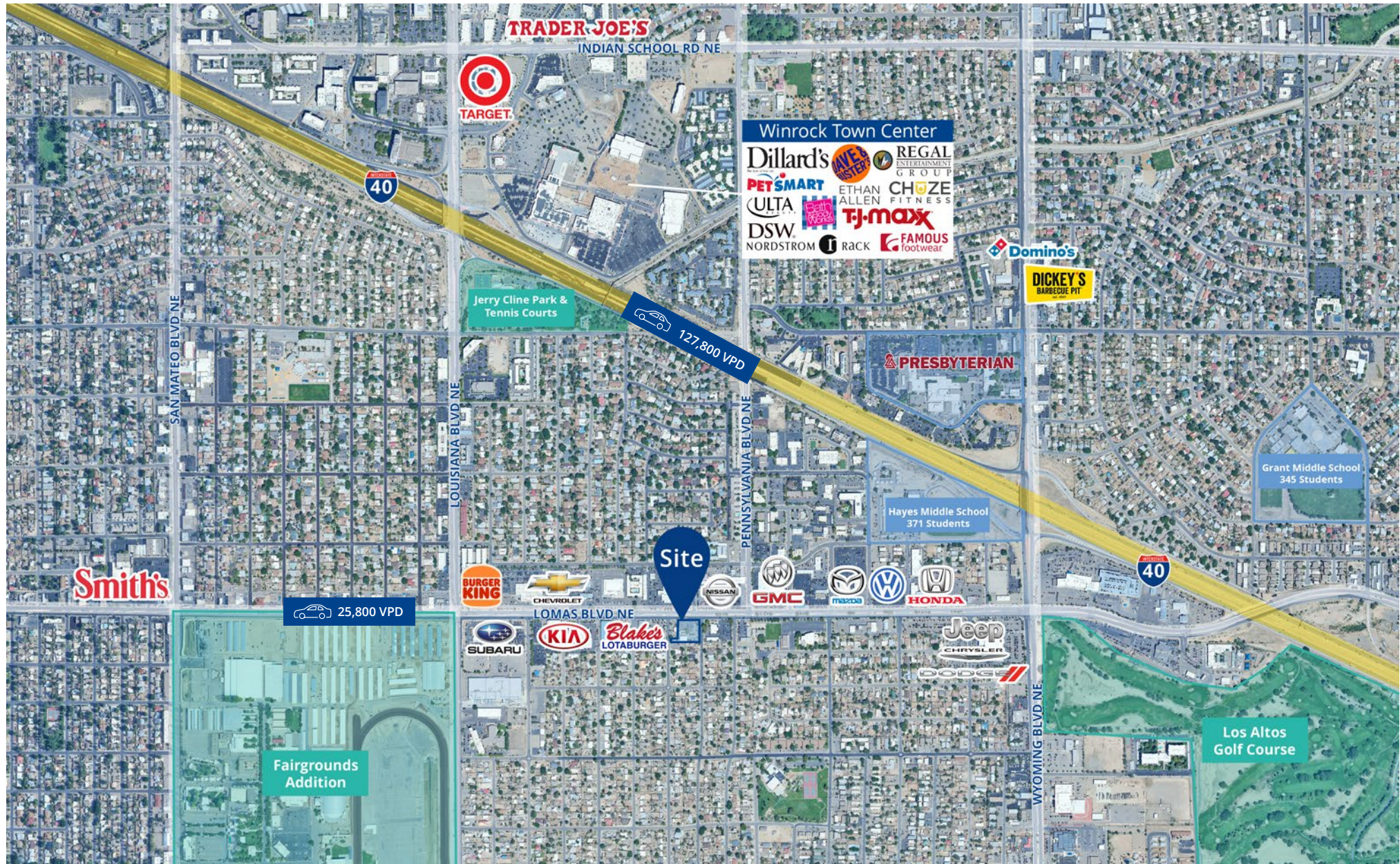
- Prime Lomas Blvd. location just west of Wyoming Blvd., offering strong traffic counts and excellent visibility
- Ideal automotive sales or service infill site with prominent street frontage
- Expansive parking field designed to accommodate high inventory volumes or customer parking
- On-site sales office with attached warehouse space, suitable for vehicle service, detailing, or maintenance operations
- High-visibility corridor surrounded by established retail, service, and residential density

## Area Tenants





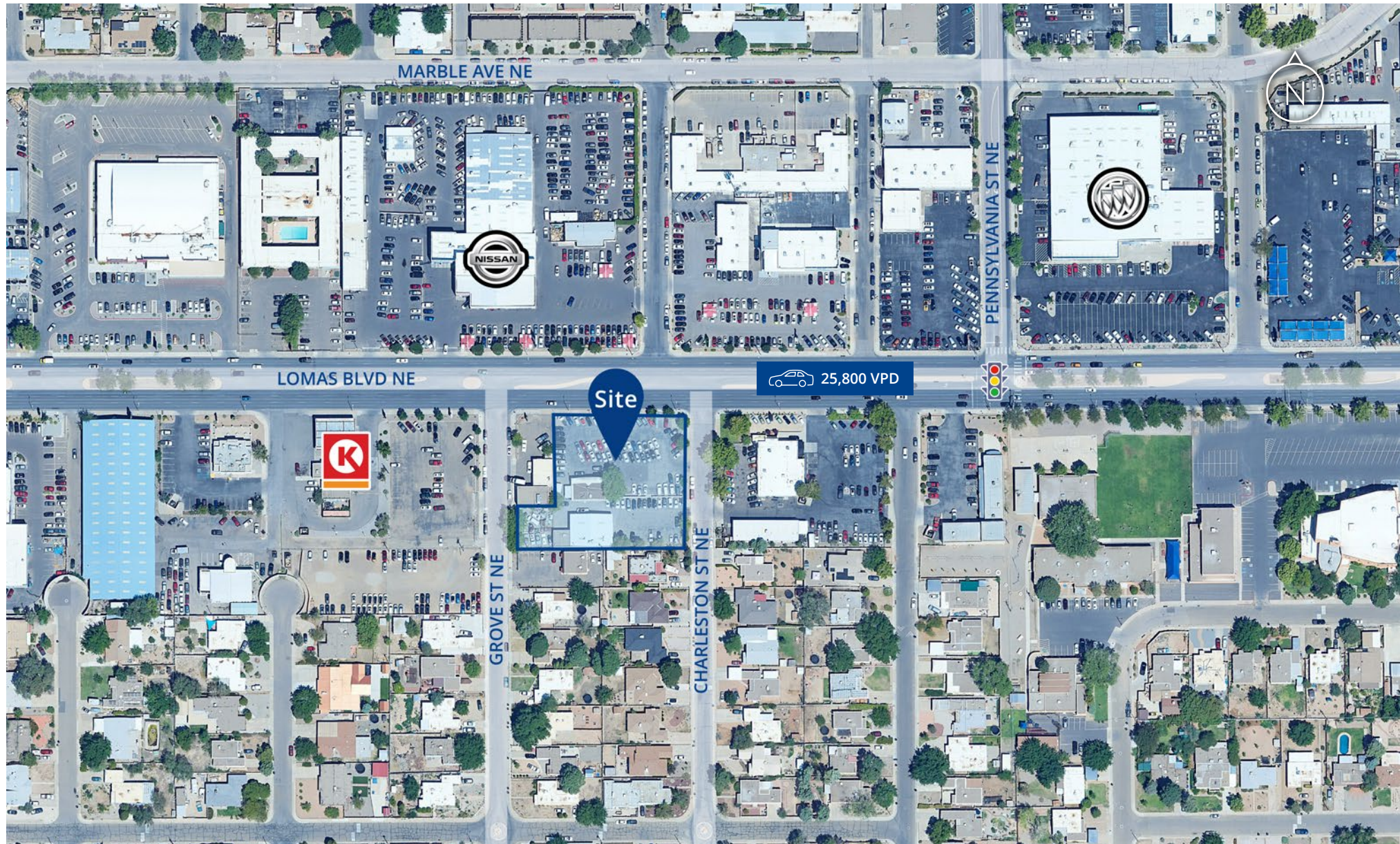
# Trade Area Aerial





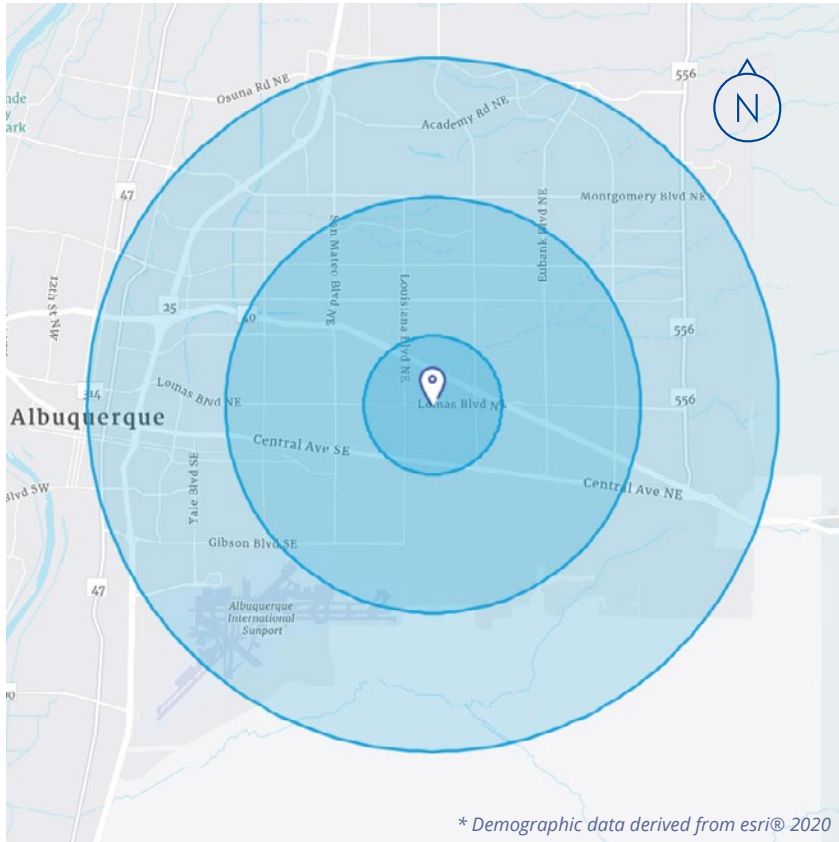
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# Intersection Aerial





# Demographics



|                    | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Population         | 15,060   | 128,794  | 272,785  |
| Households         | 6,814    | 58,176   | 125,138  |
| Median Age         | 39.8     | 40.4     | 39.7     |
| Average HH Income  | \$65,983 | \$80,741 | \$85,374 |
| Per Capita Income  | \$29,655 | \$36,712 | \$39,274 |
| Daytime Population | 16,279   | 148,670  | 330,811  |
| College Education  | 42.8%    | 49%      | 53.9%    |





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