



# FOR SALE

## INDUSTRIAL BUILDING W/WAREHOUSE AND OFFICE

143 VIRGINIA STREET NORTHEAST,  
ALBUQUERQUE, NM 87108

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# SECTION I PROPERTY SUMMARY



# PROPERTY SUMMARY

141-143 Virginia St  
143 Virginia Street Northeast | Albuquerque, NM 87108



## Property Summary

Price:	\$425,000
Price / SF:	\$90.35
Building SF:	4,704
Lot Size:	0.30 Acres
Garage Doors:	4 Roll Up Doors 10' X 9'
Clear Height:	11'
Yard:	3,900 SF Secured Yard Space
Zoning:	MX-M
Power:	3 Phase/ Single Phase/ Single Phase

## Property Overview

This industrial property at 141-143 Virginia Street offers a versatile 4,704 square foot space on a .30-acre lot, ideal for various industrial operations. The building features approximately 80% warehouse space with four grade-level roll-up doors for easy access. A 3,900 square foot secured yard in the back provides additional storage or outdoor operational space, all protected by a gated, secured entrance. This property is a prime opportunity for businesses seeking a secure and functional industrial location.

## Location Overview

Located at 143 Virginia St NE, Albuquerque, NM 87108, this industrial property is positioned just off Route 66 in a well-established area, making it ideal for mechanics, contractors, and other shop space users. The property is approximately 2 miles from I-40, providing easy access to major highways for efficient transport and supply runs. The surrounding area supports a variety of trade-oriented businesses, creating a synergistic environment for similar operations. This location offers a strategic base for businesses looking to grow in an industrially rich community.





# SECTION II PHOTOS



# PROPERTY PHOTOS

141-143 Virginia St

143 Virginia Street Northeast | Albuquerque, NM 87108

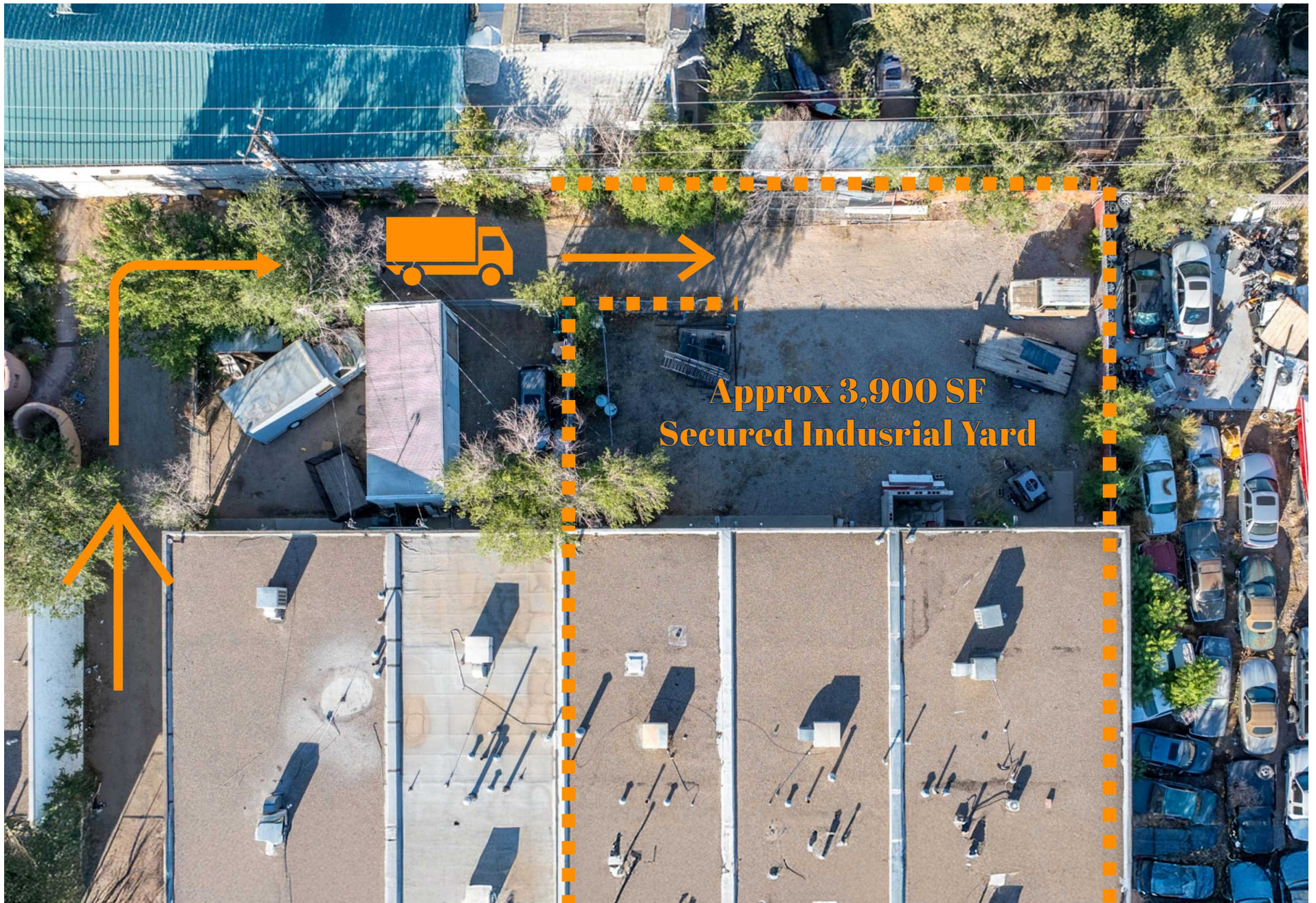




# PROPERTY PHOTOS

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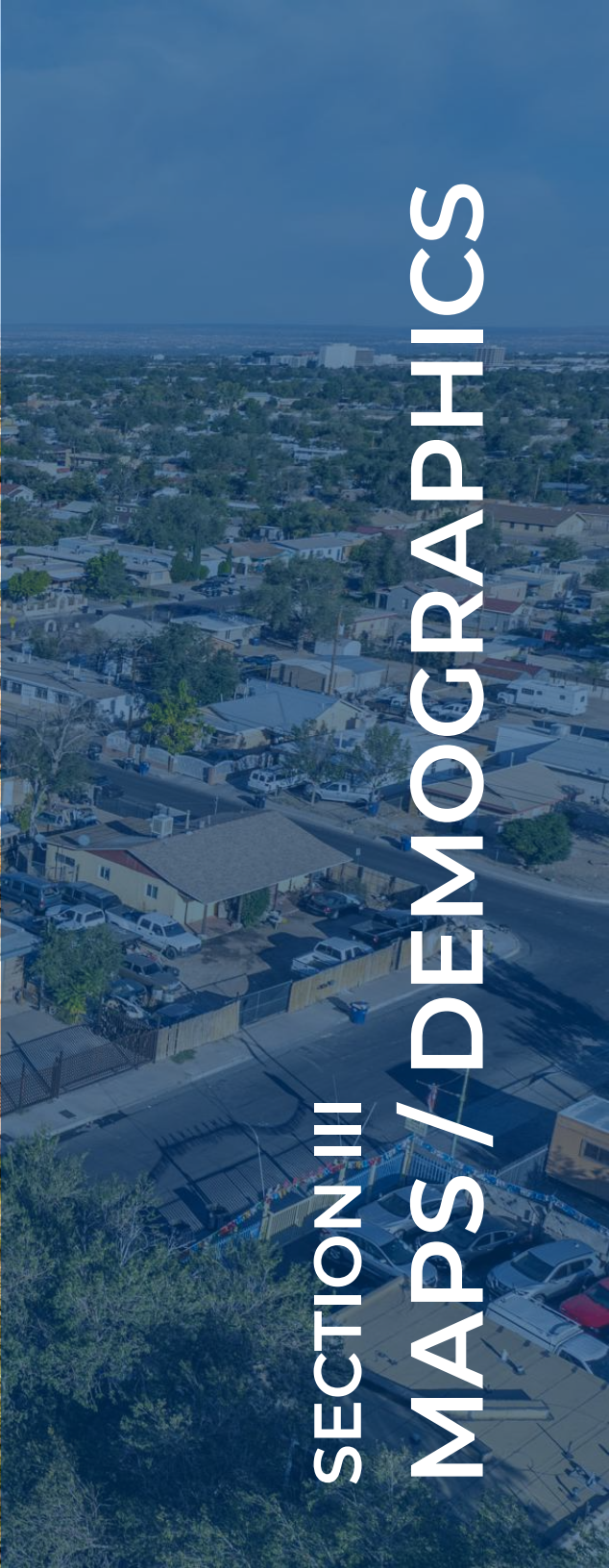
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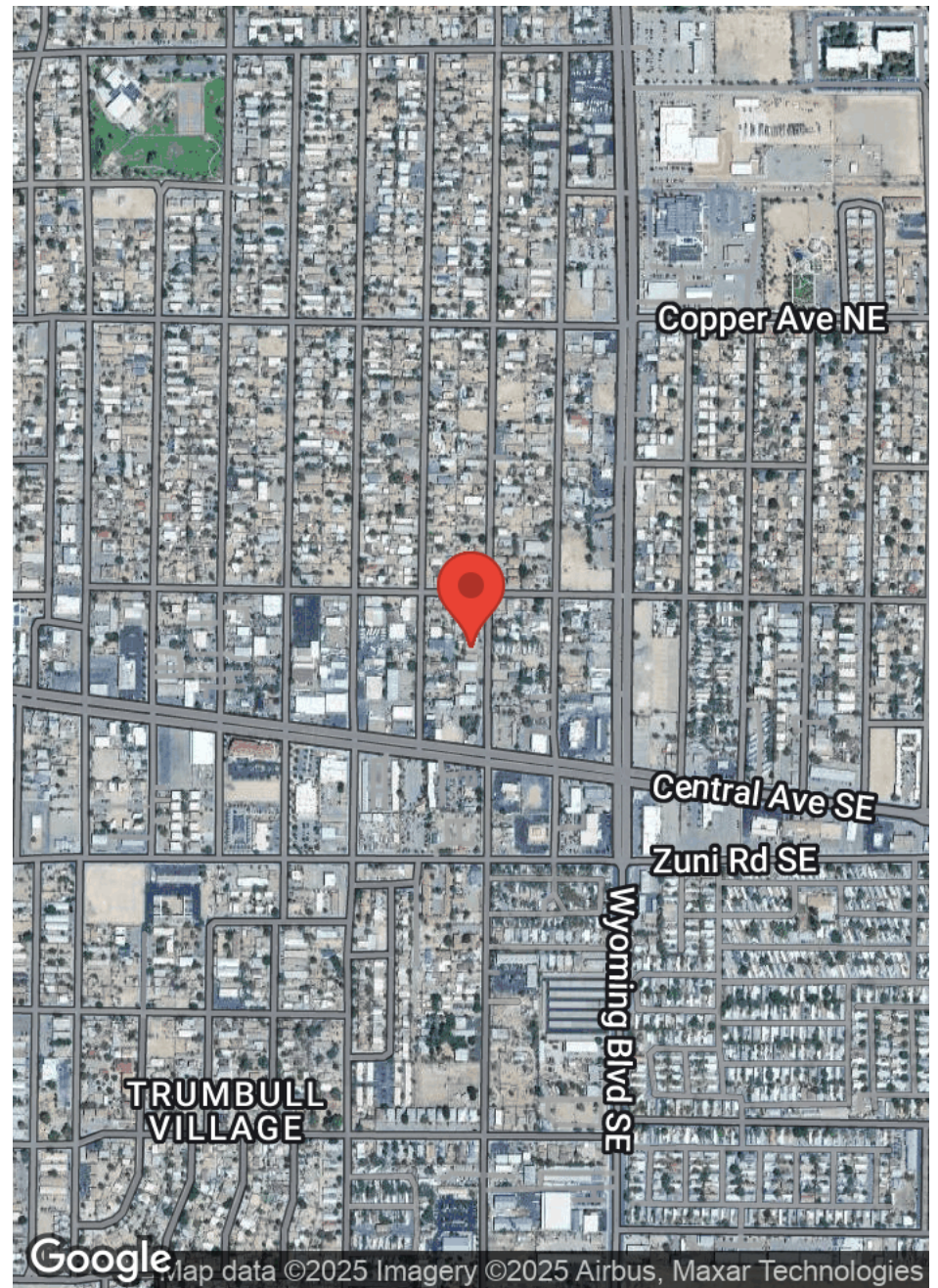
SECTION III  
MAPS / DEMOGRAPHICS



# LOCATION MAPS

141-143 Virginia St

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# ALBUQUERQUE

## Market Area Assessment

### THE LARGEST CITY IN THE LAND OF ENCHANTMENT

Located at the heart of New Mexico where Interstate-25 intersects with Interstate-40, Albuquerque is the state's most populous city and a critical transportation hub in the Southwest, thanks to the ABQ International Sunport and BNSF railway. The city hosts the University of New Mexico, its flagship institution, along with Central New Mexico Community College (CNM), both contributing to a highly educated workforce. Renowned for its cultural diversity and rich history, Albuquerque also hosts the internationally famous International Balloon Fiesta. Key institutions like Sandia National Laboratories and Kirtland Air Force Base—the 6th largest in the U.S.—are situated in the Southeast Heights, providing stable employment opportunities. Boasting over 300 days of sunshine annually and an affordable cost of living, Albuquerque offers a vibrant quality of life at the heart of the Southwest.

**#5** most cost-friendly city for business in the US by KPMG

**#2** Best Large City for Film in 2024 by Movie Maker Magazine.

Home to the world's largest ballooning event, recognized as the most photographed event globally

### DEMOGRAPHICS OF THE ALBUQUERQUE METRO AREA

**923,925**

Estimated Population



**\$66,392**

Median Household Income



**1.26%**

Population Growth/Year



**39.7**

Median Age



**455,647**

Employees



**44,164**

Businesses in Albuquerque







## TOP 10 EMPLOYERS

1. Albuquerque Public Schools
2. Kirtland Air Force Base
3. Sandia National Labs
4. Presbyterian Health Care
5. City of Albuquerque
6. UNM Hospital
7. State of New Mexico
8. University of New Mexico
9. Lovelace Hospitals
10. Bernalillo County

## STABLE ECONOMY:

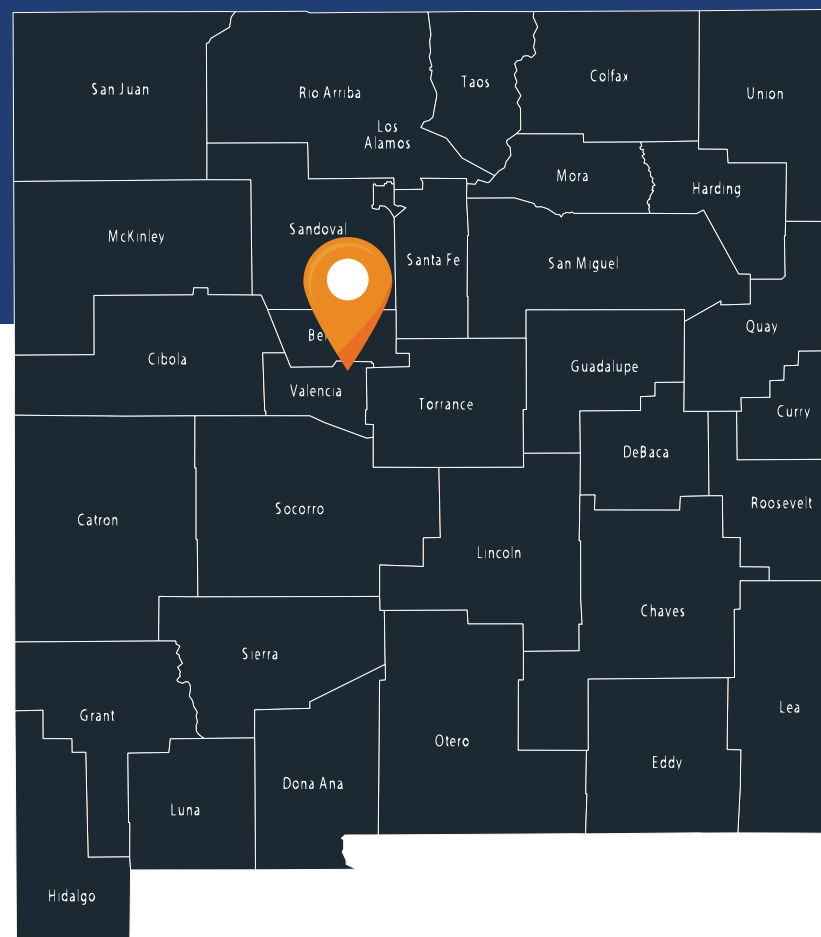
Albuquerque boasts a stable economy, with over 30% of employment in the public sector, supplemented by significant healthcare and education sectors, offering stability unmatched by many other U.S. cities.

## EDUCATION AND SKILLED WORKFORCE

The metro area is home to more than 70,000 college students and boasts one of the highest numbers of PhD holders per capita in the nation, fostering a highly educated and skilled workforce.

## COMPETITIVE BUSINESS CLIMATE

Albuquerque offers a favorable business environment with low energy costs, modest property taxes, affordable real estate, and a cost of living that is below the national average, alongside a qualified and productive workforce.

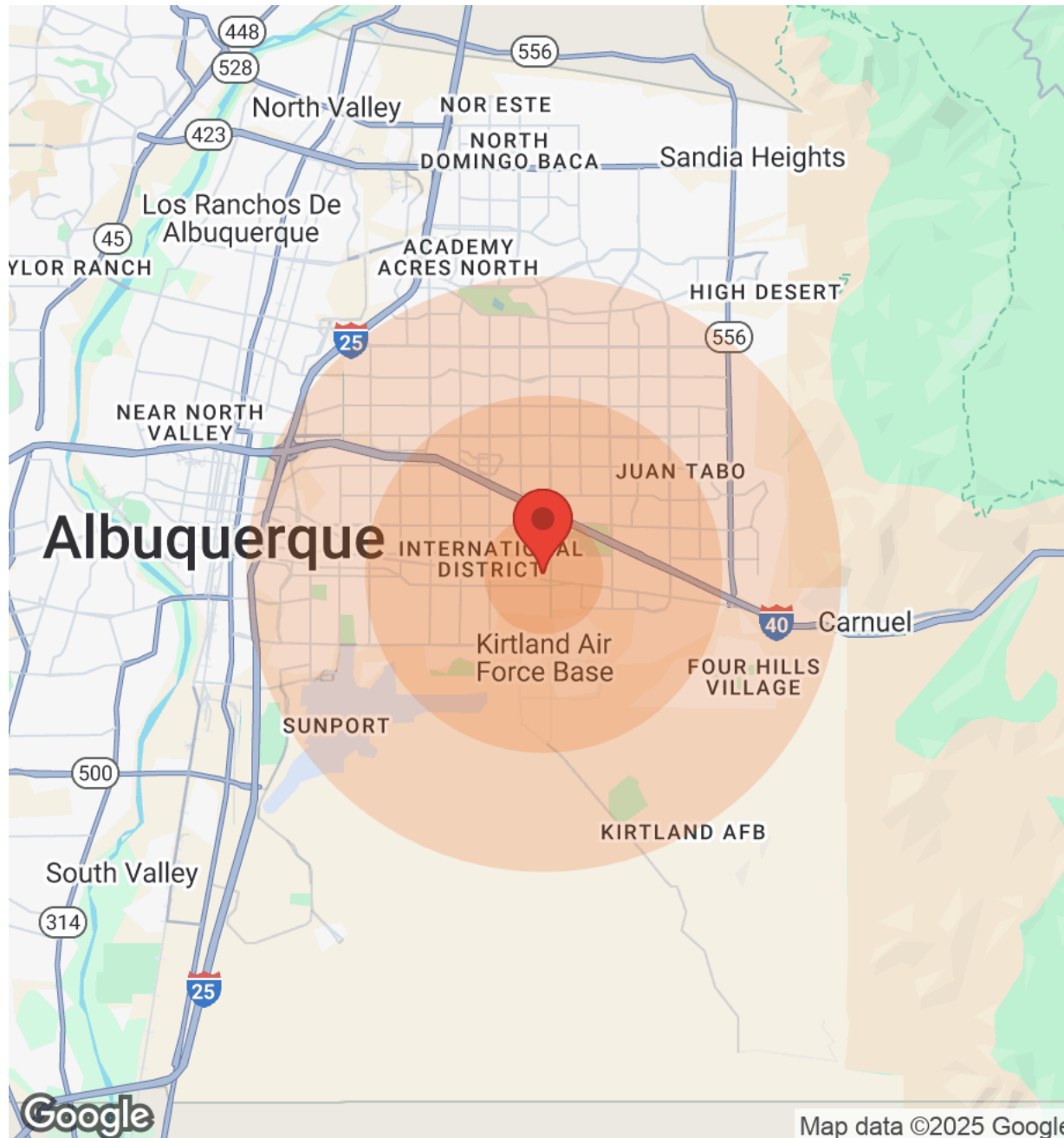




# DEMOGRAPHICS

141-143 Virginia St

143 Virginia Street Northeast | Albuquerque, NM 87108



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	12,319	62,896	130,529
Female	11,771	64,533	136,042
Total Population	24,090	127,429	266,571

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,753	24,544	48,076
Ages 15-24	3,610	15,618	30,647
Ages 25-54	10,078	52,073	111,137
Ages 55-64	2,240	15,285	32,762
Ages 65+	2,409	19,909	43,949

Race	1 Mile	3 Miles	5 Miles
White	14,415	91,752	199,186
Black	632	4,369	7,824
Am In/AK Nat	1,444	5,558	11,519
Hawaiian	N/A	39	51
Hispanic	17,623	57,879	105,605
Multi-Racial	14,794	46,596	85,992

Income	1 Mile	3 Miles	5 Miles
Median	\$25,892	\$37,399	\$42,887
< \$15,000	2,540	11,907	21,284
\$15,000-\$24,999	1,761	8,019	15,485
\$25,000-\$34,999	1,496	7,783	16,351
\$35,000-\$49,999	1,214	8,331	17,646
\$50,000-\$74,999	996	9,541	20,432
\$75,000-\$99,999	545	4,789	12,062
\$100,000-\$149,999	314	3,416	9,884
\$150,000-\$199,999	36	1,012	3,402
> \$200,000	39	670	2,163

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,784	60,636	128,582
Occupied	8,769	56,319	120,146
Owner Occupied	3,220	27,348	60,345
Renter Occupied	5,549	28,971	59,801
Vacant	1,015	4,317	8,436



## PROFESSIONAL BIO

141-143 Virginia St

143 Virginia Street Northeast | Albuquerque, NM 87108



### CHRIS ANDERSON

Senior Associate



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Chris Anderson is an accomplished real estate professional specializing in Net Leased Investments and serving 1031 Exchange Clients. With over five years of experience as a full-service retail broker, Chris consistently excels in delivering leasing and sales solutions while collaborating seamlessly with local and national tenants.

His expertise spans various aspects of commercial properties, including single and multi-tenant investments, land and development ventures, tenant site selection, and optimizing shopping centers and multi-tenanted buildings for landlords.

At the heart of Chris's professional approach lies the cultivation of long-term client relationships. He prioritizes offering unparalleled client service, going beyond mere transactions to ensure optimal outcomes. Chris's extensive knowledge of Commercial Real Estate enables him to navigate diverse property categories adeptly, ensuring clients receive maximum value for their properties.

With a client-centric focus and an unwavering commitment to excellence, Chris emerges as a valuable asset for anyone navigating retail property transactions. His expertise, professionalism, and dedication make him the ideal partner to guide clients through the dynamic landscape of commercial real estate.



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