

**FOR LEASE**

# 8401 Osuna Rd. NE

ALBUQUERQUE, NM 87111



**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$21.00 SF/yr (MG)
<b>BUILDING SIZE:</b>	9,800 SF
<b>AVAILABLE SF:</b>	3,600 SF
<b>LOT SIZE:</b>	0.79 Acres
<b>YEAR BUILT:</b>	1980
<b>ZONING:</b>	MX-T
<b>MARKET:</b>	Albuquerque
<b>SUBMARKET:</b>	Far Northeast Heights
<b>TRAFFIC COUNT:</b>	41,484

### PROPERTY OVERVIEW

This well located building in the Far Northeast Heights will serve as an excellent location for a Professional Business Office, Family Practitioner Doctor Office, Chiropractor, Dentist or Urgent Care. There are also walk in basement areas for easy access to plumbing and equipment as well as good visibility from both Wyoming and Osuna.

### PROPERTY HIGHLIGHTS

- Medical office building
- Building and monument signage available
- Great visibility and accessibility
- Modern and professional design
- Ample parking for tenants and visitors
- Spacious and well-lit interior
- Proximity to major transportation routes
- Close to amenities and services

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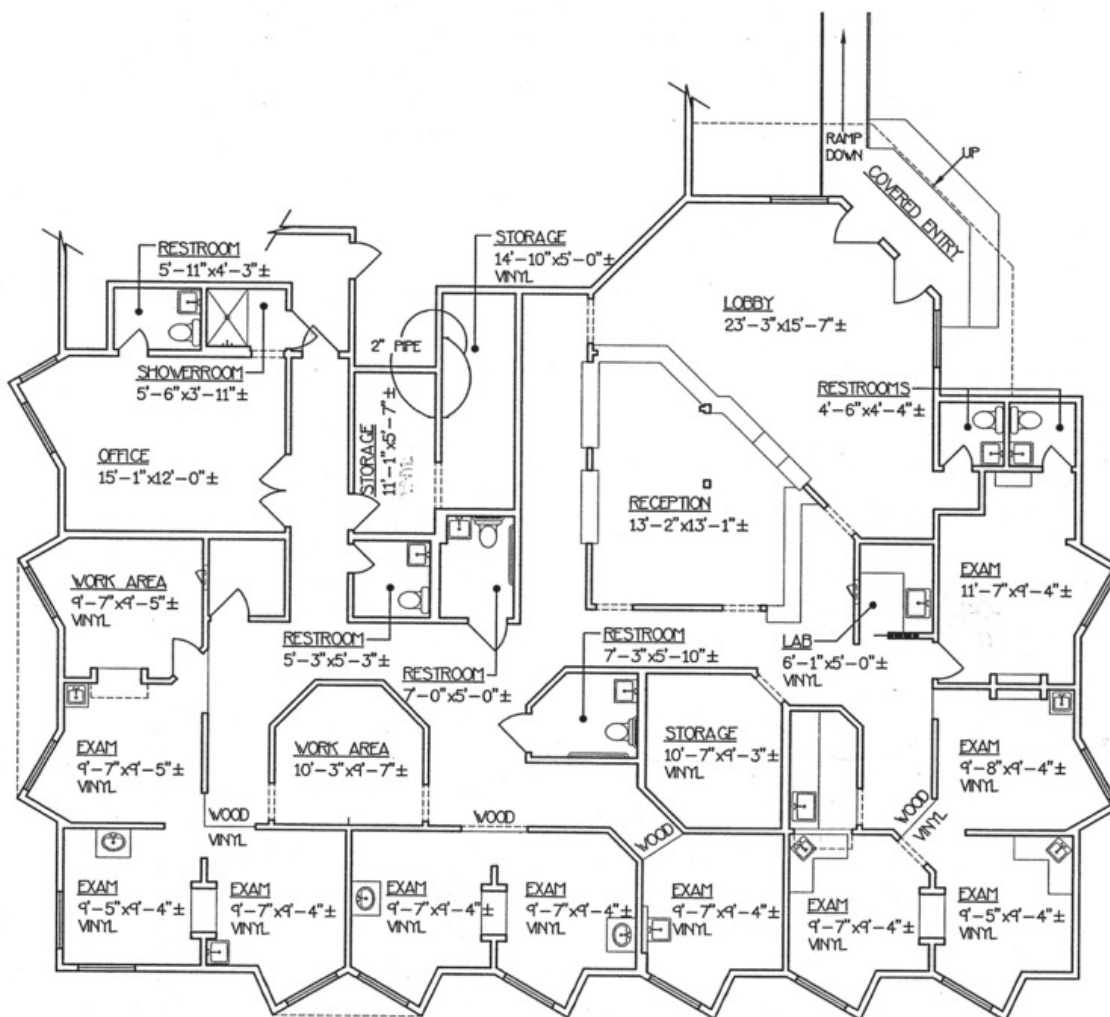
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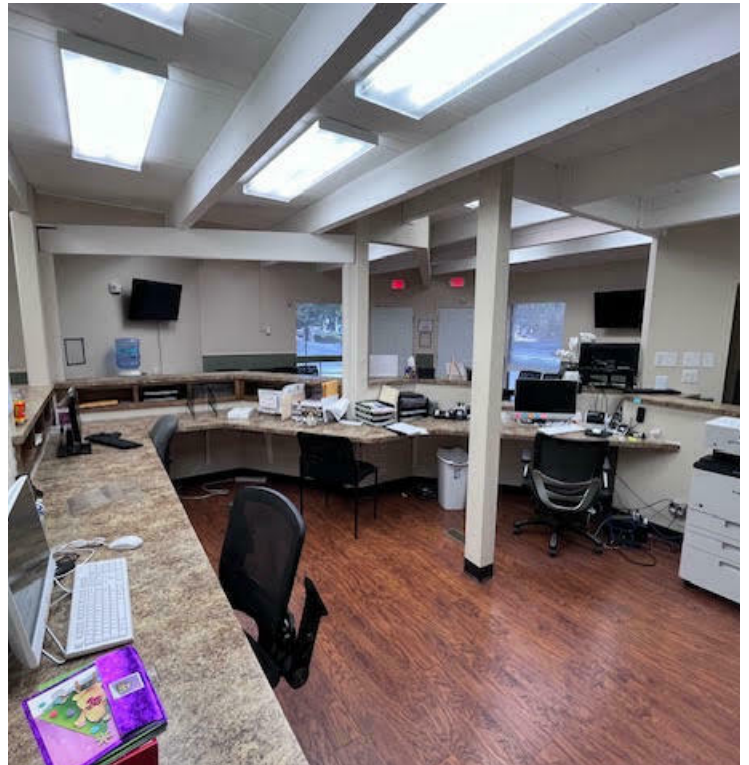
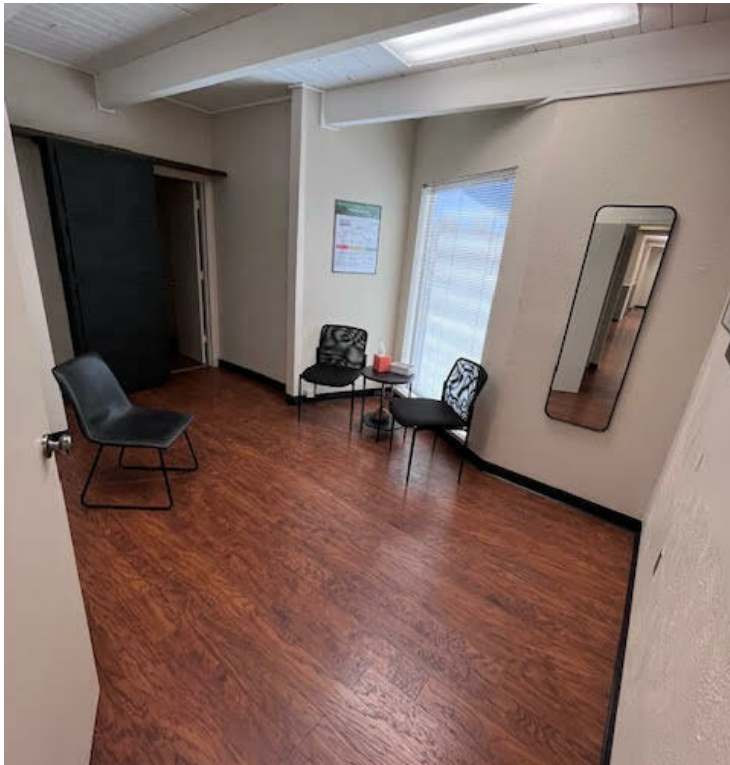
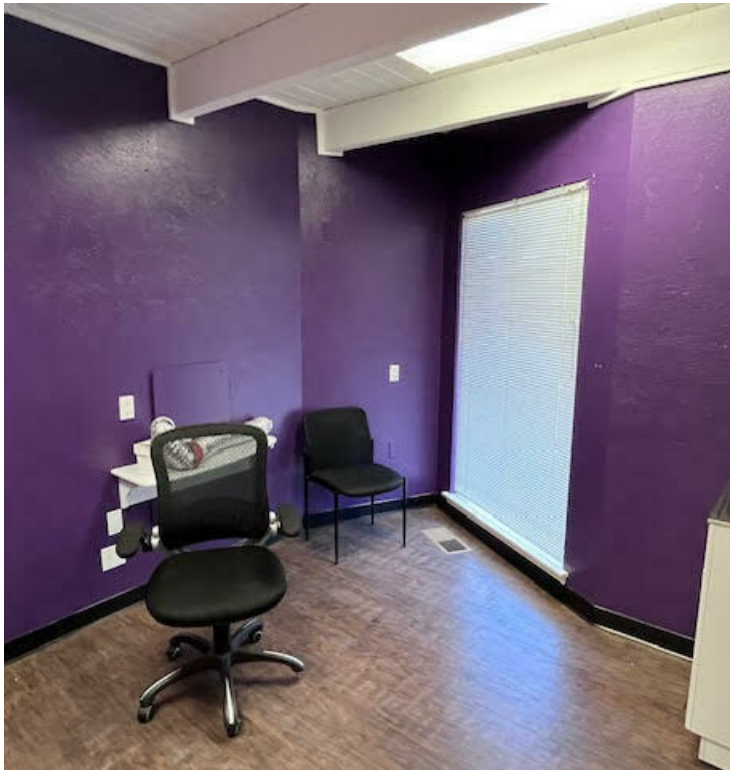


## ADDITIONAL PHOTOS



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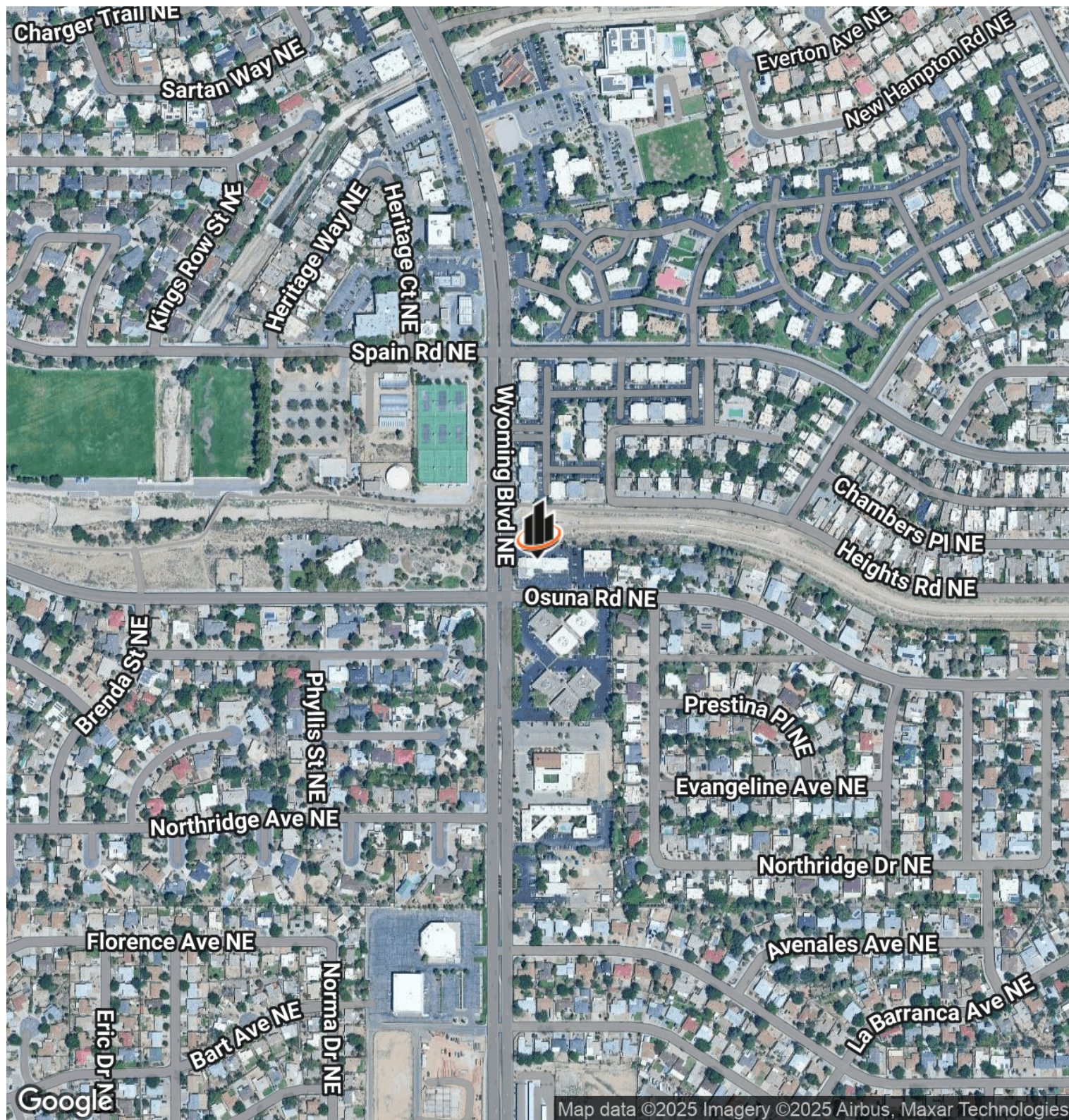
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## LOCATION MAP



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## AERIAL MAP



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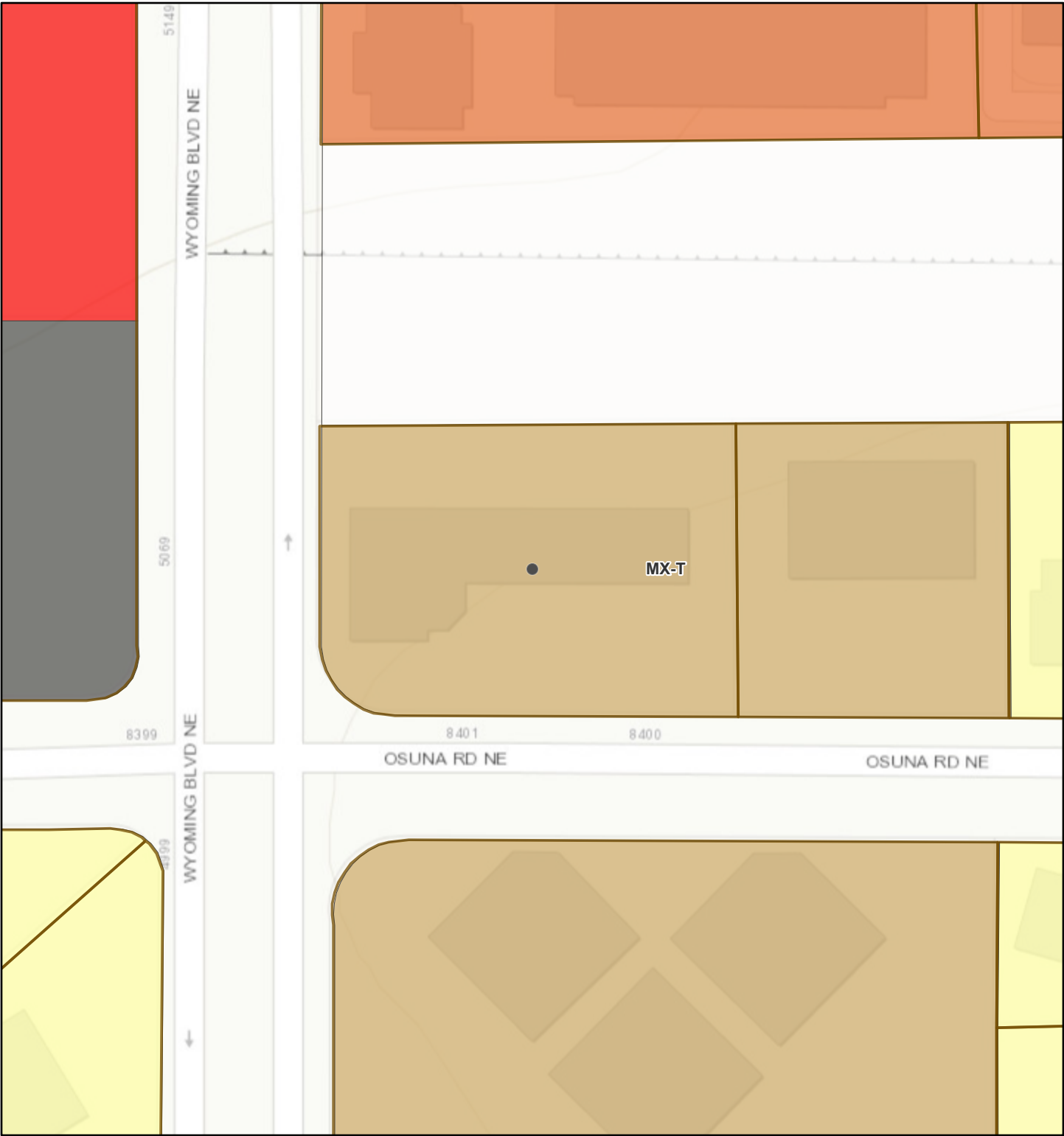
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# Zoning Map



November 19, 2025

- Bernalillo County Assessor Parcels
- MX-T
- NR-C
- NR-SU
- UNCL
- R-1D
- R-MH

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



## MIXED-USE – TRANSITION ZONE DISTRICT (MX-T)

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*Purpose:* The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.



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This document provides a summary about development in the MX-T zone district. It includes links to Frequently Asked Questions (FAQs) about allowable uses, use-standards, development standards, and the approval process.

The document also includes a summary of the development standards and a summary of the allowable uses in this zone. To see the full Integrated Development Ordinance (IDO), click the link below.

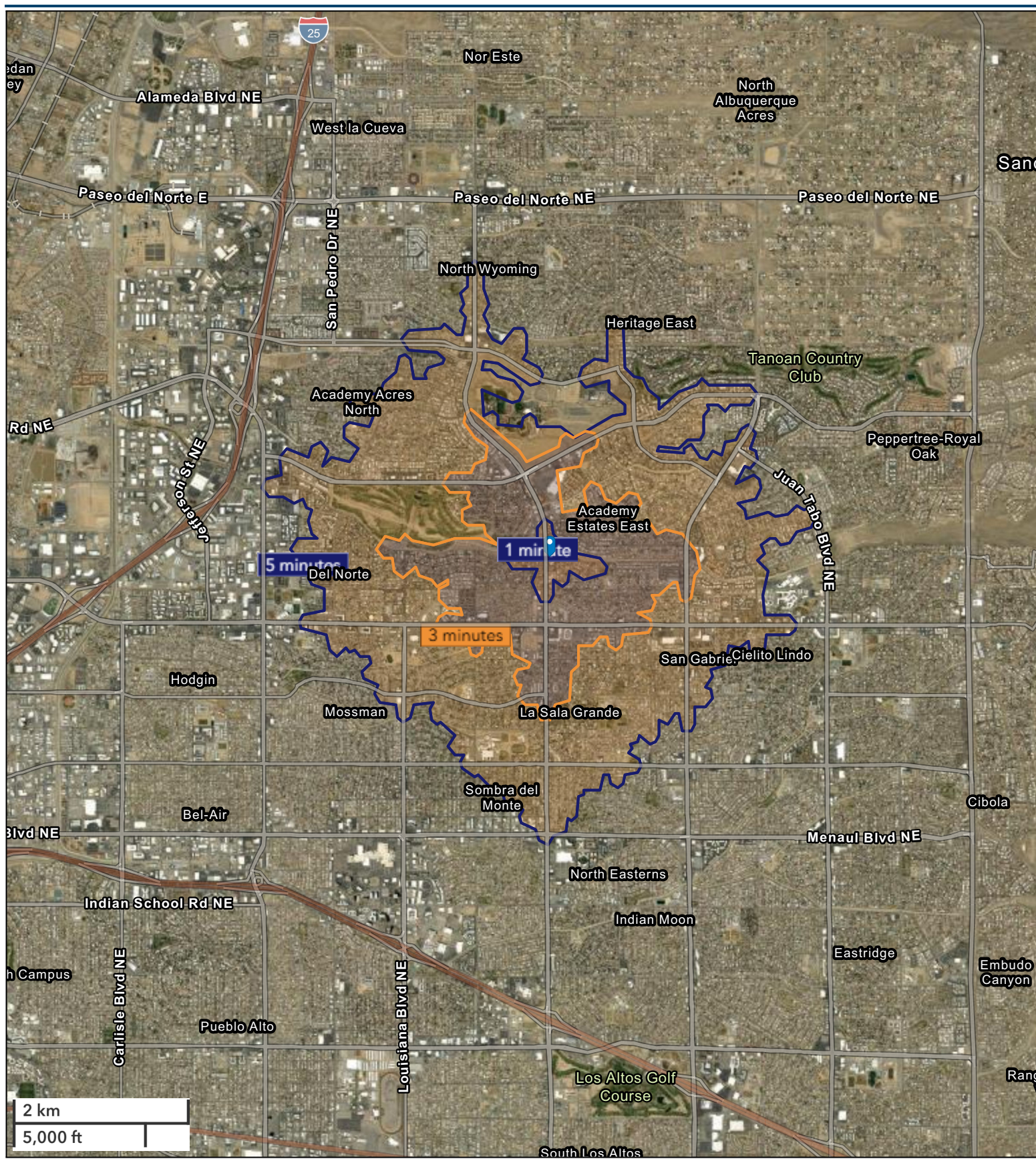
<https://ido.abc-zone.com/>

### Notes:

1. Check the project website for links to the Integrated Development Ordinance, the Allowable Uses Table, and excerpts from the Allowable Uses Table for each zone district.  
<https://abc-zone.com/node/919>
2. Check the IDO to see if there are any Use-specific Standards or an Airport Protection Overlay zone that may change the allowable uses on your property. (See IDO Part 4 and Subsection 3-3, respectively). For more information, see these FAQs:  
<https://abc-zone.com/node/915>  
<https://abc-zone.com/node/931>
3. Check the IDO to find development standards for your zone district and any context-specific standards that apply to your property. (See IDO Parts 2 and 5.) For more information, see this FAQ:  
<https://abc-zone.com/node/930>
4. Check the IDO to find review and approval processes that may apply to a zone district, your project, or your property. (See IDO Part 6.) For more information, see this FAQ:  
<https://abc-zone.com/node/933>

If you have other questions, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or request a Pre-application Review Team Meeting (PRT) here:  
<https://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>

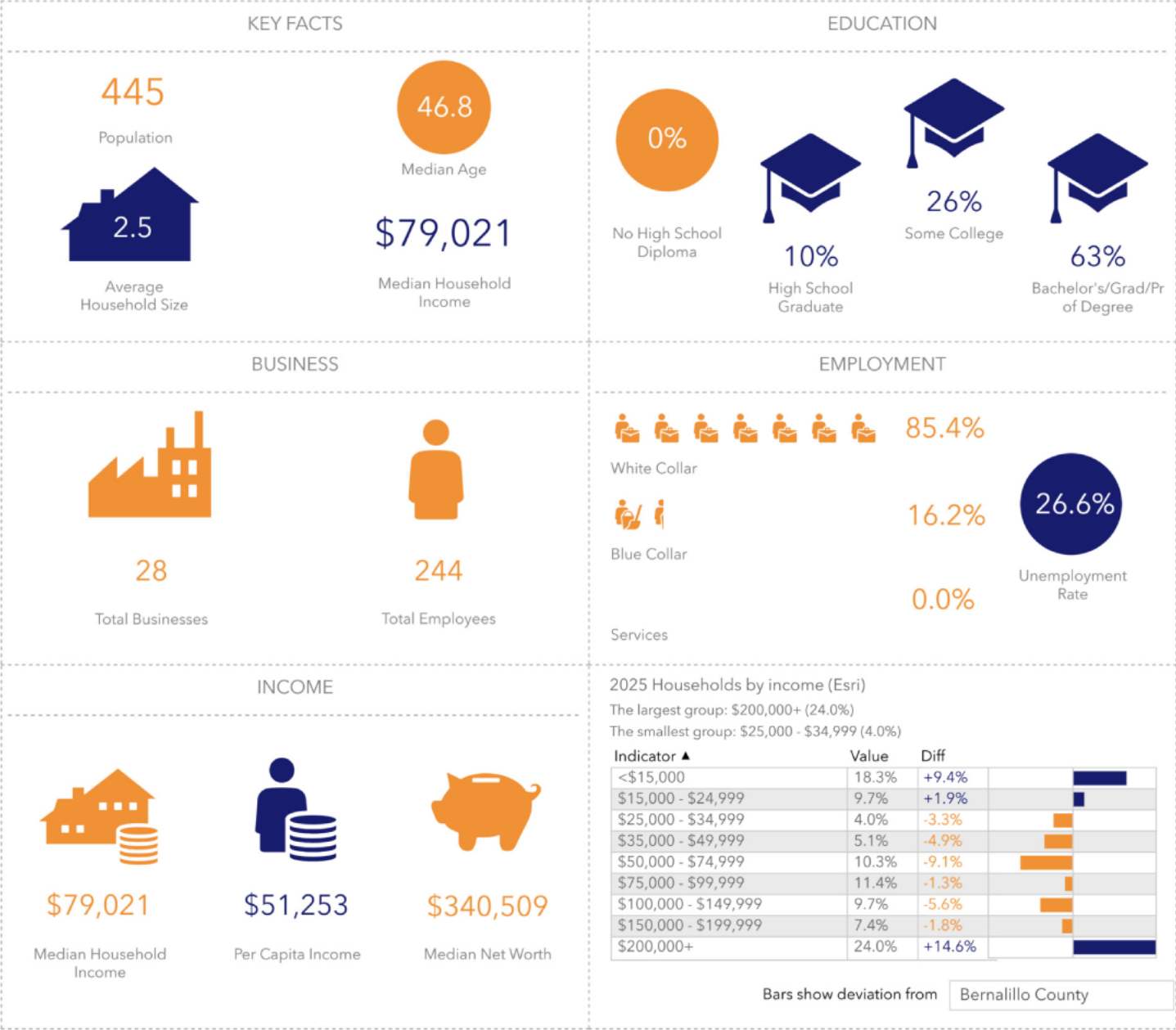






Key Facts

8401 Osuna Rd NE, Albuquerque, New Mexico, 87111  
Drive time of 1 minute



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030. © 2025 Esri

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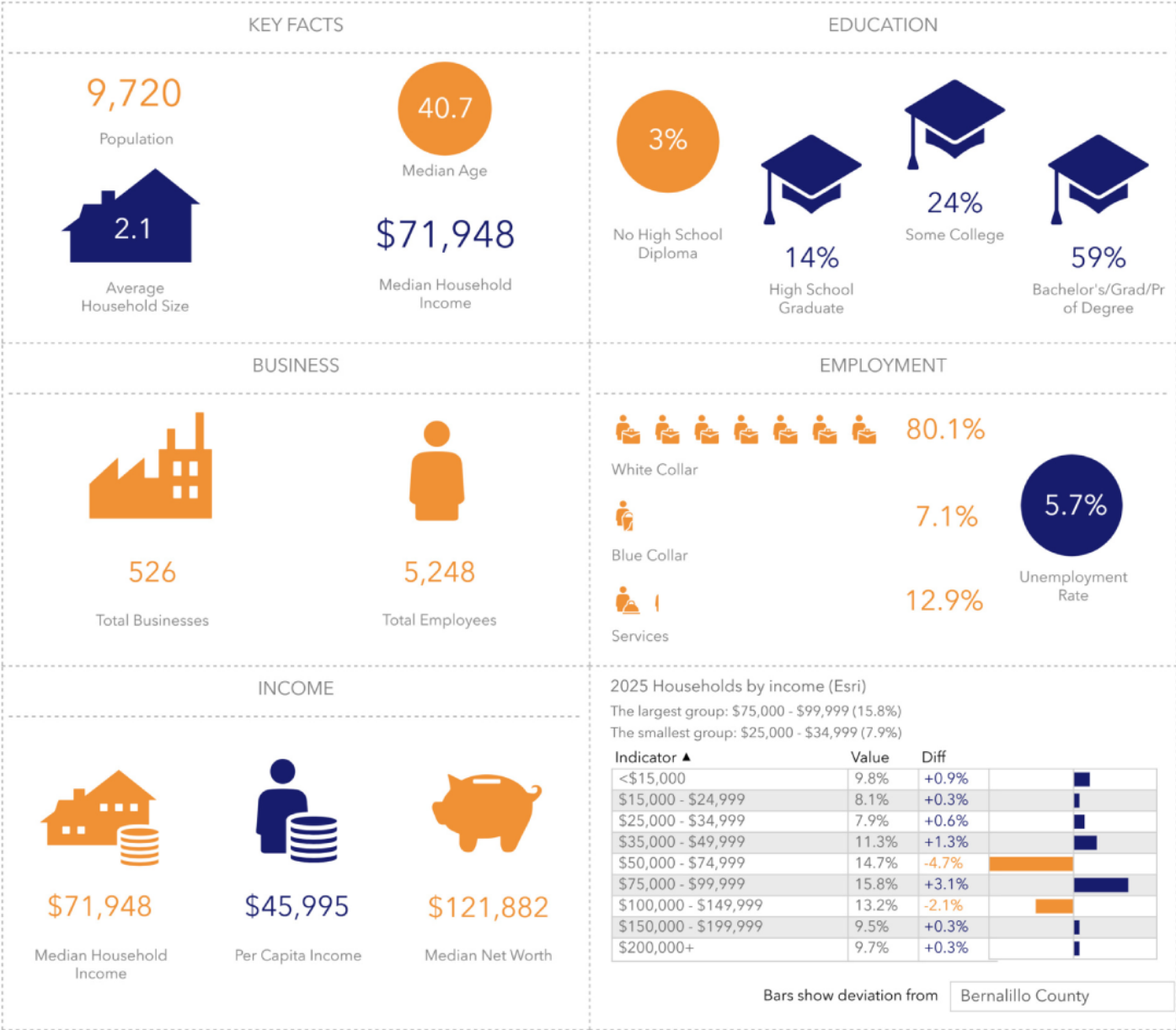
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THREE MINUTES DRIVE TIME DEMOGRAPHICS

Key Facts

8401 Osuna Rd NE, Albuquerque, New Mexico, 87111  
Drive time of 3 minutes



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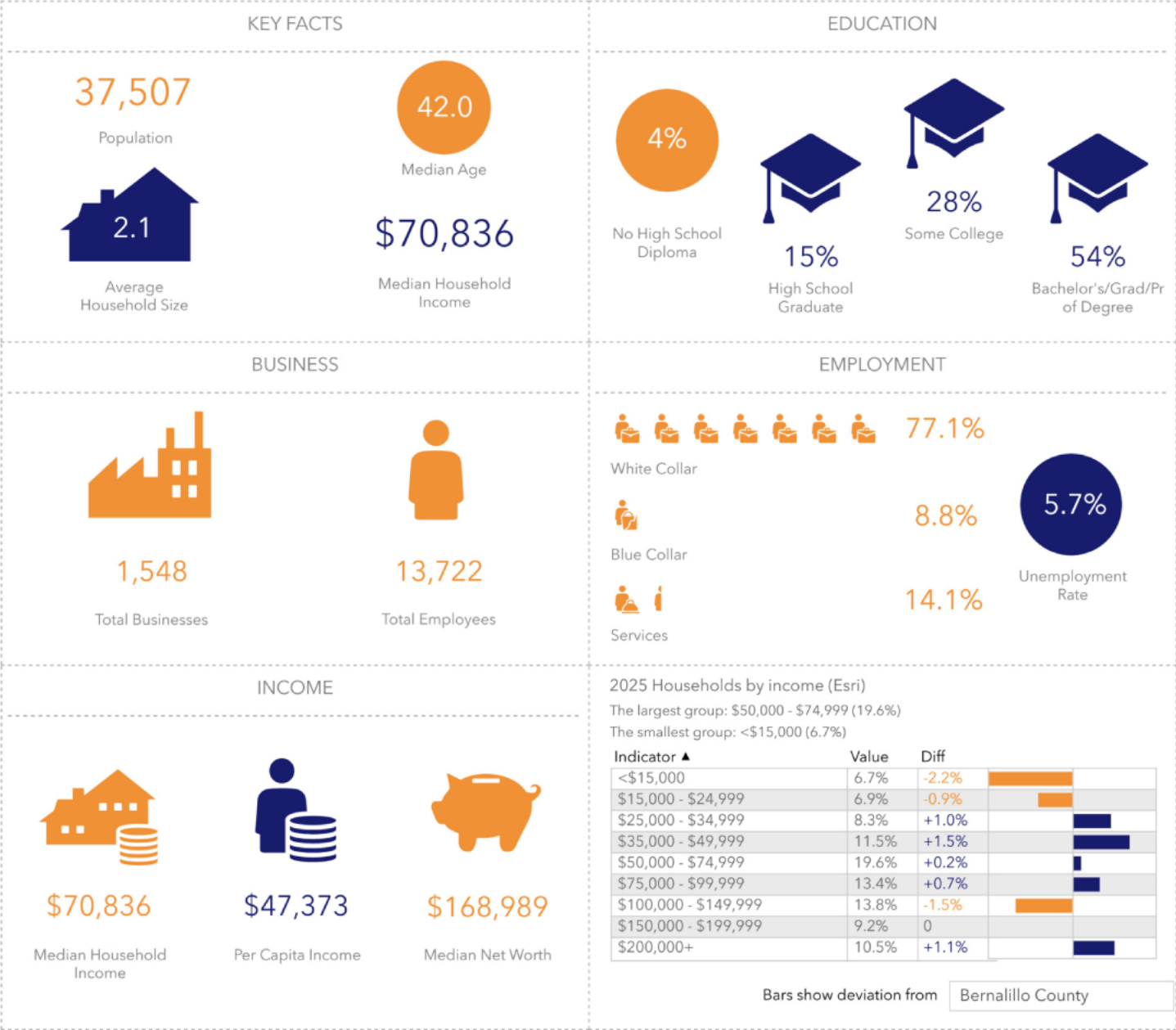
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Key Facts

8401 Osuna Rd NE, Albuquerque, New Mexico, 87111  
Drive time of 5 minutes



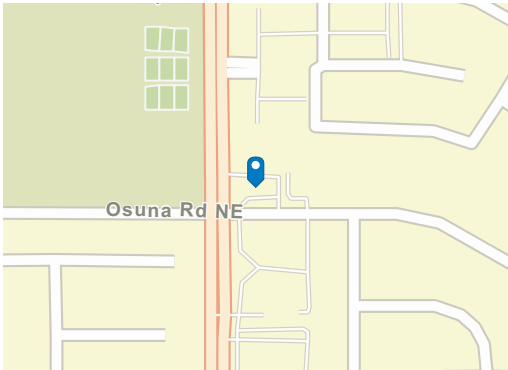
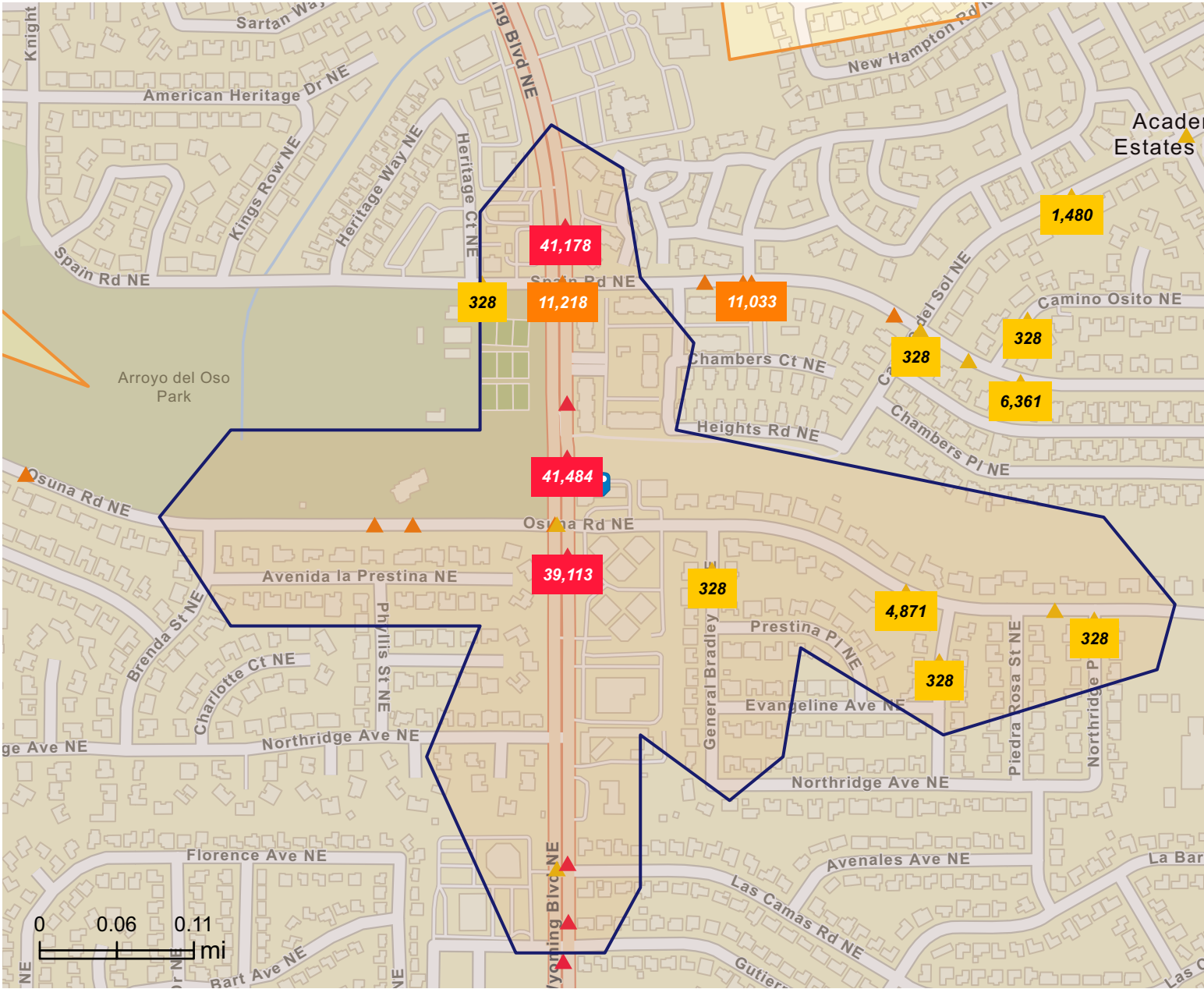
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# Traffic Count Map - Close Up

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Drive time: 1, 3, 5 minute radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

