

606 BROADWAY BLVD SE

Albuquerque, NM 87102



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR SALE



**UNIQUE STAND-ALONE
RETAIL BUILDING WITH
OPEN FLOOR PLAN**



**SALE PRICE:
\$549,000**



+/- 3,509 SF



**LOT SIZE: APPROX.
0.33 ACRES**

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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KEY HIGHLIGHTS:

- » **3,509 SF** stand-alone retail building
- » **30.33-acre lot**
- » **Zoning: MXL – Mixed-Use Low Intensity** (supports retail, office, creative users, and mixed-use concepts)
- » **Open floor plan** — previously an art gallery; immediately adaptable
- » **Prime Broadway Blvd frontage** with strong visibility
- » **Traffic Count: 11,849 VPD** (Broadway Blvd SE & Coal Ave SE)
- » **Minutes to Downtown, dining, entertainment, and ABQ Sunport**
- » **Rare opportunity** for a freestanding building in a top mixed-use corridor



PROPERTY DESCRIPTION:

+/- 3,509 SF Retail w/ Exceptional Patio Courtyard

A highly visible **stand-alone retail building** in the heart of **East Downtown (EDo) / Huning Highlands**, offering a versatile open-floor layout ideal for retail, showroom, creative workspace, boutique concepts, or flex retail/office use.

STANDOUT FEATURE:

Beautiful Patio/Courtyard: Large, inviting, landscaped outdoor space—ideal for client meetings, events, or enhancing customer experience. A major differentiator in this submarket.

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OFFERING DETAILS:

ADDRESS: 606 Broadway Blvd SE,
Albuquerque, NM 87102

LOT SIZE: **Approx. 0.33 Acre**

TOTAL SF: **+/- 3,509 SF**

SALE PRICE: **\$549,000**

ZONED: Commercial Retail /
Single-Use Retail
(Creative users may apply)

POPULATION: **~234,781** (5 Mile Radius)

DEMOGRAPHICS (5-MILE RADIUS):

- » **Population:** ~234,781
- » **Households:** 101,235
- » **Average Household Income:** \$66,825



OVERLAY AERIAL

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FLOOR PLAN

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FLOOR 2: 2678 sq ft, FLOOR 3: 337 sq ft, TOTAL: 3015 sq ft
EXCLUDED AREA: CARPORT: 156 sq ft, BASEMENT: 314 sq ft, PORCH: 84 sq ft, WORKSHOP: 479 sq ft
TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 3015 sq ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



PROPERTY PHOTOS

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LOCATION MAP

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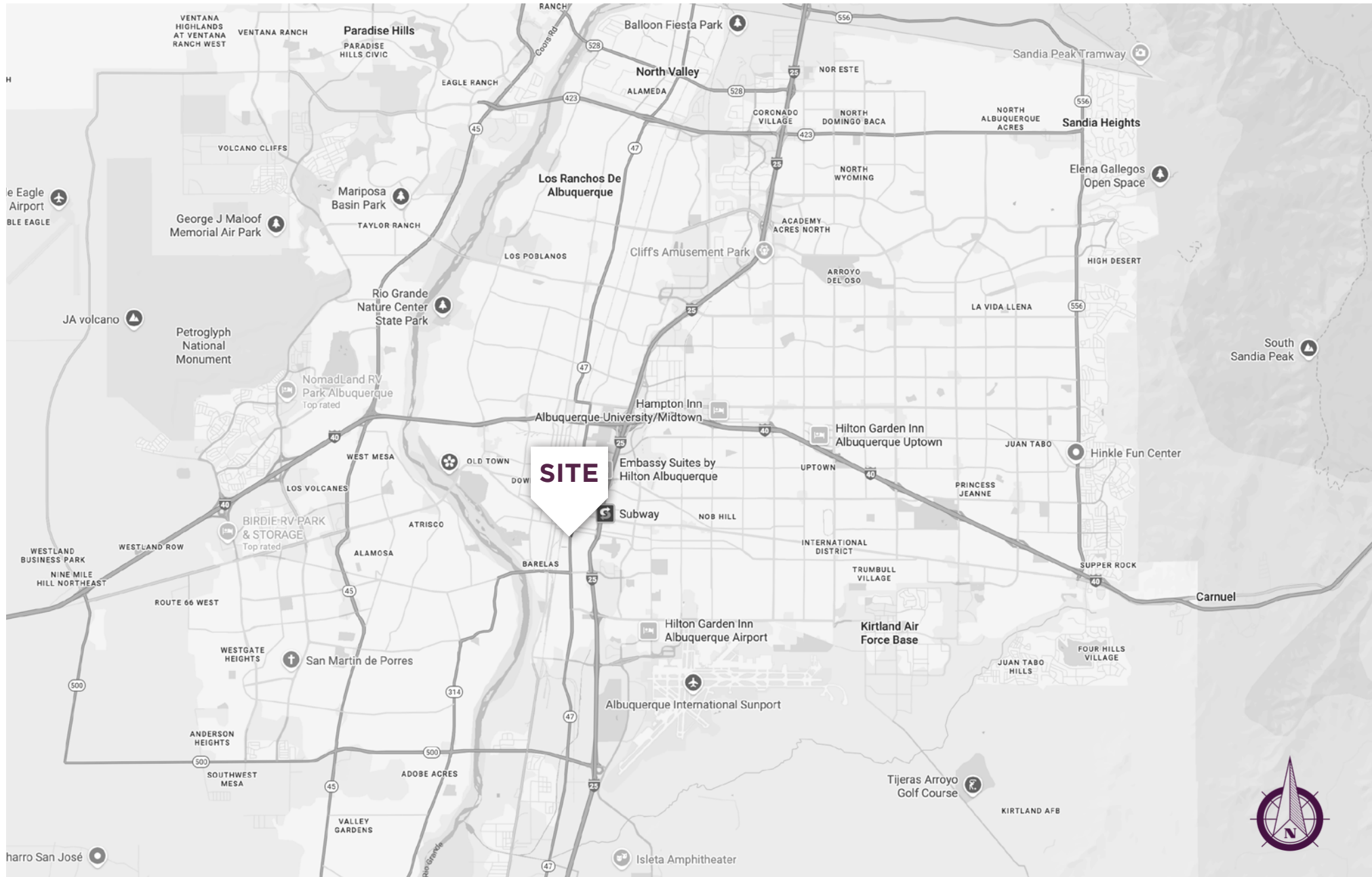
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REGIONAL MAP

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