

GOLF COURSE

8611 Golf Course Rd
Albuquerque, NM 87114

Medical/Dental Office FOR SALE



AVAILABLE

± 5,542 SF

\$1,600,000

PROPERTY HIGHLIGHTS

- Dental Office with Fixtures and Equipment
- Book of Business Included
- Beautiful Building with Great Visibility
- Located in the Golf Course & Paseo Shopping Center
- Visible to 21K Vehicles Per Day
- 24 Space Parking Lot



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PHOTOS



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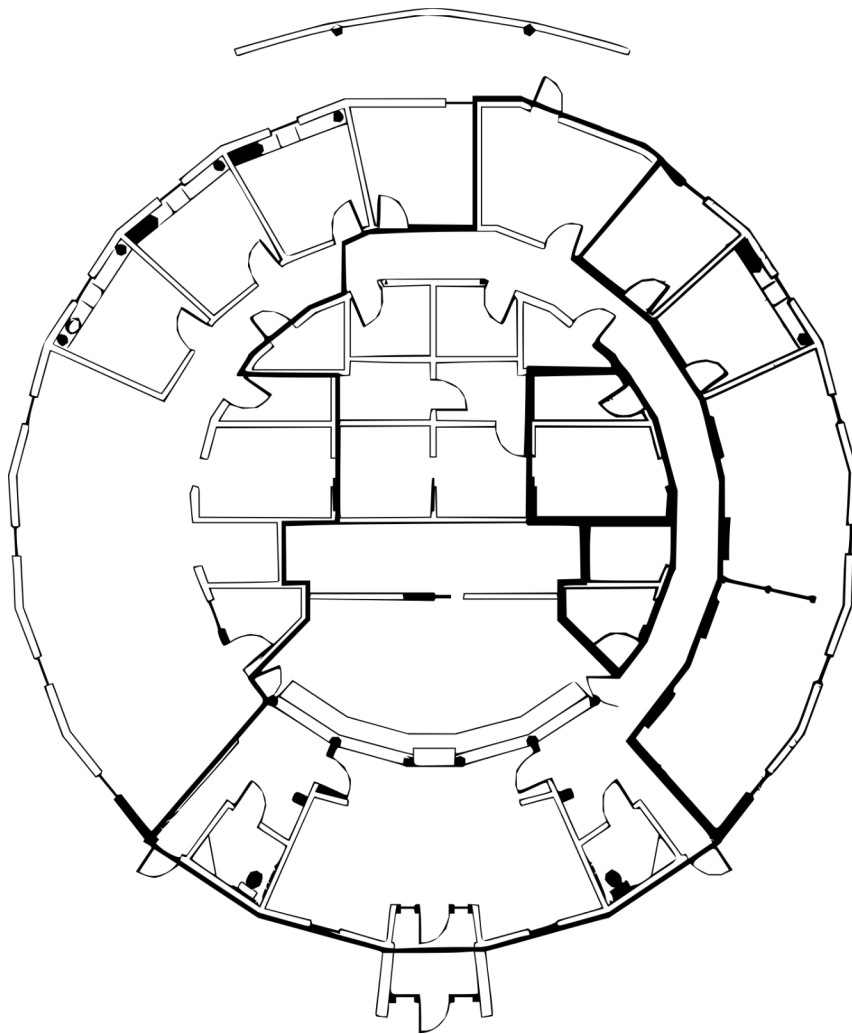
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SITE PLAN

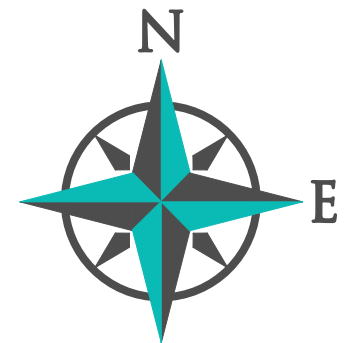
Main Level



BUILDING CAPACITY ±120

FULLY EQUIPPED KITCHEN & PREP AREA

FULLY FURNISHED BOOTHS, TABLES,
& CHAIRS



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LOCATION MAP



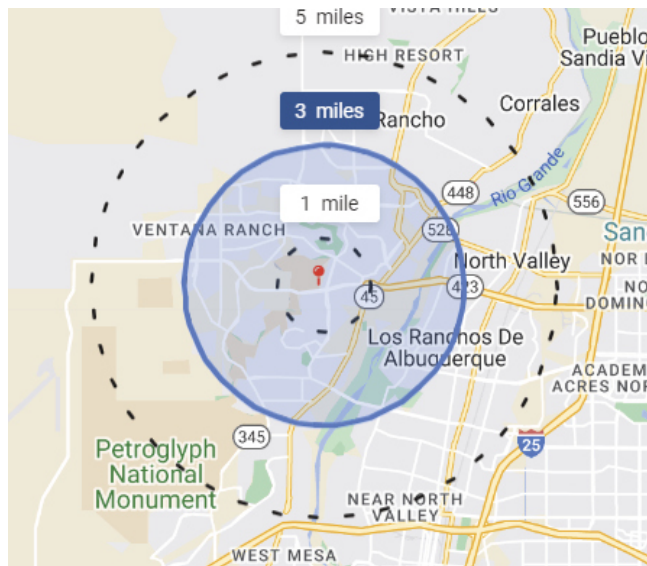
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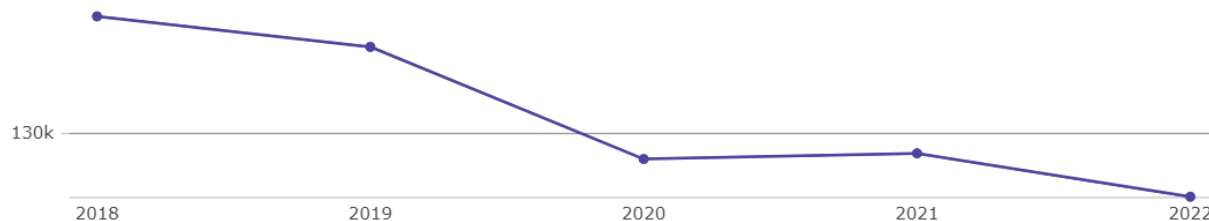
DEMOGRAPHICS MAP



Population

127k

↓ -1% Compared to 129k in 2021
↓ -5% Compared to 134k in 2018



Number of Employees

103k

Top Employment Categories



Renter to Homeowner Ratio

1:3

1:3 predicted by 2028

Renters

Homeowner

Housing Occupancy Ratio

24:1

20:1 predicted by 2028

Occupied

Vacant

Household Income

\$84.3k

Median Income

\$92.8k

2028 Estimate

↑ 10%
Growth Rate

Age Demographics

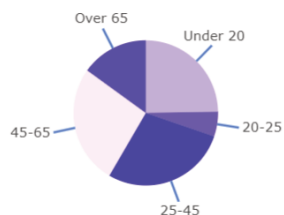
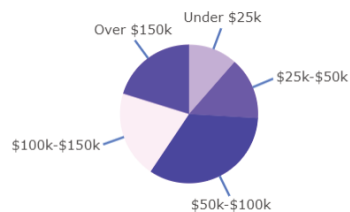
40

Median Age

37

2028 Estimate

↓ -10%
Growth Rate



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