



OFFERING MEMORANDUM

FOR SALE

3600 ISLETA BLVD SW, ALBUQUERQUE, NM 87105

- Close to I-25 Access

exp[®]
REALTY

PROPERTY OVERVIEW

FEATURES

PROPERTY:	FOR SALE
Address:	3600 Isleta Blvd SW, Albuquerque, NM 87105
Sale Price:	\$300,000
Size:	Approx. Sq Ft: ±950 SF
Previous Use:	Beauty salon

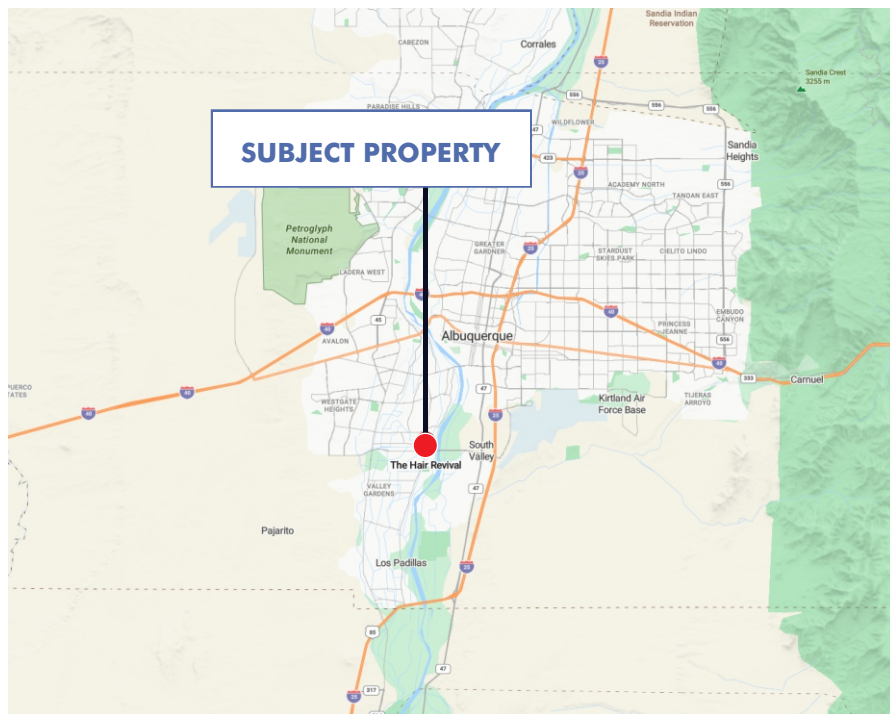


PROPERTY HIGHLIGHTS

- Great visibility on high-traffic Isleta Blvd SW
- Near I-25 access
- Signage opportunity: personal signpost and building frontage
- Former salon – ideal for salon, office, or retail

LAYOUT INCLUDES

- Open lobby space
- Private office or station areas
- Break room
- Private restroom
- Zoning: SD-IVC
- Great owner-user opportunity



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.



Andrea Hankins

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Alexis Pinter

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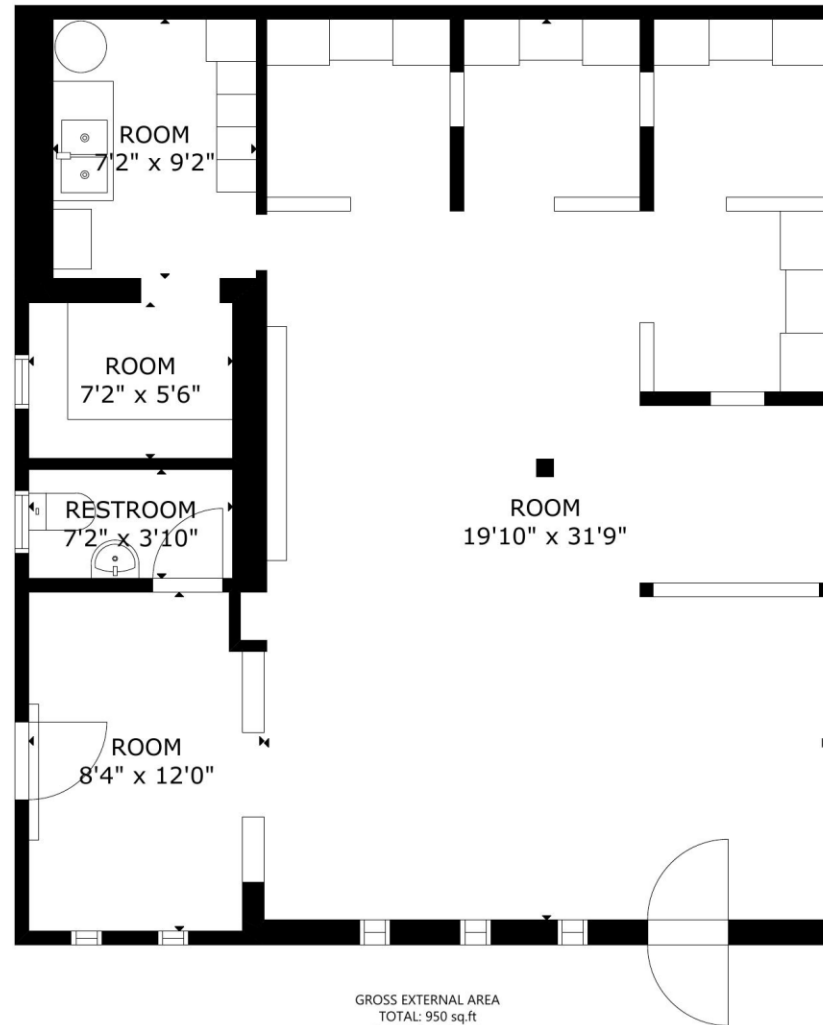
alexis.pinter@exprealty.com



FLOOR PLAN

FOR SALE

3600 ISLETA BLVD SW, ALBUQUERQUE, NM 87105



GROSS EXTERNAL AREA
TOTAL: 950 sq.ft
FLOOR 1: 950 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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PROPERTY PICTURES

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AREA MAP

FOR SALE

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Location Advantage

- Strategically positioned in the South Valley corridor
- Easy access to I-25 via Rio Bravo Blvd (approx. 5 minutes)
- High Visibility & Prime Traffic Exposure
- Excellent daily exposure for drive-by traffic
- Just minutes from Rio Bravo Blvd

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PRESENTED BY



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LISTING BROKERS



Andrea Hankins

Andrea Hankins, a native of New Mexico, has dedicated over 14 years to advocating for small businesses and implementing expansive sales and networking strategies. Her forte lies in forging strong partnerships, a skill honed through a sophisticated communication framework.

She holds a BA in Mass Communication and Journalism (Public Relations) from the University of New Mexico, where she developed her unique ability to foster environments of engagement and loyalty.

Beyond her professional pursuits, Andrea is deeply committed to giving back to her community. She serves as an active board member for PINK "ME," a breast cancer nonprofit, and the Carrie Tingley Hospital Foundation.

Outside of work and philanthropy, Andrea finds joy in cooking, attending live music events, and cherishing moments with her husband and their three children.

Alexis Pinter

Alexis Pinter, a UNM Alumni, has channeled her family's entrepreneurial legacy into a thriving real estate career since 2013. Known for her dedicated client service, she brings a wealth of experience and a deep connection to the Albuquerque community, particularly the South Valley. Delving into commercial real estate, Alexis is driven by her passion for supporting small businesses. Recognizing the need for specialized assistance among Spanish-speaking entrepreneurs, she has become a trusted resource in guiding and advocating for their needs.

Fluent in Spanish, Alexis ensures inclusive service for all clients. Beyond being a real estate broker holding an associate and qualifying broker license, she actively mentors new brokers and serves as the co-state leader for New Mexico's EXP Young Professionals.

Outside of her professional endeavors, Alexis and her husband enjoy doing life together with their two pups, who are their world. Together, they have embarked on growing their real estate portfolio, aligning with their shared love for travel and plans for the future, envisioning a retirement surrounded by real estate investments and both their personal businesses they have jointly funded.