

OFFICE/RETAIL FOR LEASE

3 SUITES AVAILABLE



1925 Juan Tabo Blvd NE, Albuquerque, NM 87112

- Lease Rate: \$10.50-\$11.50 PSF
- Lease Type: Modified Gross (Tenant Pays Gas & Electric)
- Available: 400-2,200 SF
- Parking: 7:1,000
- Zoning: MX-L



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Allen Sigmon Real Estate Group, LLC

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Executive Summary

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Property Overview

Lease Rate:	\$10.50-\$11.50 PSF
Lease Structure:	Modified Gross
Parking:	43 Spaces (7:1,000)
Vehicles Per Day:	±32,000 VPD

Suite A (Suite A & F Can Be Combined)

Available: 1,800 - 2,200 Sq Ft

Former Medical Space Well Equipped with Plumbing
End Cap, Closest to Juan Tabo Blvd.

Suite E

Available: 1,250 Sq Ft

Medical Space Buildout

Large Reception, 5 Private Offices, Waiting Room,
Break area, 2 Restrooms

Suite F (Suite A & F Can Be Combined)

Available: 400 - 2,200 Sq Ft

Can Be Combined with Suite A



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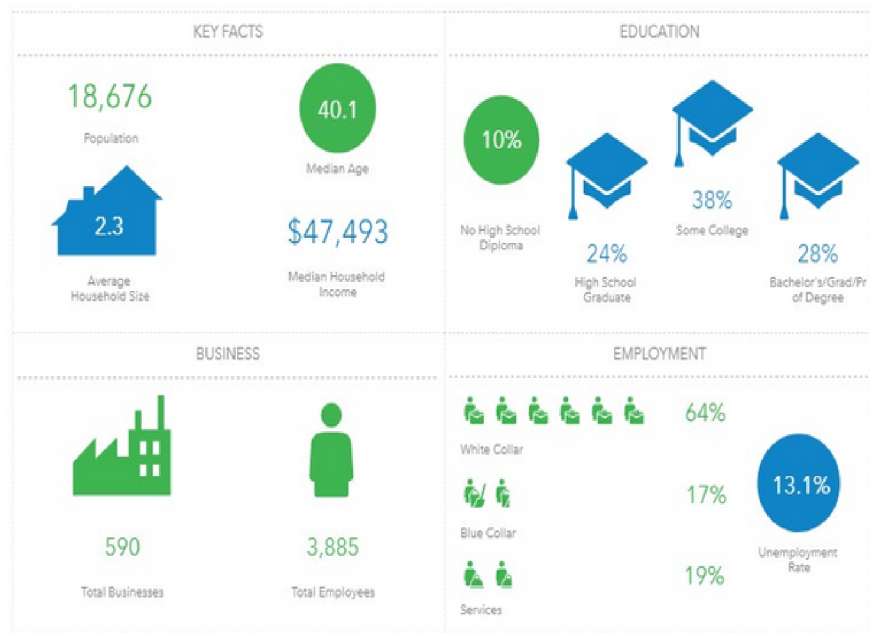
Floor Plan

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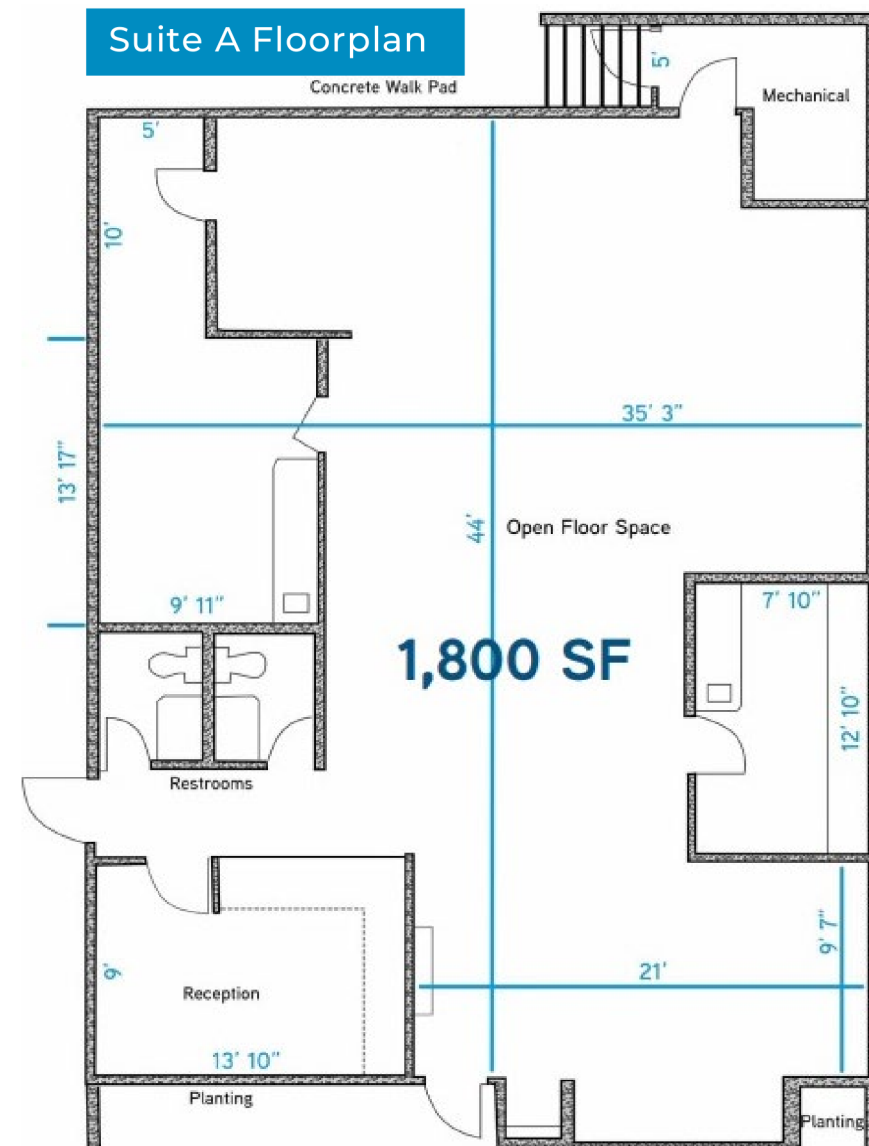
2021 Demos

1 Mile 3 Mile 5 Mile

Population:	18,676	131,173	252,830
Households:		8,050	57,435
Average HH Income:	\$60,979	\$70,667	\$74,272



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



Suite E Plan

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Suite E Floorplan

