

For Lease

215 3rd St. SW

Albuquerque, NM 87102



PROPERTY SUMMARY

Presenting 215 3rd St. SW in Albuquerque, NM: a 8,951 SF building, built in 1920, zoned MX-FB-UD. This property offers a prime location in the heart of Albuquerque, with its classic architecture and rich history, this property is an attractive opportunity.

PROPERTY HIGHLIGHTS

- Convenient downtown location
- Flexible floor plan options
- High ceilings
- Easy access to major transportation routes
- Close to dining and retail amenities

Lease Rate

\$13 SF/yr (Full Service)

Site Size

0.12 Acres

Building Size

8,951 SF

Year Built

1920



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NM #9117



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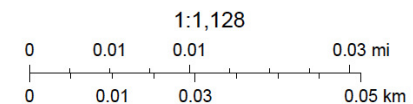
October 2, 2025

 Bernalillo County Assessor Parcels

IDO Zoning

 MX-FB-ID

 MX-FB-UD



Bernalillo County, NM, City of Albuquerque, Bureau of Land Management,
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

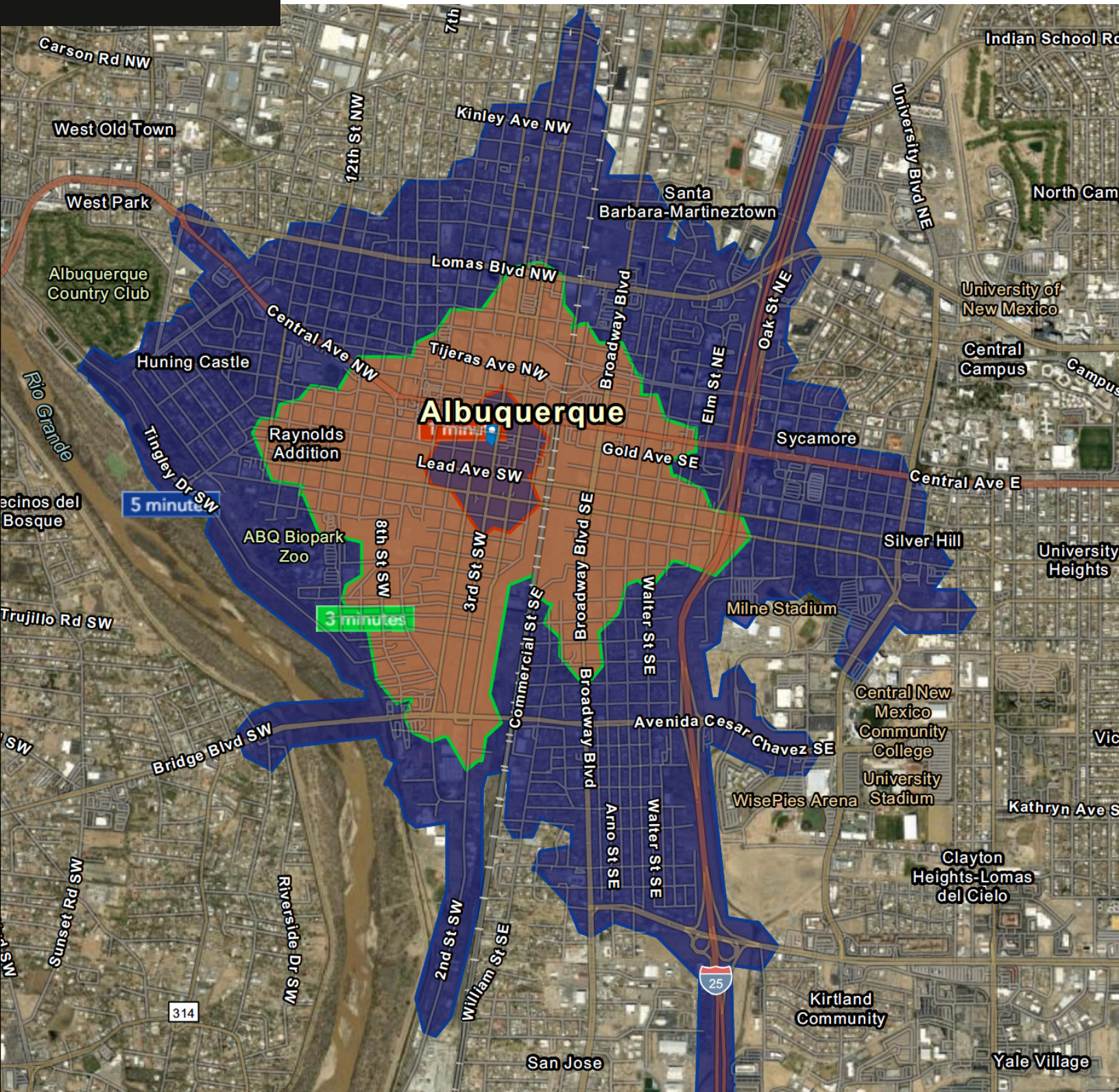


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Drive Time Map

215 3rd St. SW

Albuquerque, NM 87102

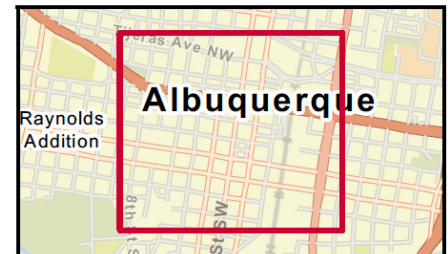
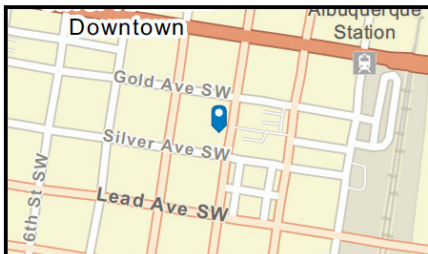
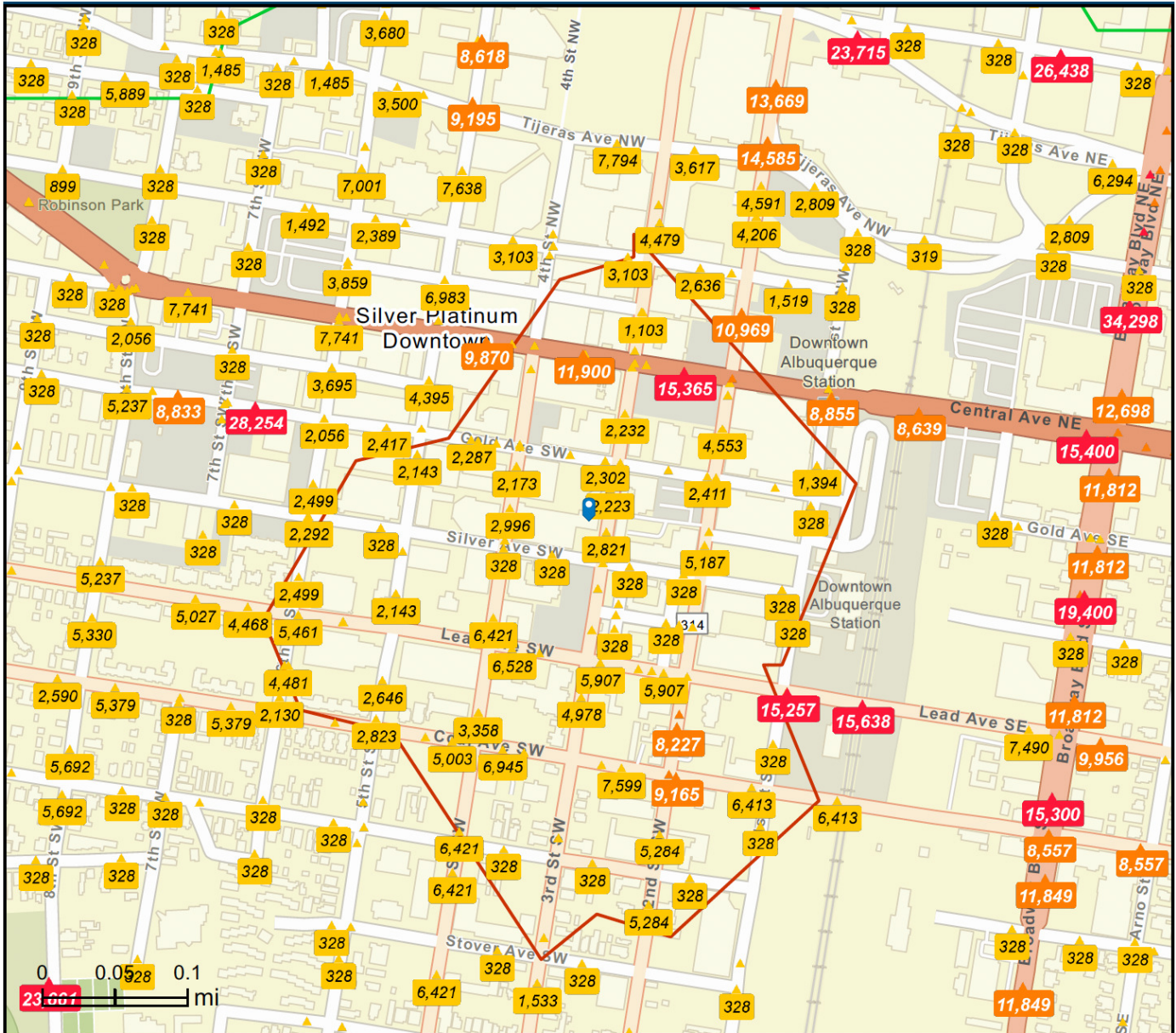


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Traffic Count Map

215 3rd St. SW

Albuquerque, NM 87102



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Key Facts

215 3rd St SW, Albuquerque, New Mexico, 87102
Drive time of 1 minute

KEY FACTS

1,115

Population



1.8
Average
Household Size

36.1

Median Age

\$27,222

Median Household
Income

EDUCATION

8%

No High School
Diploma



12%
High School
Graduate



29%
Some College



51%
Bachelor's/Grad/Pr
of Degree

BUSINESS



250

Total Businesses



6,575

Total Employees

EMPLOYMENT



White Collar

65.2%



Blue Collar

10.2%



Services

24.8%

4.1%

Unemployment
Rate

INCOME



\$27,222

Median Household
Income



\$28,833

Per Capita Income



\$10,405

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (26.8%)

The smallest group: \$150,000 - \$199,999 (1.0%)

Indicator ▲	Value	Diff	
<\$15,000	26.8%	+17.9%	
\$15,000 - \$24,999	20.8%	+13.0%	
\$25,000 - \$34,999	10.0%	+2.7%	
\$35,000 - \$49,999	9.6%	-0.4%	
\$50,000 - \$74,999	10.6%	-8.8%	
\$75,000 - \$99,999	16.0%	+3.3%	
\$100,000 - \$149,999	2.7%	-12.6%	
\$150,000 - \$199,999	1.0%	-8.2%	
\$200,000+	2.5%	-6.9%	

Bars show deviation from Bernalillo County



Key Facts

215 3rd St SW, Albuquerque, New Mexico, 87102
Drive time of 3 minutes

KEY FACTS

7,500

Population



Average
Household Size

38.8

Median Age

\$41,299

Median Household
Income

EDUCATION

10%

No High School
Diploma



18%

High School
Graduate



26%

Some College



47%

Bachelor's/Grad/Pr
of Degree

BUSINESS



1,111

Total Businesses



25,433

Total Employees

EMPLOYMENT



69.7%

White Collar



10.4%

Blue Collar



19.8%

Services



4.7%

Unemployment
Rate

INCOME



\$41,299

Median Household
Income



\$35,626

Per Capita Income



\$14,259

Median Net Worth

2025 Households by income (Esri)

The largest group: <\$15,000 (19.6%)

The smallest group: \$150,000 - \$199,999 (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	19.6%	+10.7%	
\$15,000 - \$24,999	14.1%	+6.3%	
\$25,000 - \$34,999	10.7%	+3.4%	
\$35,000 - \$49,999	11.3%	+1.3%	
\$50,000 - \$74,999	15.9%	-3.5%	
\$75,000 - \$99,999	11.8%	-0.9%	
\$100,000 - \$149,999	10.5%	-4.8%	
\$150,000 - \$199,999	2.8%	-6.4%	
\$200,000+	3.2%	-6.2%	

Bars show deviation from Bernalillo County



Key Facts

215 3rd St SW, Albuquerque, New Mexico, 87102
Drive time of 5 minutes

KEY FACTS

17,702

Population



Average
Household Size

38.7

Median Age

\$45,619

Median Household
Income

EDUCATION

11%

No High School
Diploma



19%
High School
Graduate



25%
Some College



46%
Bachelor's/Grad/Pr
of Degree

BUSINESS



2,082

Total Businesses



41,227

Total Employees

EMPLOYMENT



70.2%

White Collar



11.7%

Blue Collar



18.1%

Services

4.8%

Unemployment
Rate

INCOME



\$45,619

Median Household
Income



\$36,222

Per Capita Income



\$18,251

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	16.6%	+7.7%	
\$15,000 - \$24,999	13.0%	+5.2%	
\$25,000 - \$34,999	11.5%	+4.2%	
\$35,000 - \$49,999	12.0%	+2.0%	
\$50,000 - \$74,999	18.8%	-0.6%	
\$75,000 - \$99,999	10.1%	-2.6%	
\$100,000 - \$149,999	9.2%	-6.1%	
\$150,000 - \$199,999	4.6%	-4.6%	
\$200,000+	4.4%	-5.0%	

Bars show deviation from Bernalillo County

