



6610 Gulton Ct NE

ALBUQUERQUE, NM 87109

*Office / Warehouse in
Excellent North I-25 Location*

CBRE



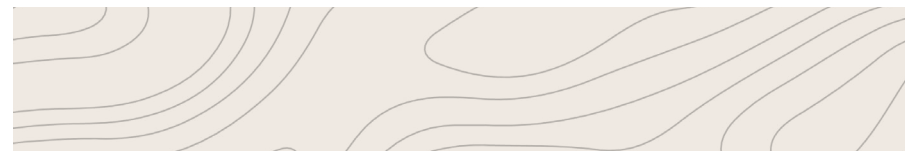
Property Overview

5,727 RSF
Size

\$13.00/SF
Lease Rate NNN
\$3.14/SF CAM

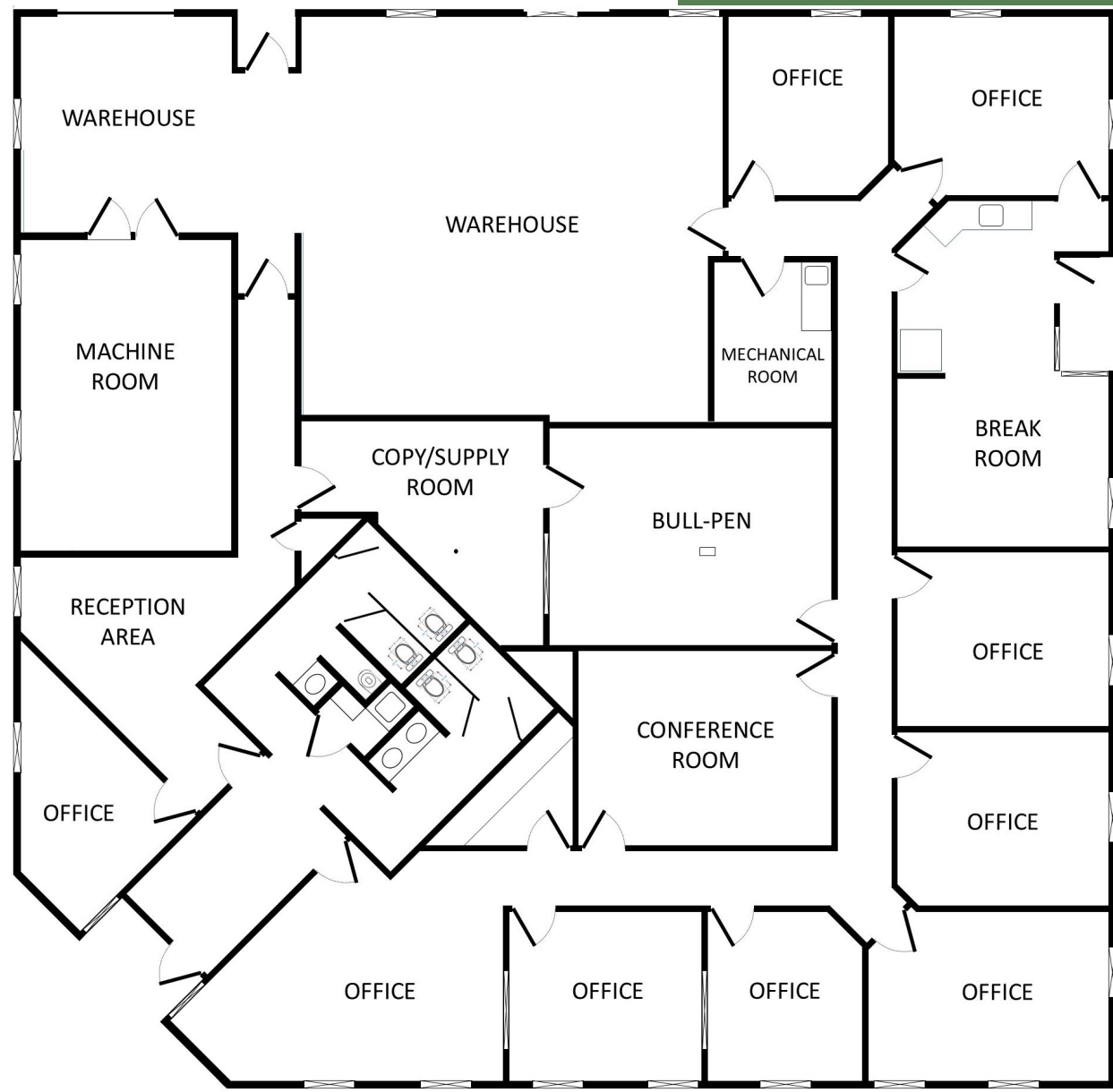
Office/Warehouse in a prime North I-25 location. Surrounded by amenities including restaurants, shopping and entertainment. Easy access to Interstate 25 making it convenient to all quadrants of the city.

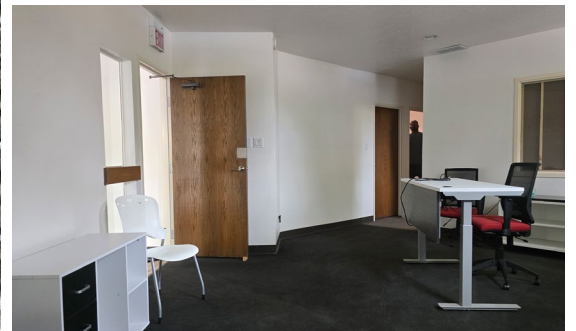
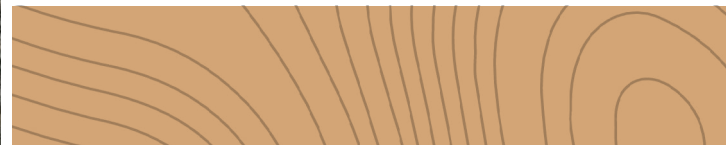
- Stand alone building with private entrance & restrooms
- Abundant parking - 4.8/1,000 parking ratio
- Excellent natural light
- NR-BP zoning
- Furniture negotiable
- Fiber available
- Wired for alarm system
- Functional floorplan including:
 - 9 offices
 - Conference room
 - Warehouse with roll-up door
 - Break room



Floor Plan

5,727 RSF





Area Demographics

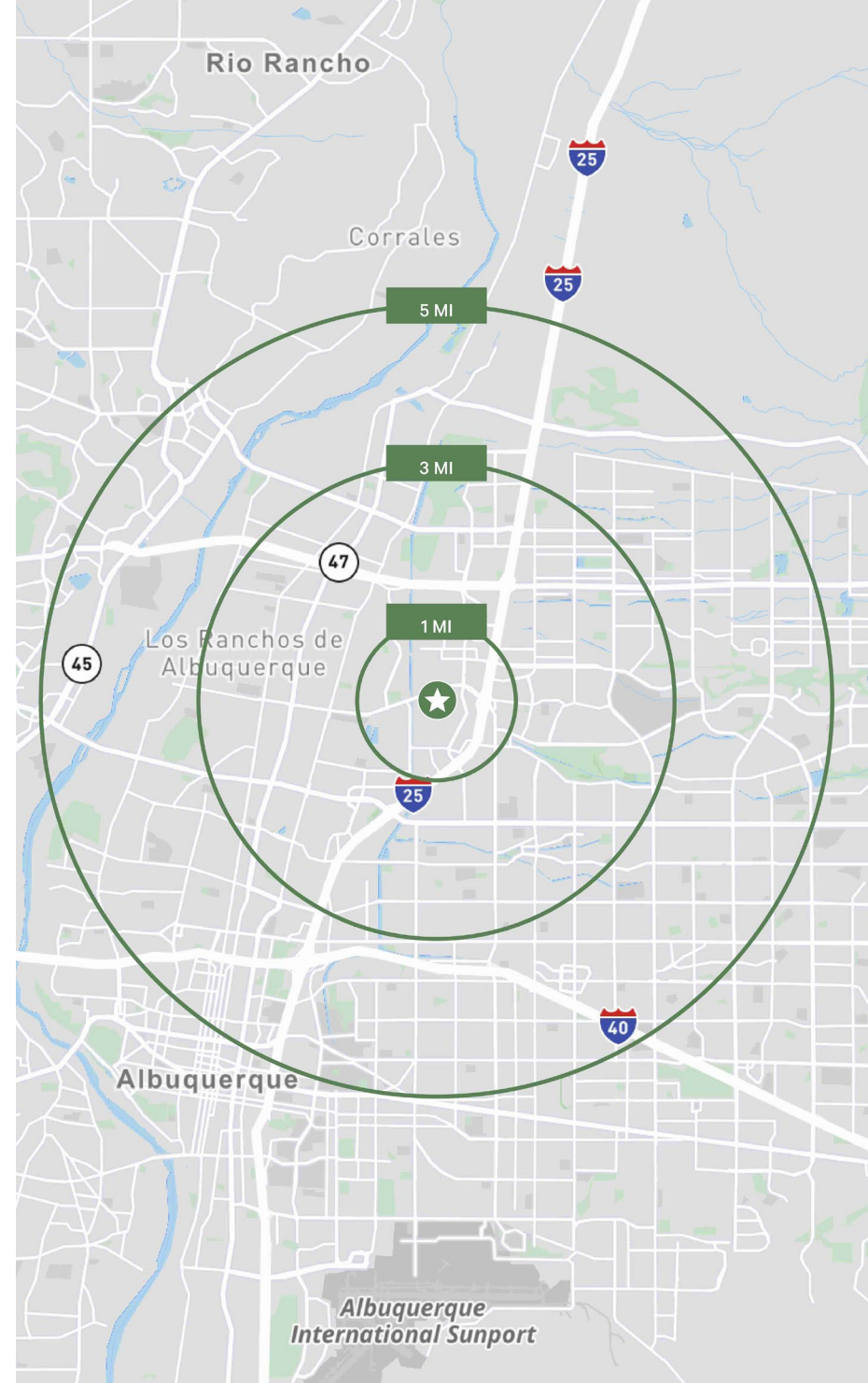
	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population	3,950	83,216	221,637
2024 Households	1,994	38,429	100,811
2024 Median Age	42.10	41.20	41.80
HOUSEHOLD INCOME			
2024 Avg HH Income	\$95,778	\$89,036	\$100,998
2029 Avg HH Income	\$108,002	\$101,974	\$114,959
2024 Median HH Income	\$78,907	\$60,974	\$70,808
2029 Median HH Income	\$88,965	\$71,507	\$80,797
LABOR FORCE			
2024 Pop 16+ in Labor Force	2,353	44,102	118,508
2024 Employed Pop 16+	2,298	42,181	113,813
2024 Unemployed Pop 16+	55	1,921	4,695
2024 Daytime Population	21,805	133,955	297,100

1 **221,637**
Total Population
5 Mile Radius

2 **\$100,998**
Average HH Income
5 Mile Radius

3 **118,508**
Labor Force
5 Mile Radius

4 **297,100**
Daytime Population
5 Mile Radius



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CONTACTS

CHERYL HARDT

Senior Vice President

+1 505 837 4925

cheryl.hardt@cbre.com

DEBBIE DUPES, CCIM

First Vice President

+1 505 837 4921

debbie.dupes@cbre.com

CBRE

6565 Americas Pkwy NE

Suite 825

Albuquerque, NM 87110

+1 505 837 4999

www.cbre.com/abq

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