

BUILDING FOR SALE OR LEASE

221 Broadway Blvd SE, Albuquerque, NM 87102



Silver Ave SE

Broadway Blvd 11,900 VPD


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PROPERTY OVERVIEW

Sale Price: \$948,800
Lease Price: \$9,000/mo
Acres: 0.4859
Total SF: ±8,420
Sale Price/SF: \$112.68
Lease Price/SF/YR: \$12.83
UPC: 101405735533710903
Zoning: MX-M 

DETAILS:

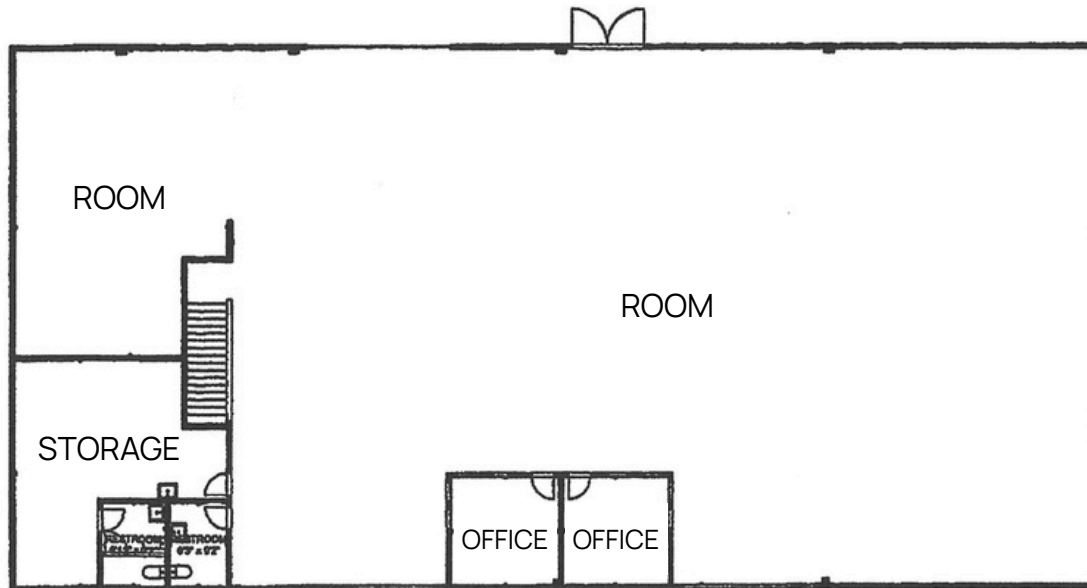
- Large space with a lot of potential.
- MX-M zone district provides for a wide array of uses including moderate-intensity retail, commercial, institutional, and more.
- Could be used as warehouse, retail storefront, office, event center, church, gym, fulfillment center, etc.
- 3 phase available on pole and box, currently utilizing 2 phase power, 225 amps.

LEASE DETAILS:

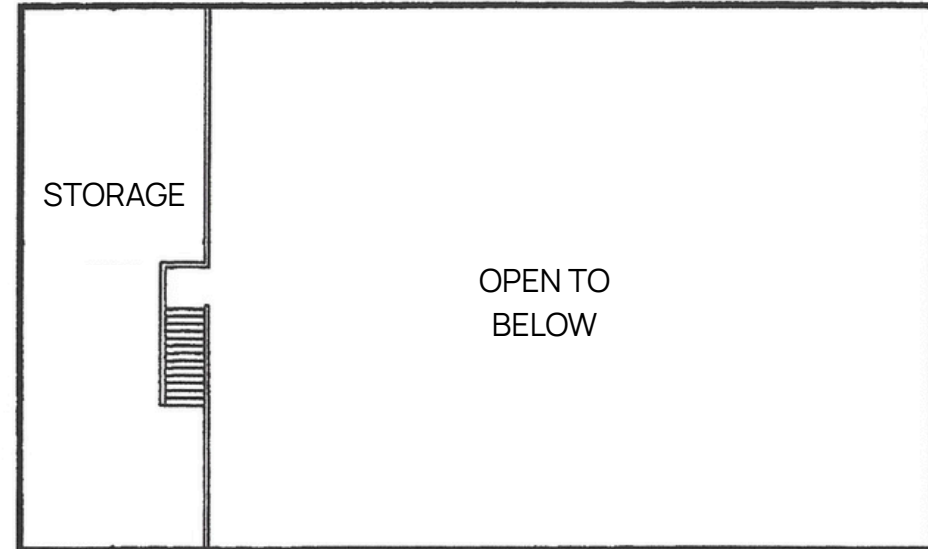
- NNN lease.
- Minimum 3 years.



FLOOR PLAN



1st Floor



2nd Floor

GROSS EXTERNAL AREA

Total: 8,420 SF

1st Floor: 7,297 SF

2nd Floor: 1,123 SF



SITE PLAN



TRADE AREA

DEMOGRAPHICS



Population

1 Mile	26,800
3 Miles	125,900
5 Miles	304,000



Age

Median Age	39
Under 20	69,000
25 - 45	86,000
45 - 65	73,900
Over 65	44,000



Household Income

Median Income	\$53,300
2028 Estimate	\$59,400
\$25k - 50k	29,700
\$50k - 75k	39,300
\$100k & Over	30,700



Employees

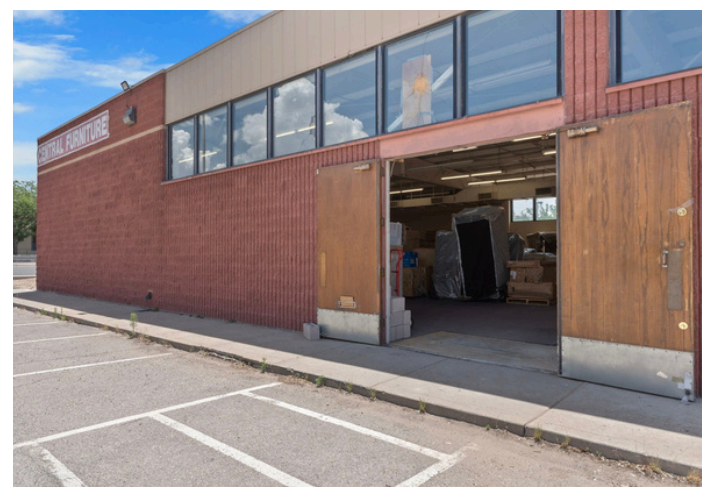
Total	251,300
Top Industries	Management, Business, Science, Arts Occupations

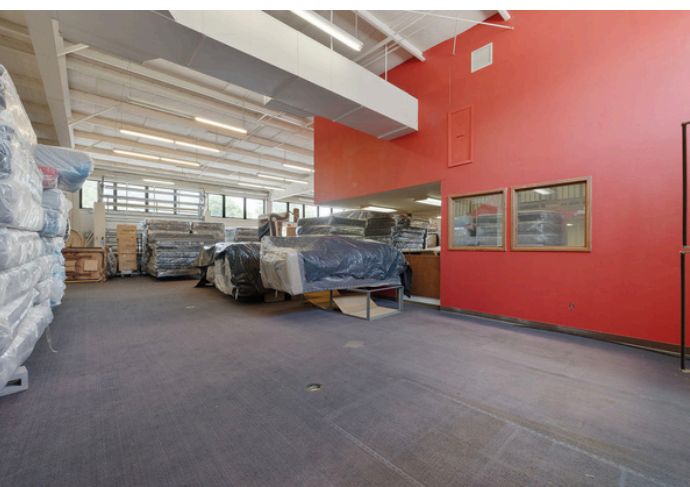
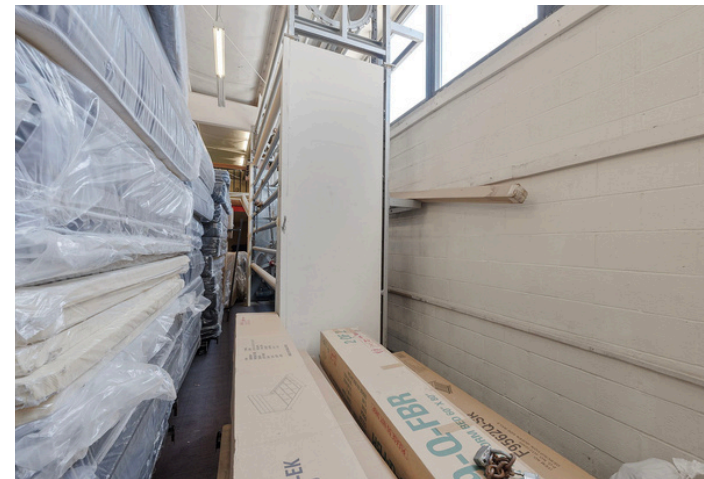


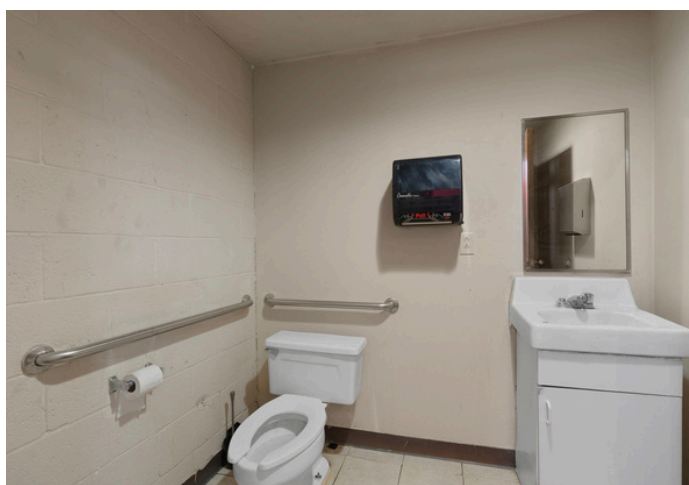
Housing Occ. Ratio

Occupied	132,500
Vacant	11,300









LOCATION OVERVIEW: ALBUQUERQUE



Visiting Albuquerque allows you to experience the authentic Southwest. As one of the oldest cities in the United States, Albuquerque boasts a unique multicultural history and heritage. Native American, Hispanic & Latino, Anglo and other cultural influences are a part of everyday life. You will always know you're someplace special, whether you're eating at one of our traditional New Mexican restaurants, shopping at one of the thousands of shops and galleries around town, enjoying our world-class visual and performing arts, or playing on the best golf courses in the Southwest. Nowhere is the confluence of past and present more dramatic than here in Albuquerque, where the modern city skyline is set against a backdrop of the stunning Sandia Mountains and an endless, timeless blue sky.

When visiting Albuquerque, you'll find its spectacular weather—with 310 days of sunshine—perfect for outdoor activities, including biking, skiing and hiking. Our incomparable weather and scenery also make Albuquerque the hot air ballooning capital of the world. Balloons dot our clear blue skies throughout the year, revealing a myriad of colors.

At night, Albuquerque is bathed in the glow of neon signs, relics of the city's role along historic Route 66. Locals and visitors enjoy kicking up their heels in our bustling downtown entertainment district, taking in a show by one of our international theater and dance companies, and visiting the many casinos surrounding the metropolitan area. (Courtesy of: www.visitalbuquerque.org)

