

For Lease



Paseo del Norte Retail Building

FREE-STANDING WITH 3 DRIVE-THRU LANES



8021 Ventura St. NE | Albuquerque, NM 87109

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±5,091 SF on ±1.6 Ac.
Available**

Dave Hill CCIM, SIOR
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PROPERTY

AVAILABLE

Building: $\pm 5,091$ SF
Land: ± 1.6 Acres

LEASE RATE

See Advisors

HIGHLIGHTS

- Rare free-standing building for lease
- Variety of uses from retail/restaurant to medical office
- Drive-thru approved
- Robust parking ratio of 5.5:1,000
- In an affluent area with average household income of \$163,382 within a one-mile radius
- Monument signage
- Great curb appeal
- Strong car counts per day
- Easy access to Paseo del Norte
- Building built in 2012

ZONING [MX-L](#) 

LOCATION

SWQ Paseo del Norte & Ventura St. NE



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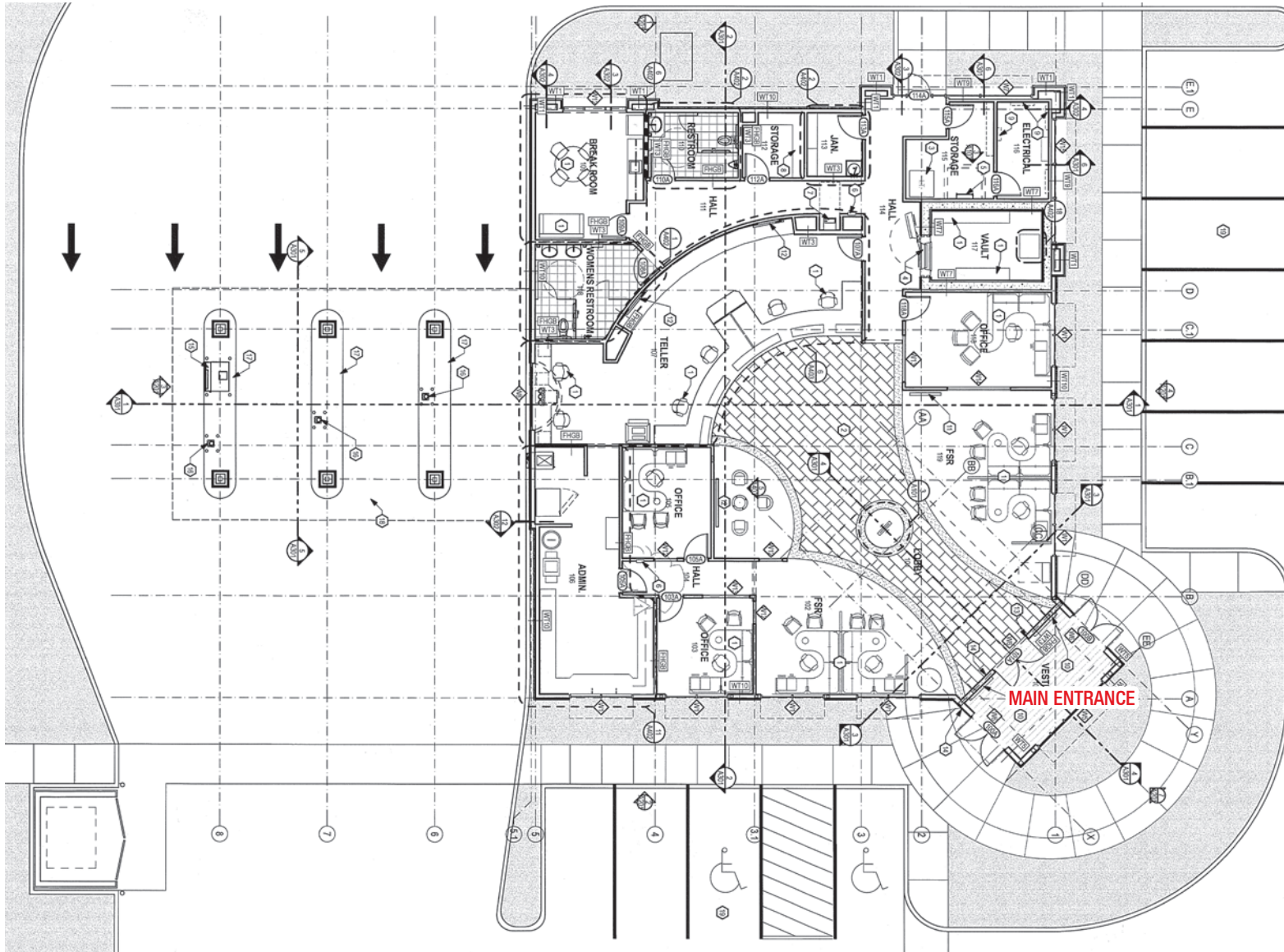
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FLOOR PLAN

AVAILABLE

±5,091 SF



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,322	80,445	176,478
Average HH Income	\$163,382	\$136,492	\$115,363
Daytime Employment	4,235	40,096	106,286

2025 Forecasted by Esri



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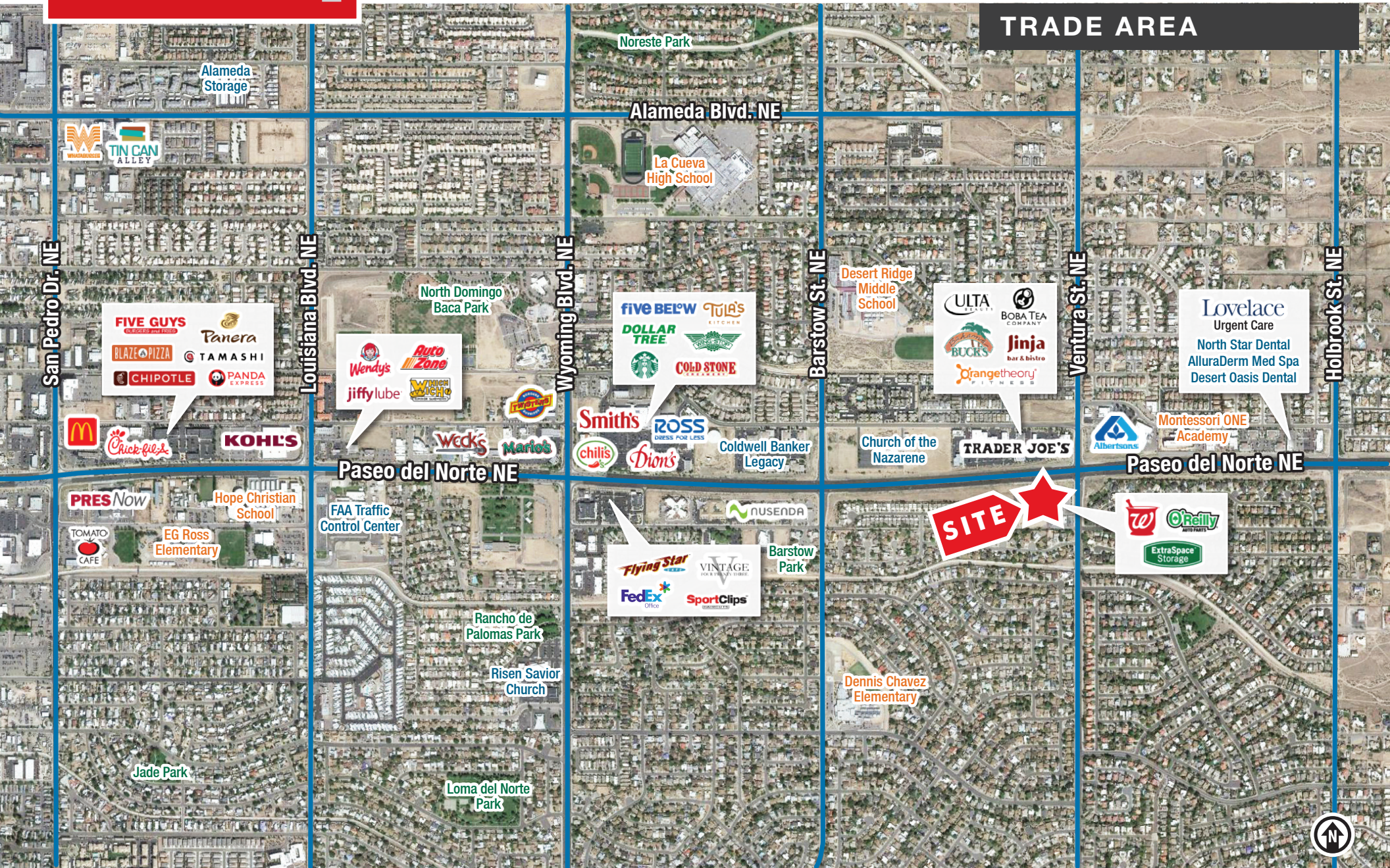
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TRADE AREA



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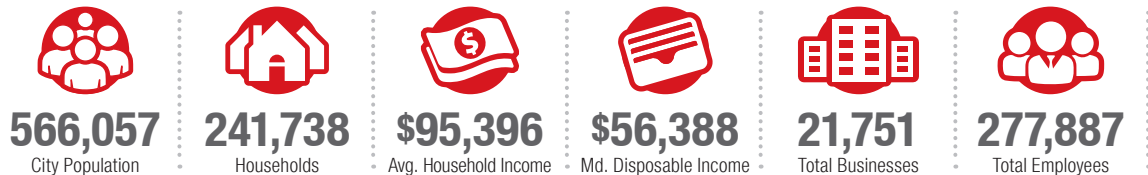
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.