

FOR LEASE

2527 VIRGINIA ST. NE

Albuquerque, NM 87110

PRESENTED BY:

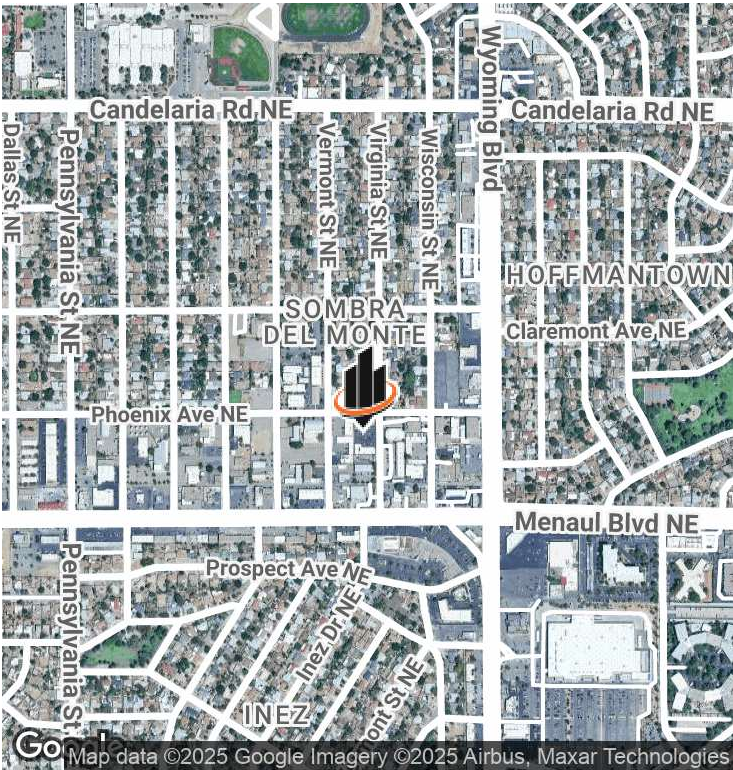
KATRINA FLORES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	11,400 SF
AVAILABLE SF:	550 - 817 SF
LOT SIZE:	0.57 Acres
YEAR BUILT:	1975
ZONING:	MX-M
MARKET:	Albuquerque
SUBMARKET:	Northeast
APN:	101905945830910607

PROPERTY OVERVIEW

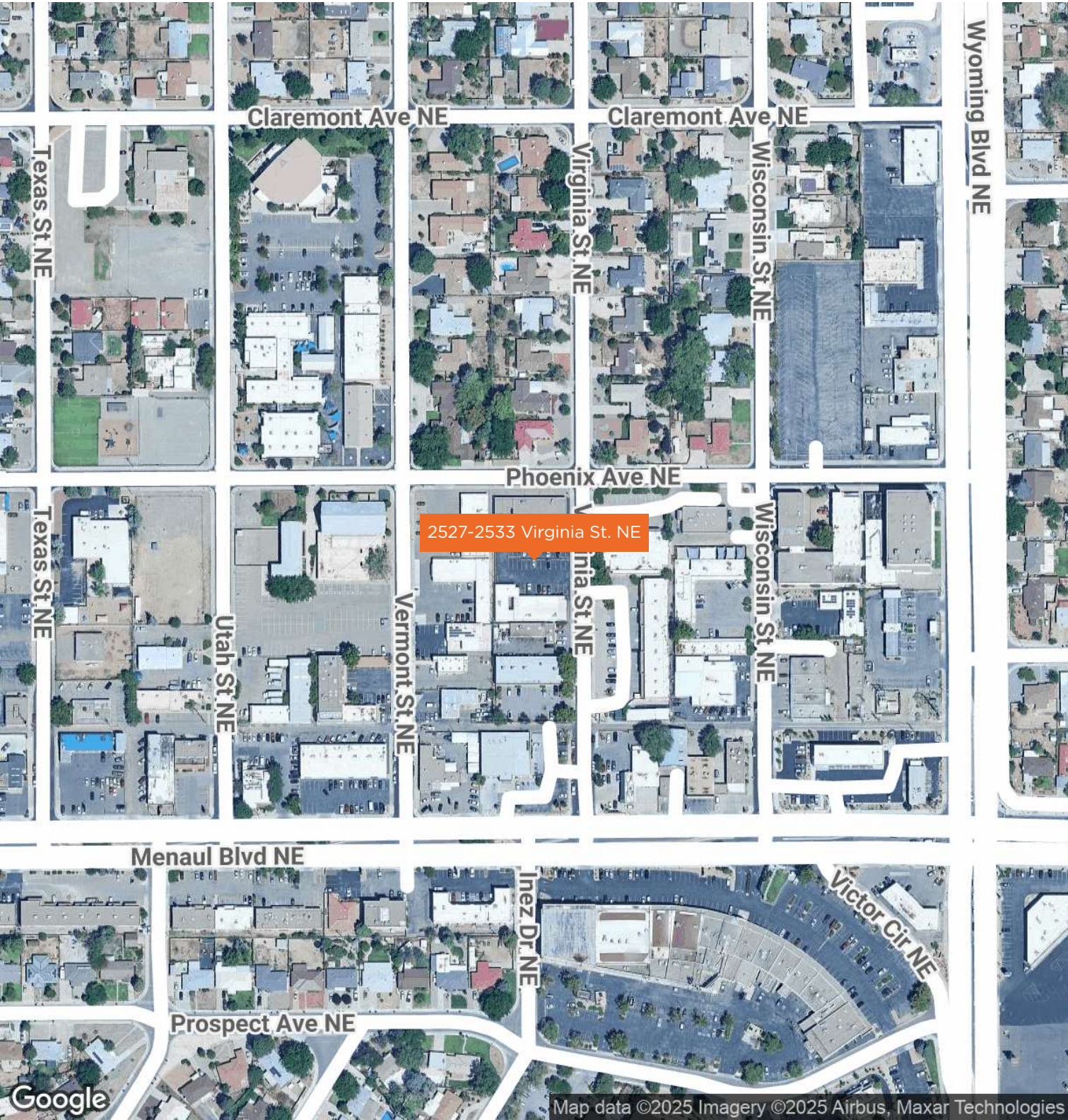
Presenting an 11,400 SF office building in Albuquerque’s NE Heights area, built in 1975 and zoned MX-M. This investment property offers prime potential for office-based ventures and is strategically located for lasting value and returns in the thriving Albuquerque market.

PROPERTY HIGHLIGHTS

- Prime location in Albuquerque
- Modern amenities
- Flexible floor plan
- Ample parking space
- Well-maintained property
- Proximity to major transportation routes
- Potential for customization
- Suitable for various office uses

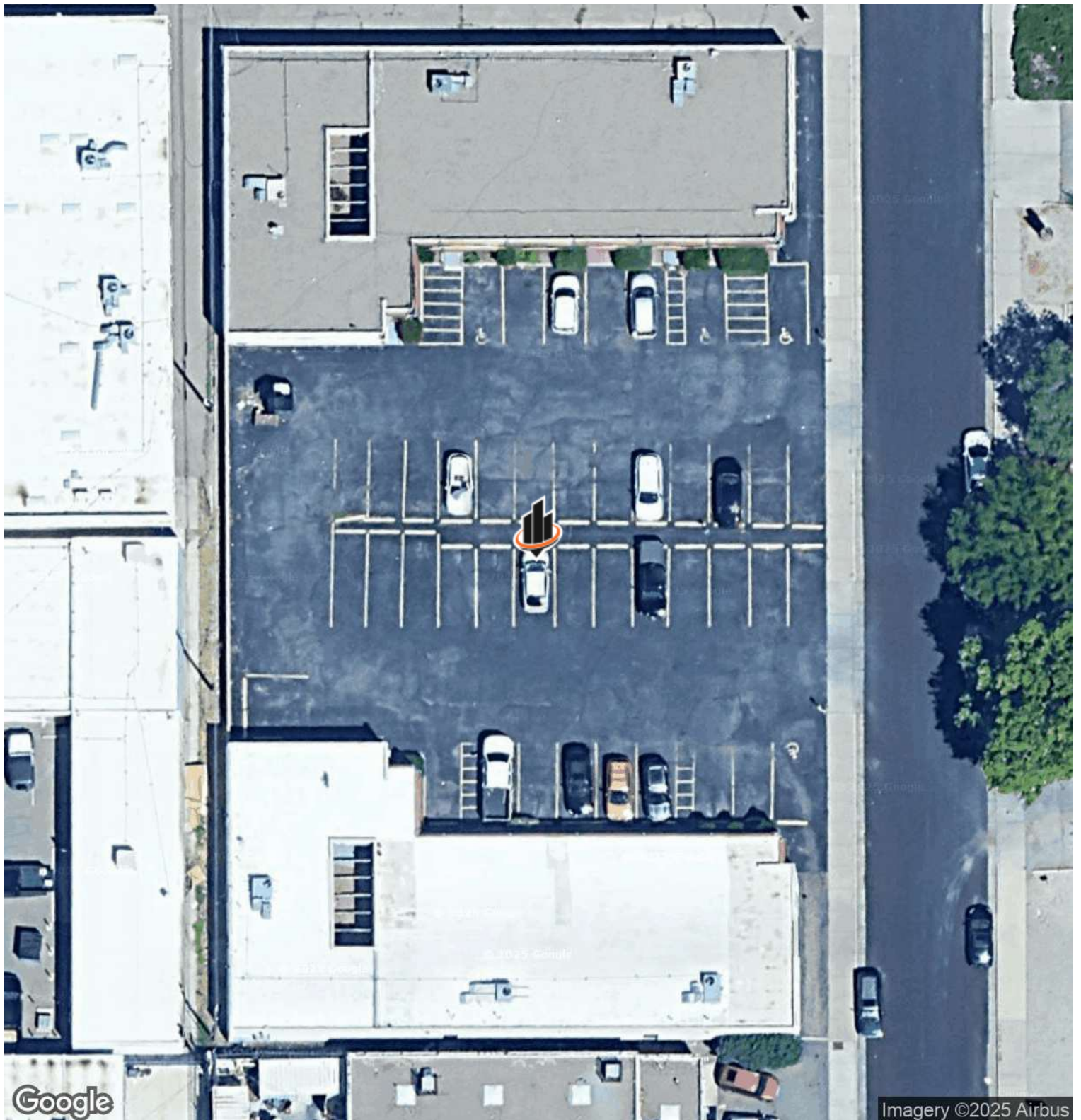
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LOCATION MAP



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AERIAL MAP

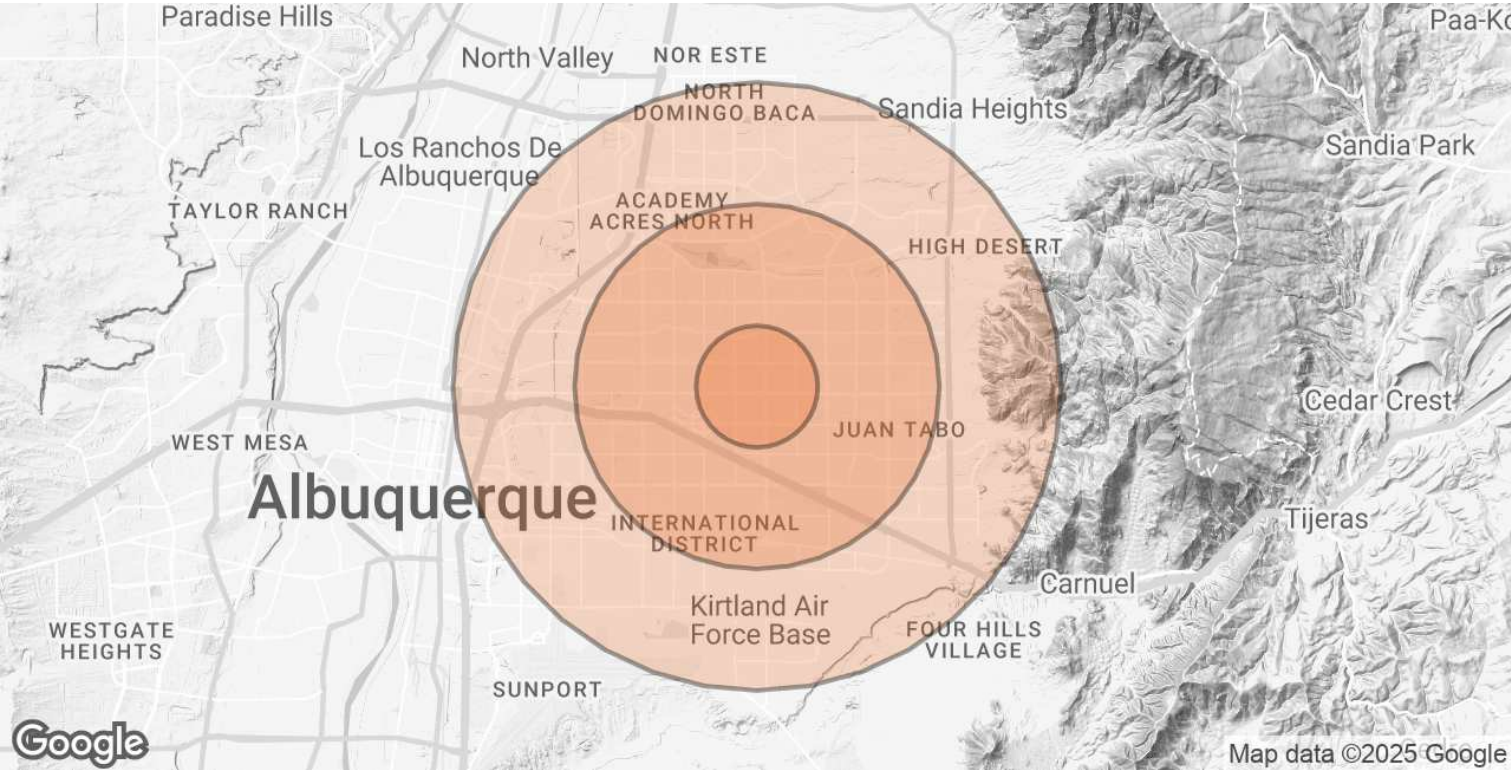


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,544	147,464	329,530
AVERAGE AGE	42.6	39.1	39.1
AVERAGE AGE (MALE)	40.9	37.4	37.6
AVERAGE AGE (FEMALE)	44.7	40.7	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,067	65,574	145,654
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$54,368	\$55,274	\$60,197
AVERAGE HOUSE VALUE	\$192,181	\$199,818	\$222,433

2020 American Community Survey (ACS)

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