

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 entire advertisement is a photograph of a commercial property. It shows a single-story, light-colored building with a flat roof and large windows. A sign above the entrance reads "YOUR NAME HERE". The address "7710" is visible above the door. The building is surrounded by a large, cracked asphalt parking lot. There are several tall, yellow light poles and green trees in the background under a blue sky with scattered white clouds.

# For Sublease

7710 Lomas Blvd NE  
Albuquerque, NM 87110

**Ben Perich**

Sr. Vice President | Principal  
+1 505 880 7054  
ben.perich@colliers.com  
Lic. No. 45966

**Chase Ruffin**

Vice President  
+1 505 880 7087  
chase.ruffin@colliers.com  
Lic. No. 52041

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

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# Property Profile

## Details

Lease Rate	\$17.56 PSF
Lease Type	NNN
Space Available	± 1,250 SF Office ± 3,875 SF Warehouse
Lot Size	± 1.03 AC
Submarket	Southeast Heights
Zoning	MX-M

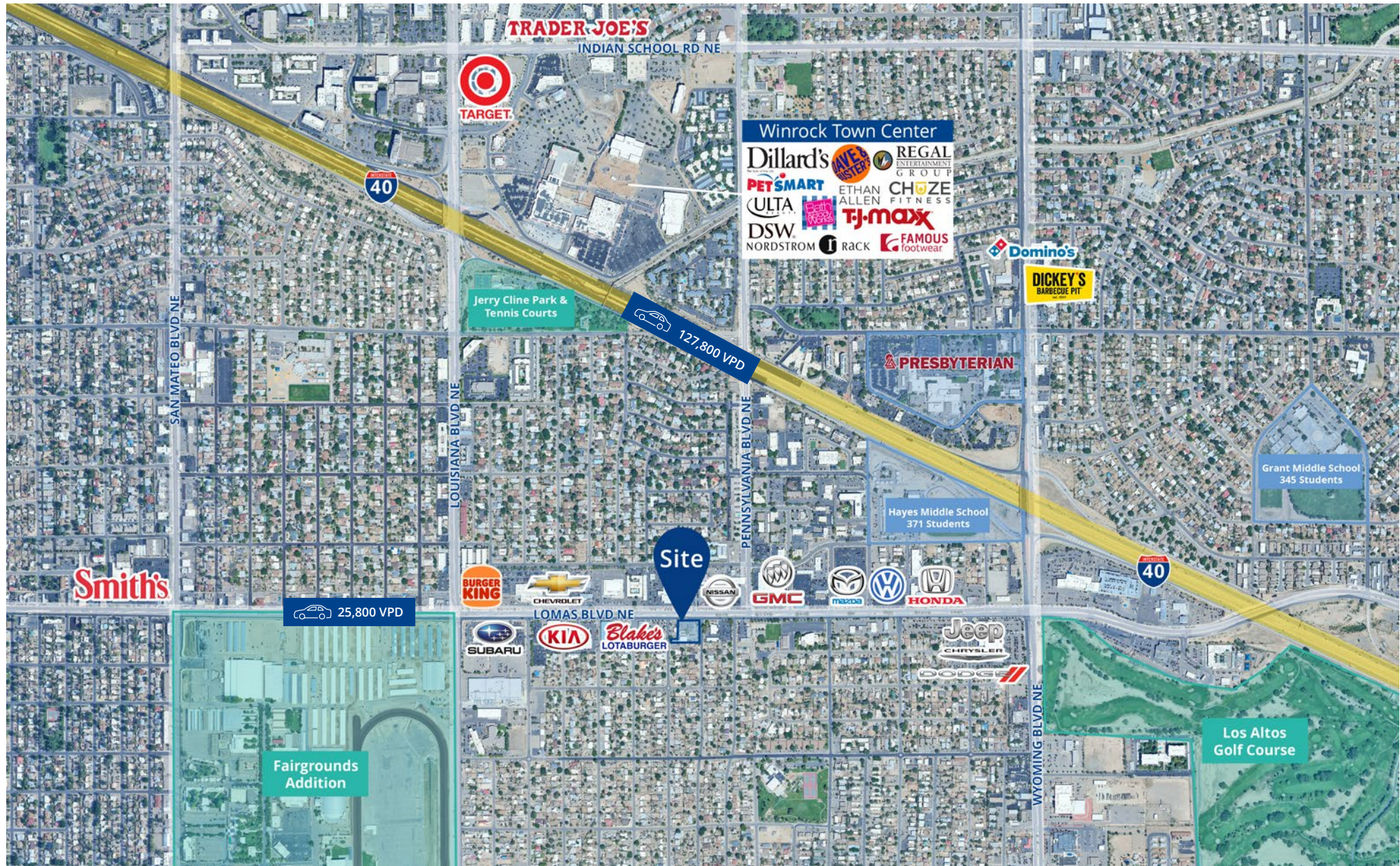
## Features

- 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

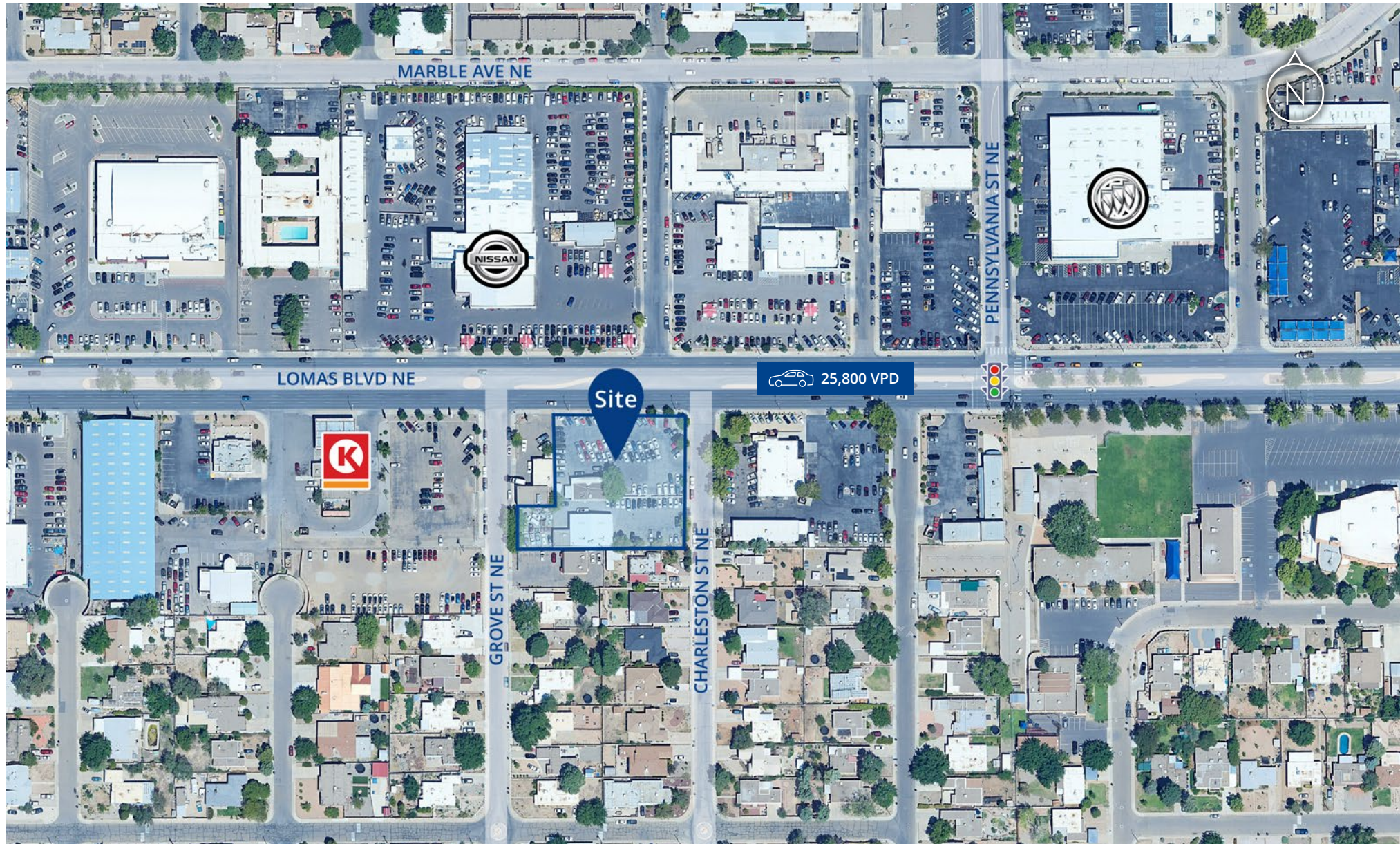


# Trade Area Aerial

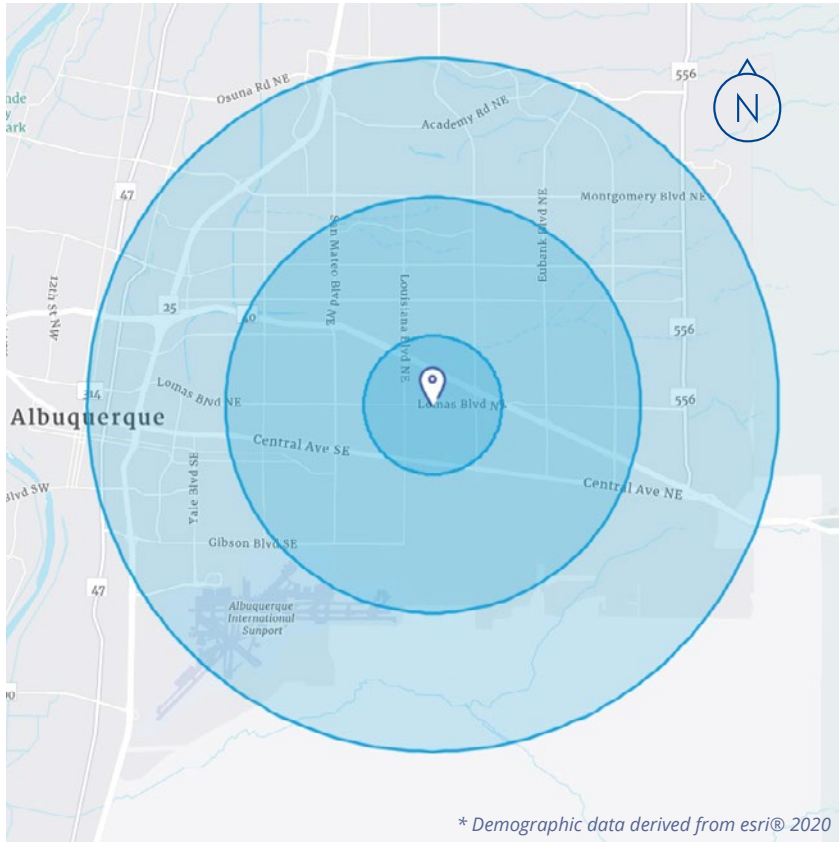


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# Intersection Aerial



# 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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