

FOR
LEASE

Clifford Plaza

PREMIER NORTH I-25 PROFESSIONAL OFFICE

4100 - 4200 OSUNA RD NE | ALBUQUERQUE, NM

CBRE



Premier Office for Lease

WITH EXCELLENT LOCATION

- Surrounded by amenities including restaurants, shopping and entertainment
- Refreshed common areas including upgraded lobbies and restrooms
- Monument signage available
- Easily accessible and highly visible North I-25 location on main arterial to east & west demographics
- Outdoor break areas with mature landscaping
- Parking Ratio: 5 per 1,000
- Modern design and generous natural light throughout
- Zoned NR-BP

Available

4100 OSUNA BLVD

- Suite 302 2,495± SF
- Suite 303 4,518± SF
- Suite 304 667± SF

4200 OSUNA BLVD

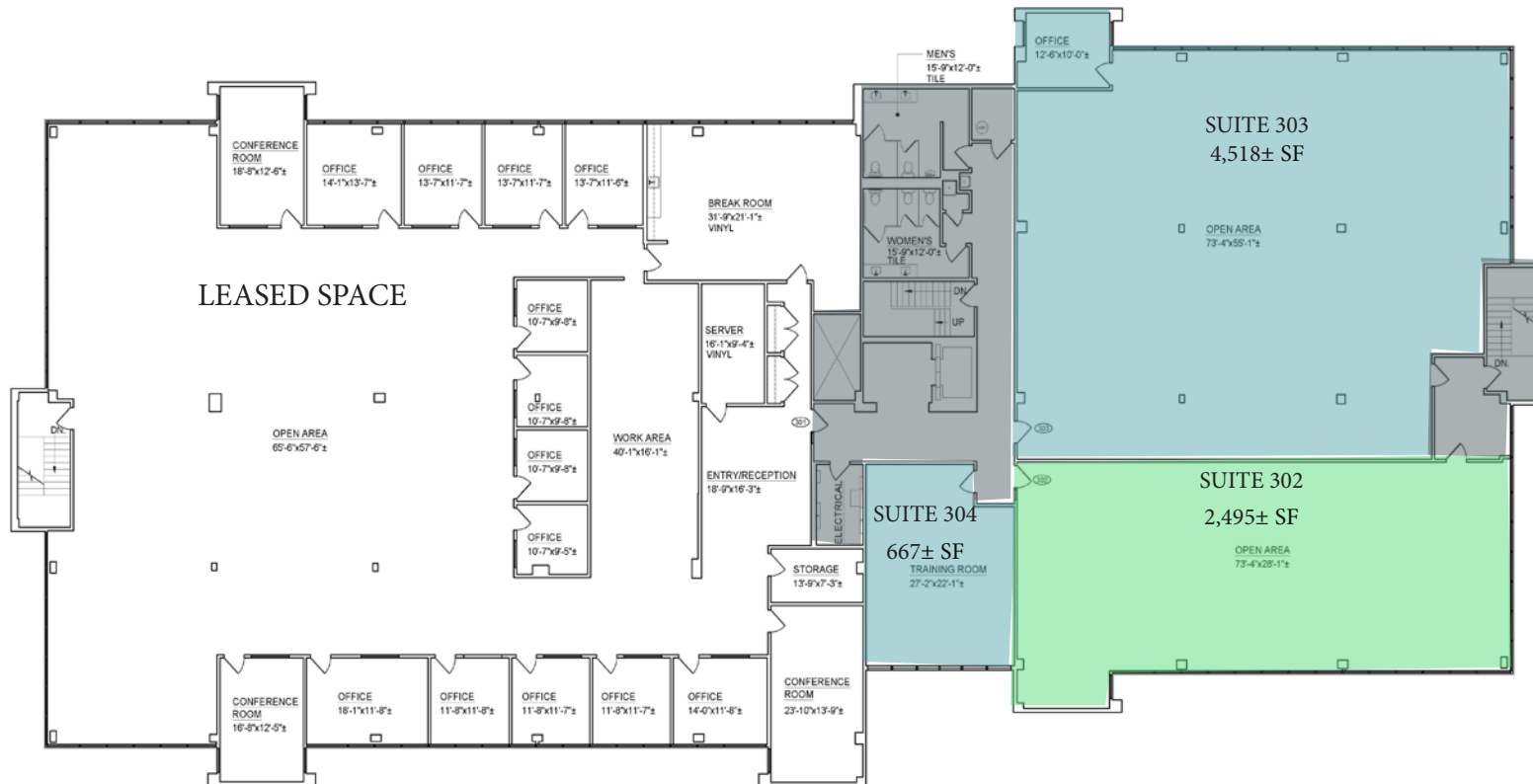
- Suite 120 7,149± SF

Site Plan



4100 Osuna - Third Floor Plan

SUITES 302, 303 & 304 - 7,680± SF



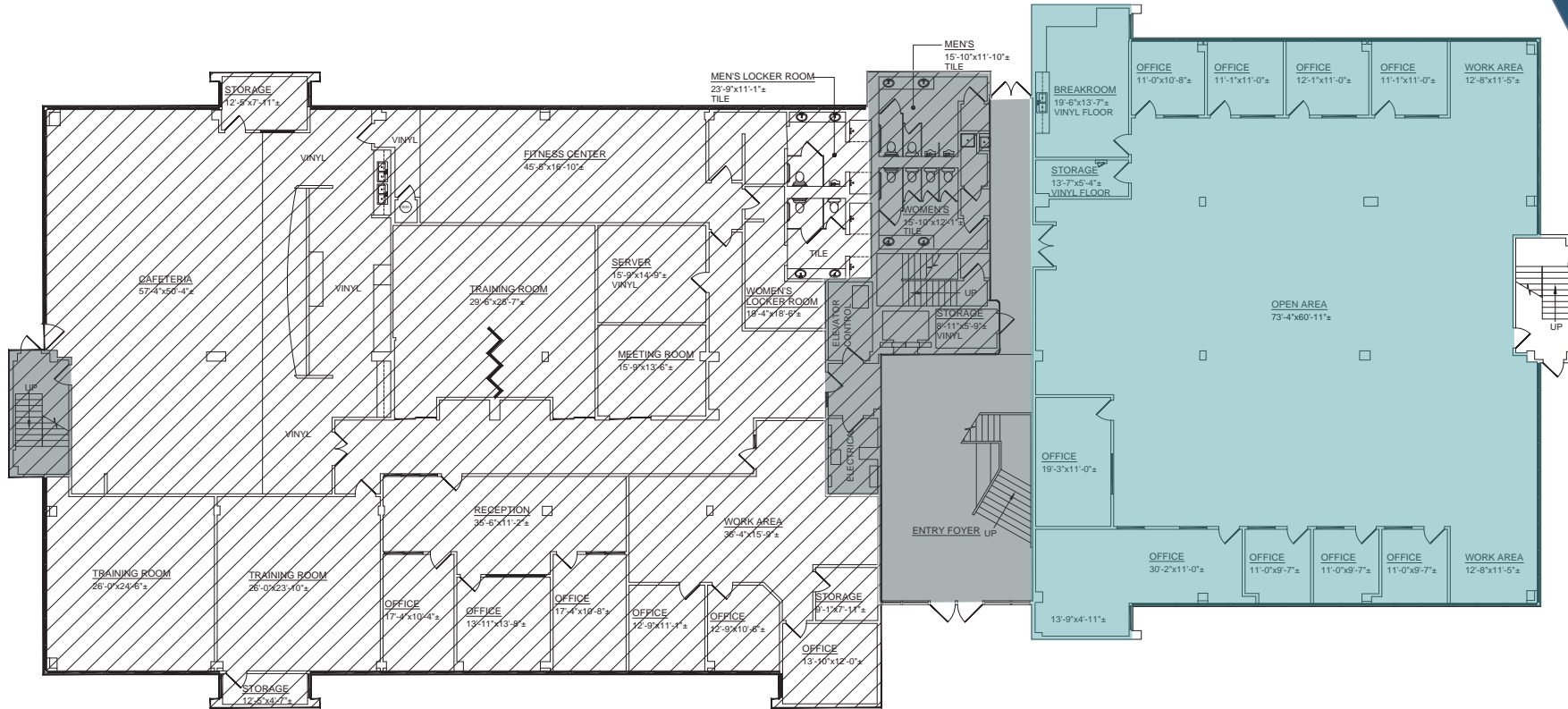
SUITE HIGHLIGHTS

- Signage available
- Generous open floor plan
- Contiguous 7,680± SF



4200 Osuna - First Floor Plan

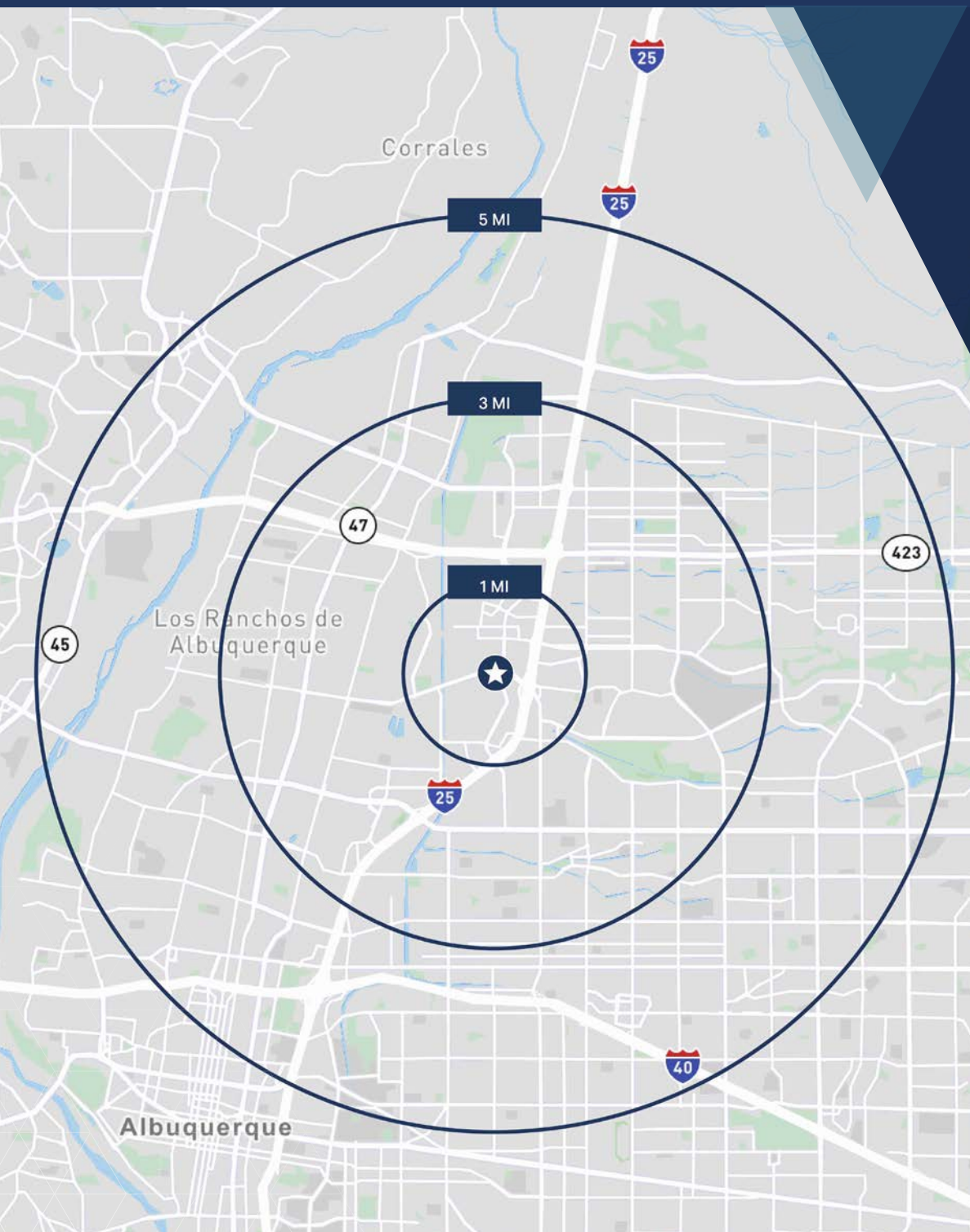
SUITE 120 - 7,149± SF



SUITE HIGHLIGHTS

- Open space: built out as call center, with parking ratio to match





Demographics

	1 Mile	3 Mile	5 Mile
POPULATION			
2024 Population	4,598	86,405	215,701
Five Year Projection	4,511	86,201	213,867
2024-2029 Population Growth	-0.38%	-0.05%	-0.17%
2024 Households	2,504	39,830	98,379
HOUSEHOLD INCOME			
2024 Avg HH Income	\$74,152	\$91,271	\$101,889
2029 Avg HH Income	\$83,952	\$105,053	\$115,916
2024 Median HH Income	\$54,207	\$62,937	\$71,057
2029 Median HH Income	\$63,818	\$74,966	\$81,053
LABOR FORCE			
2024 Civilian Pop 16+	2,636	45,891	115,390
2024 Employed Pop 16+	2,534	43,830	110,898
2024 Unemployed Pop 16+	102	2,061	4,492
2024 Daytime Population	24,422	135,739	285,328

Average HH Income
5 Mile Radius

\$101,889

Total Population
5 Mile Radius

215,701

Labor Force
5 Mile Radius

115,390

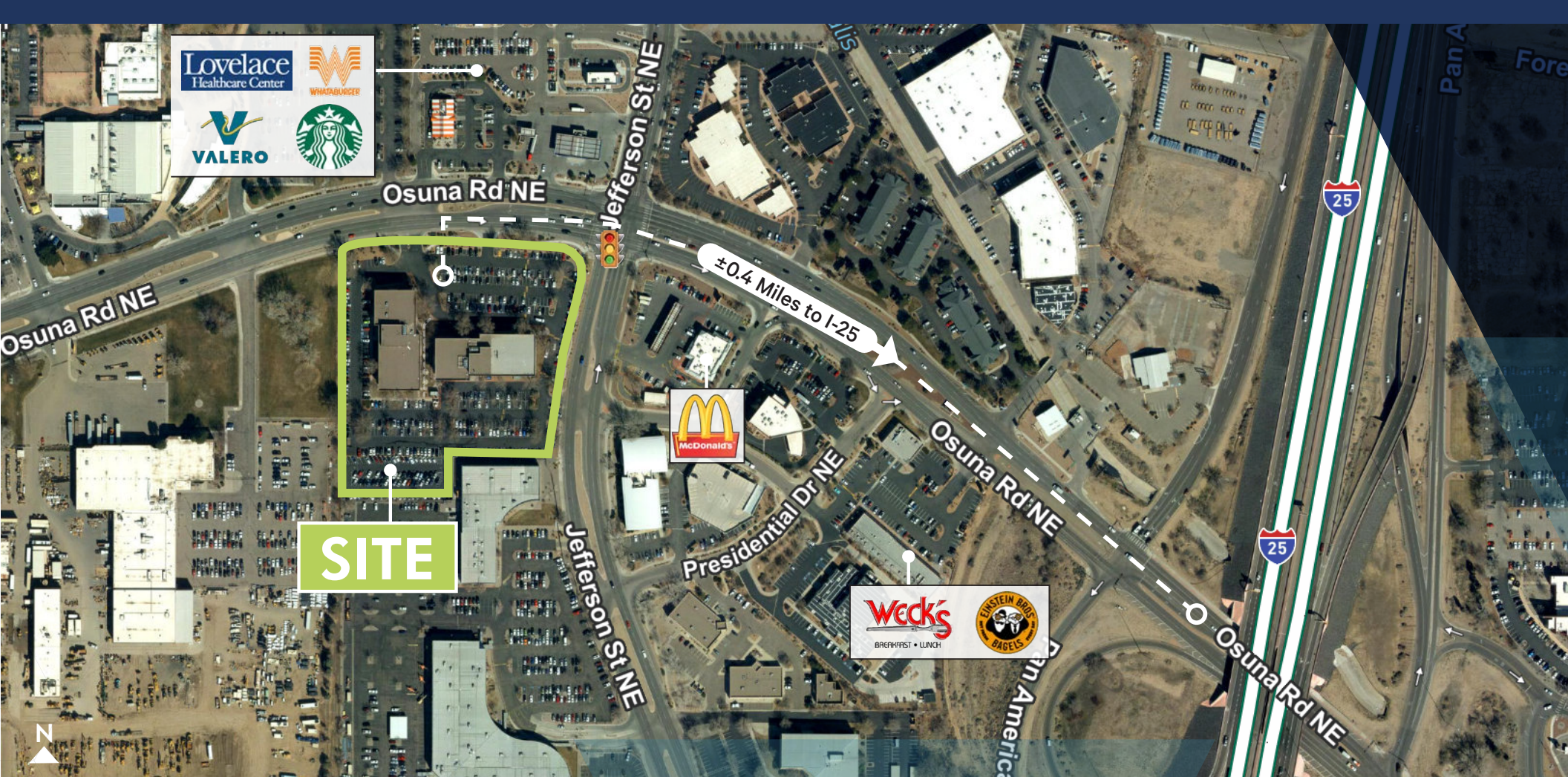
Daytime Population
5 Mile Radius

285,328

Aerial Map







CONTACTS

JASON LOTT

Vice President

+1 505 837 4910

jason.lott@cbre.com

MARGUERITE HAVERLY

Vice President

+1 505 837 4902

marguerite.haverly@cbre.com

CBRE

6565 Americas Parkway

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

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