



1020 Tijeras Ave NE

ALBUQUERQUE, NM

±12,760 SF | MEDICAL OFFICE FOR SALE OR LEASE

CBRE



1020 Tijeras Ave NE

Free-standing medical office building with great functional layout, perfect for an owner-user. Ideally located close to Presbyterian Hospital, University of New Mexico Hospital, and Lovelace Hospital.

- Easy access to I-25
- Elevator
- Reception areas, 14 exam rooms (most with sinks), numerous staff offices plus open office space and 2 break rooms
- 6 restrooms
- New roof
- MX-M zoning
- Cell tower income

PROPERTY HIGHLIGHTS

12,760 SF
Size

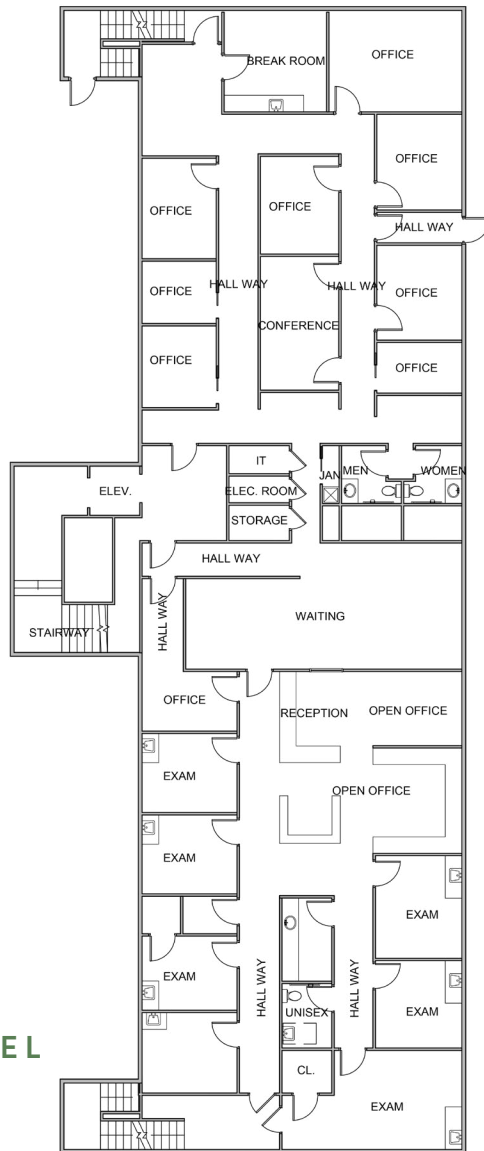
39
Dedicated Parking Spaces

\$2,500,000
Sale Price

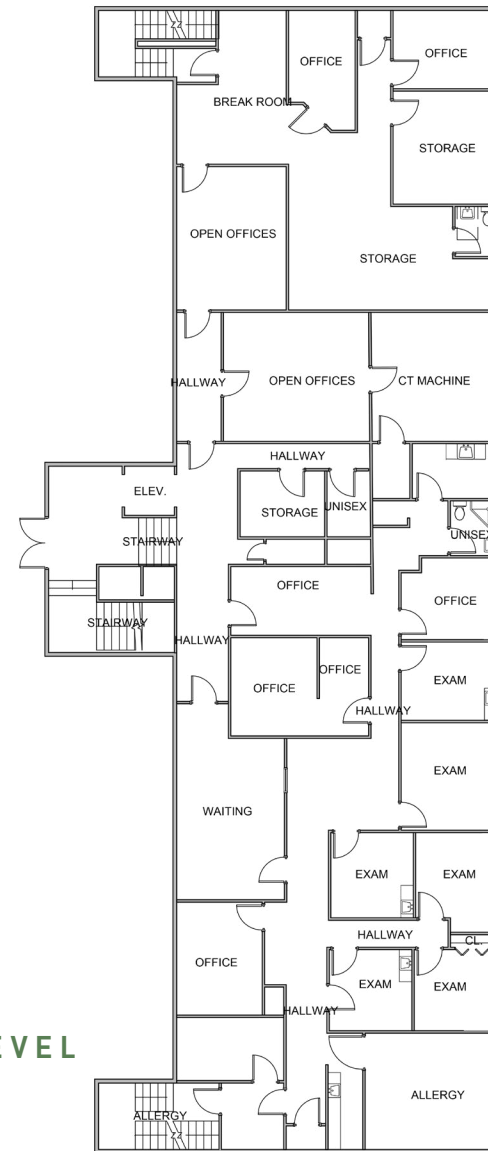
See Broker
for Lease Rate



Floor Plan

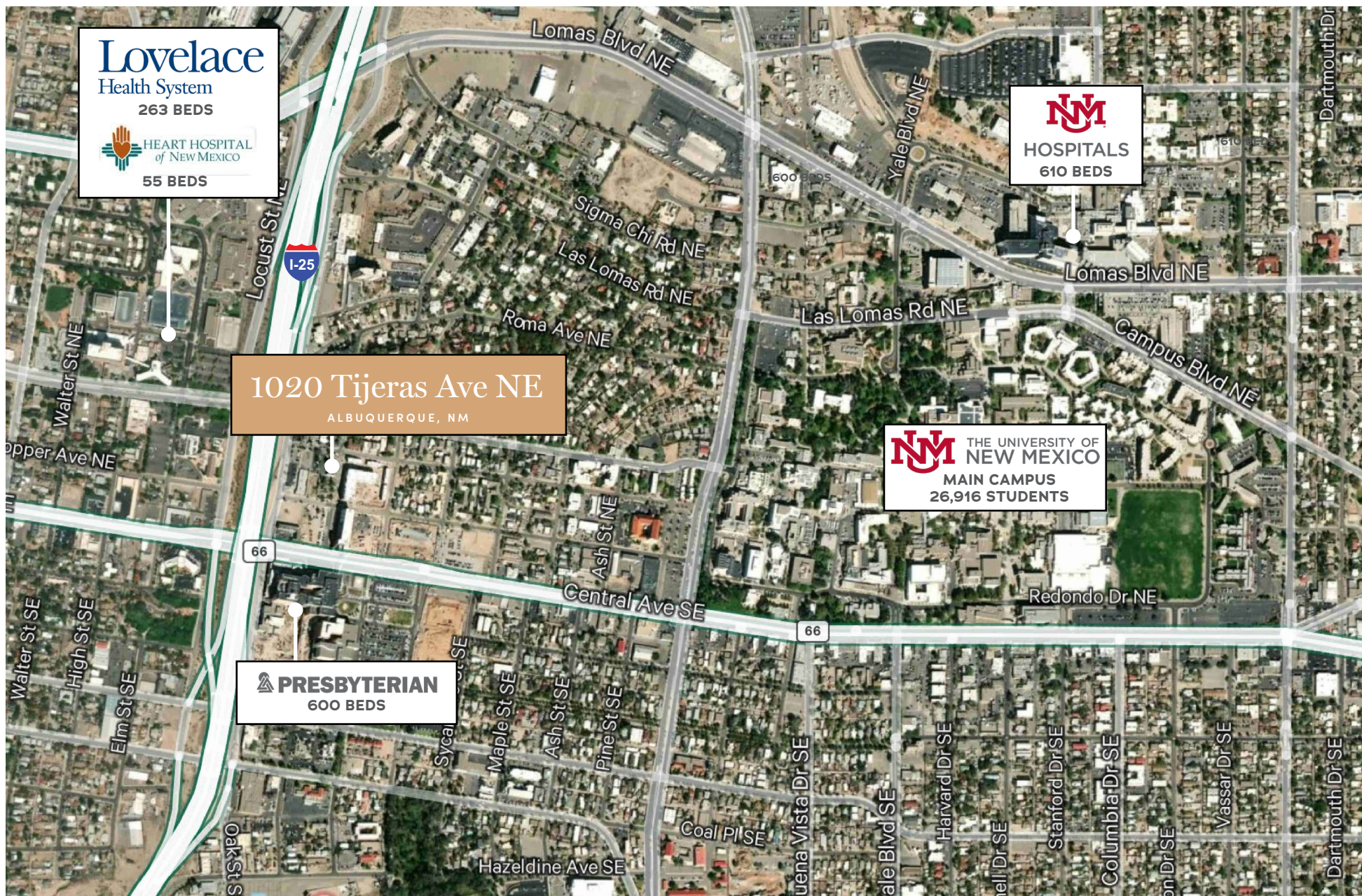


UPPER LEVEL



LOWER LEVEL







1020 Tijeras Ave NE

ALBUQUERQUE, NM



CONTACTS

DEBBIE DUPES, CCIM

First Vice President

+1 505 837 4921

debbie.dupes@cbre.com

JIM DOUNTAS

Senior Vice President

+1 505 837 4955

jim.dountas@cbre.com

CHERYL HARDT

Senior Vice President

+1 505 837 4925

cheryl.hardt@cbre.com

CBRE, Inc

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE