



FOR SALE

NE HEIGHTS FREESTANDING OFFICE/MEDICAL/RETAIL BUILDING

9901 MONTGOMERY BLVD NE
ALBUQUERQUE, NM 87111

CBRE



PROPERTY HIGHLIGHTS

Rare office/medical/retail building available for sale in the Northeast Heights submarket. This $\pm 23,427$ SF freestanding building boasts prime frontage on the bustling east-west arterial of Montgomery Blvd, with excellent visibility. The strategic location is surrounded by a thriving community, with strong demographics. This versatile property is perfectly suited for office, medical, or retail concepts.

- Functional floor plan for both office and medical uses including: Surgical rooms, fully-plumbed clinical exam rooms, private offices, waiting rooms, storage and break areas
- Excellent visibility with signage along Montgomery Blvd
- Surrounded by amenities including restaurants, shopping, entertainment and healthcare
- $\pm 128,000$ residents and $\pm 41,000$ daytime population within a 3 mile radius

PROPERTY DETAILS

$\pm 23,427$ SF
SIZE

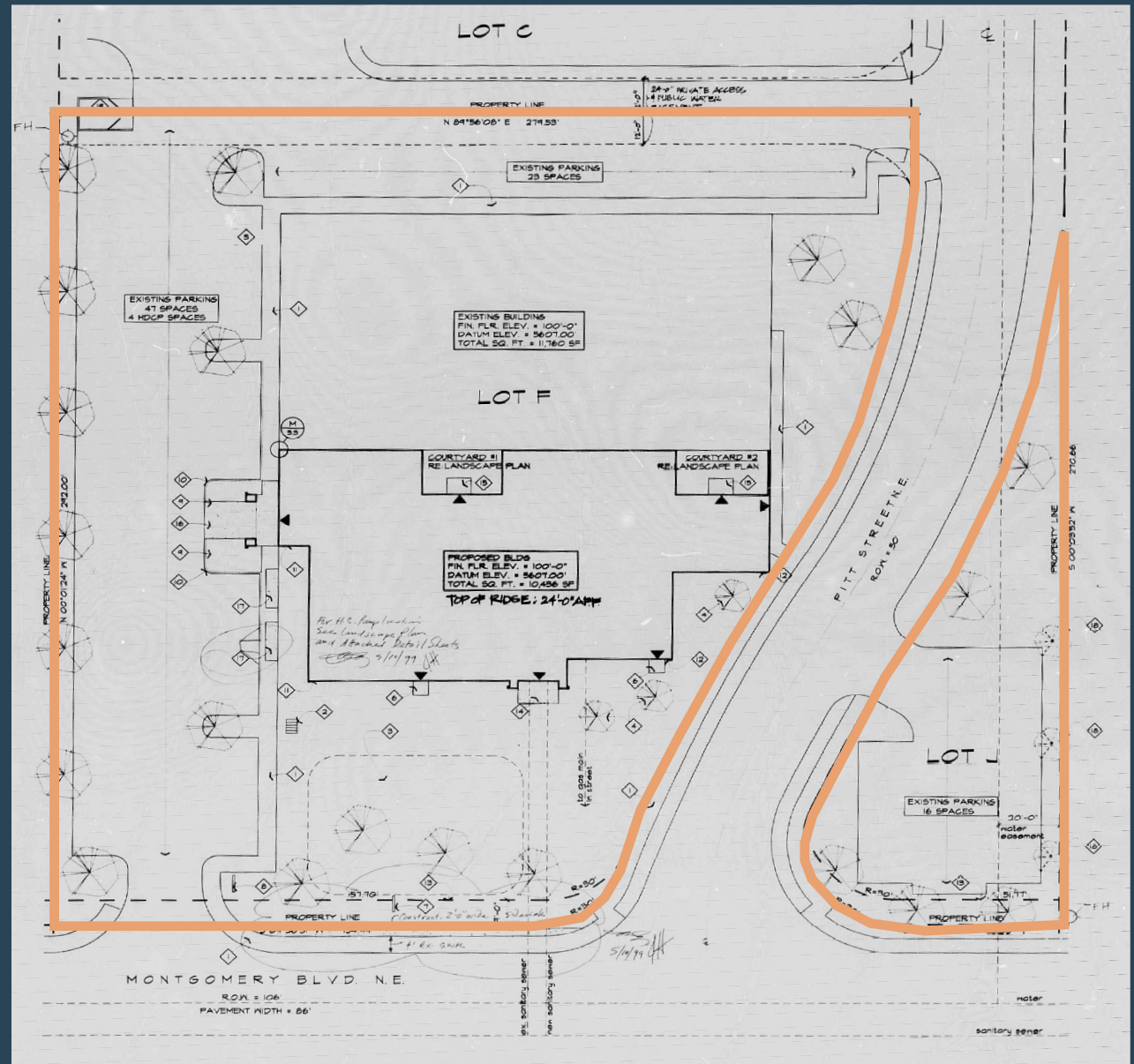
± 1.77 AC
LOT SIZE

MX-T
ZONING

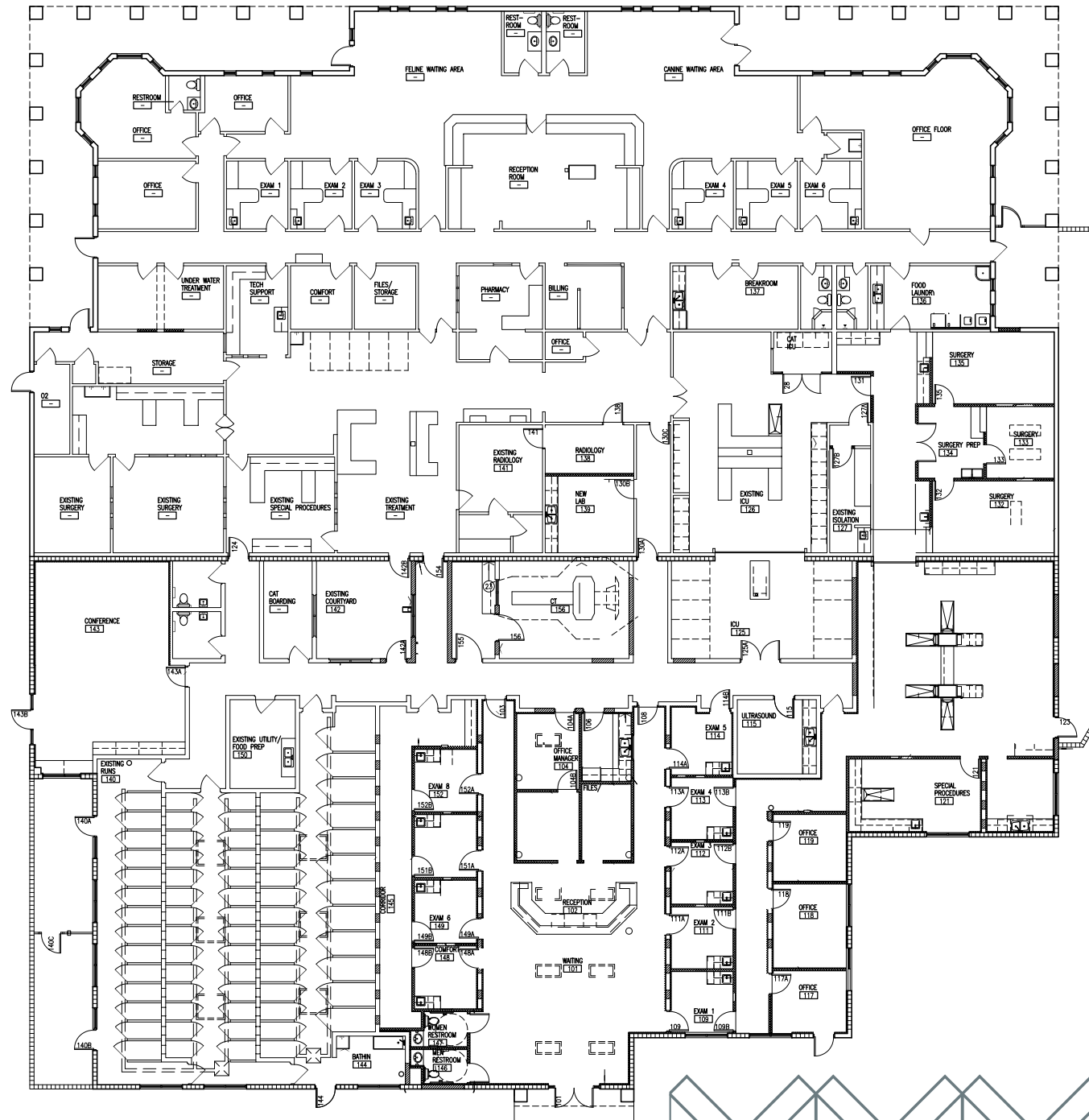
1988
YEAR BUILT

SALE PRICE
INQUIRE WITH BROKER

SITE PLAN



FLOOR PLAN



SURROUNDING AMENITIES

9901 MONTGOMERY BLVD NE

Surrounding Amenities:

- Presbyterian**
- TRICORE REFERENCE LABORATORIES**
- Linda's Deli**
- Satellite Coffee**
- Wendy's**
- Lovelace Urgent Care**
- Optum**
- New Mexico Dental Association**
- Staples**
- ABQ Endodontics**
- Flying Star**
- Starbucks**
- GRASSBURGER**
- Applebee's**
- Burger King**
- farfina alto**
- Duke City Primary Care**
- Western Dermatology Consultants**
- NM Smile Center**
- ABQ Emergency Dentists**
- Michael's**
- Target**
- Party City**
- Natural Grocers**
- Walgreens**
- Chuck E. Cheese's**
- DWT DMD/Staightline Ortho Endodontic Associates of ABQ**
- Hobby Lobby**
- Marshalls**
- Big Lots**
- Samurai Grill & Sushi Bar**
- Panda Express**
- Taco Bell**
- Prometric**
- The Dirty Bourbon**
- Long Leash On Life**
- Slice Parlor**
- Sonic**
- Marbles**
- Planet Fitness**
- The Yeller Sub**
- Express Vet NM**
- SLIM CHICKENS**
- DUNKIN' DONUTS**
- Pangea Cafe**
- Arroyo Del Oso Golf Course**
- Bear Canyon Open Space**
- Matheson Park**

Traffic Volume Data:

- 43,700 VPD (Wyoming Blvd NE)
- 38,500 VPD (Pennsylvania St NE)
- 36,700 VPD (Eubank Blvd NE)
- 33,400 VPD (Morris St NE)
- 20,800 VPD (Candelaria Rd NE)

Bear Canyon Open Space

**9901 MONTGOMERY
BLVD NE**

PRESBYTERIAN
TRICORE
REFERENCE LABORATORIES

Lindo Mexico
— RESTAURANTE MEXICANO & BAR —

Dave's High Desert Grill

BOSQUE
BREWING CO. ♠

True Value



Linda's Delci

Lovelace Urgent Care

Optum

New Mexico DENTAL ASSOCIATION

Fan Tang



VP STAPLES

ABQ ENDODONTICS




EXPRESS VET NM

38,500 VPD

36.700 VPD

33,400 VPD

  The Yeller Sub












DWT DMD/Staightline Ortho
 Endodontic Associates of ABQ

HOBBY LOBBY

BIG LOTS!

Marshalls

Samurai
GRILL & SUSHI BAR

PANDA EXPRESS
Authentic Chinese Cuisine®

TACO BELL

PROMETRIC

Albuquerque Speech Language Hearing Center

ABQ Emergency Dentists
NM Smile Center
Western Dermatology Consultants



DUKE CITY
PRIMARY CARE

A row of five business logos. From left to right: 1. Petpark: A stylized logo with 'pet' in a script font and 'park' in a bold sans-serif font, with a dog's head silhouette. 2. The Dirty Bourbon: A rectangular logo with a textured background, featuring the text 'THE DIRTY BOURBON', 'A BOUTIQUE COUNTRY COUNTRY COUNTRY COUNTRY', and 'ALBUQUERQUE, NEW MEXICO'. 3. Long Leash On Life: Text-based logo with 'Long Leash' in blue, 'On Life' in green, and 'Healthy Food for Cats & Dogs' in smaller green text below. 4. Marble: The word 'MARBLE' in bold black letters, followed by a stylized 'B' that looks like a donut. 5. Slice Parlor: The words 'Slice' and 'Parlor' in a playful, rounded font, with 'Slice' in red and 'Parlor' in white on a red background. 6. Sonic: The word 'SONIC' in a stylized, italicized font with a blue-to-yellow gradient, with 'America's Drive-In' in smaller text below.

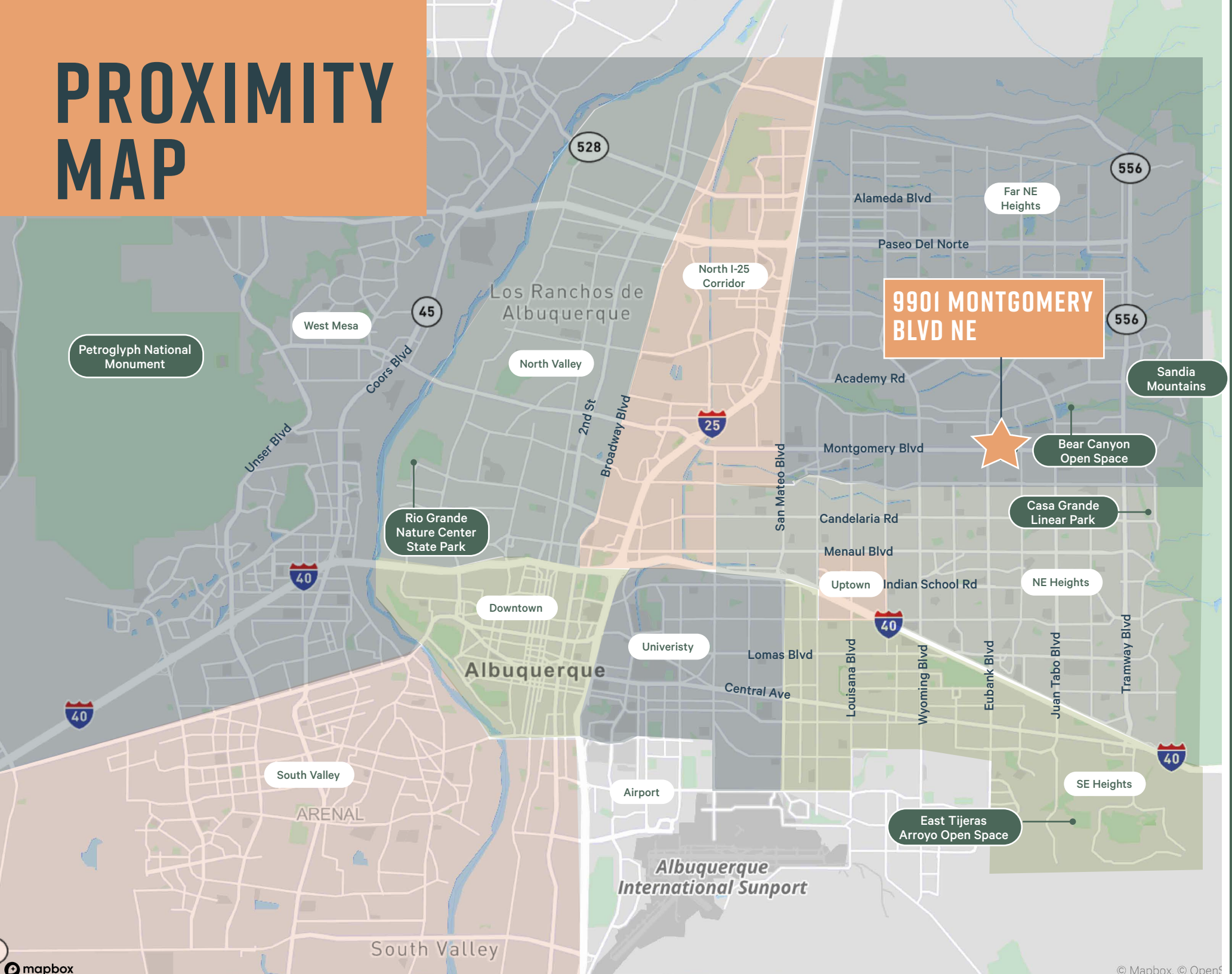
Candelaria Rd NE

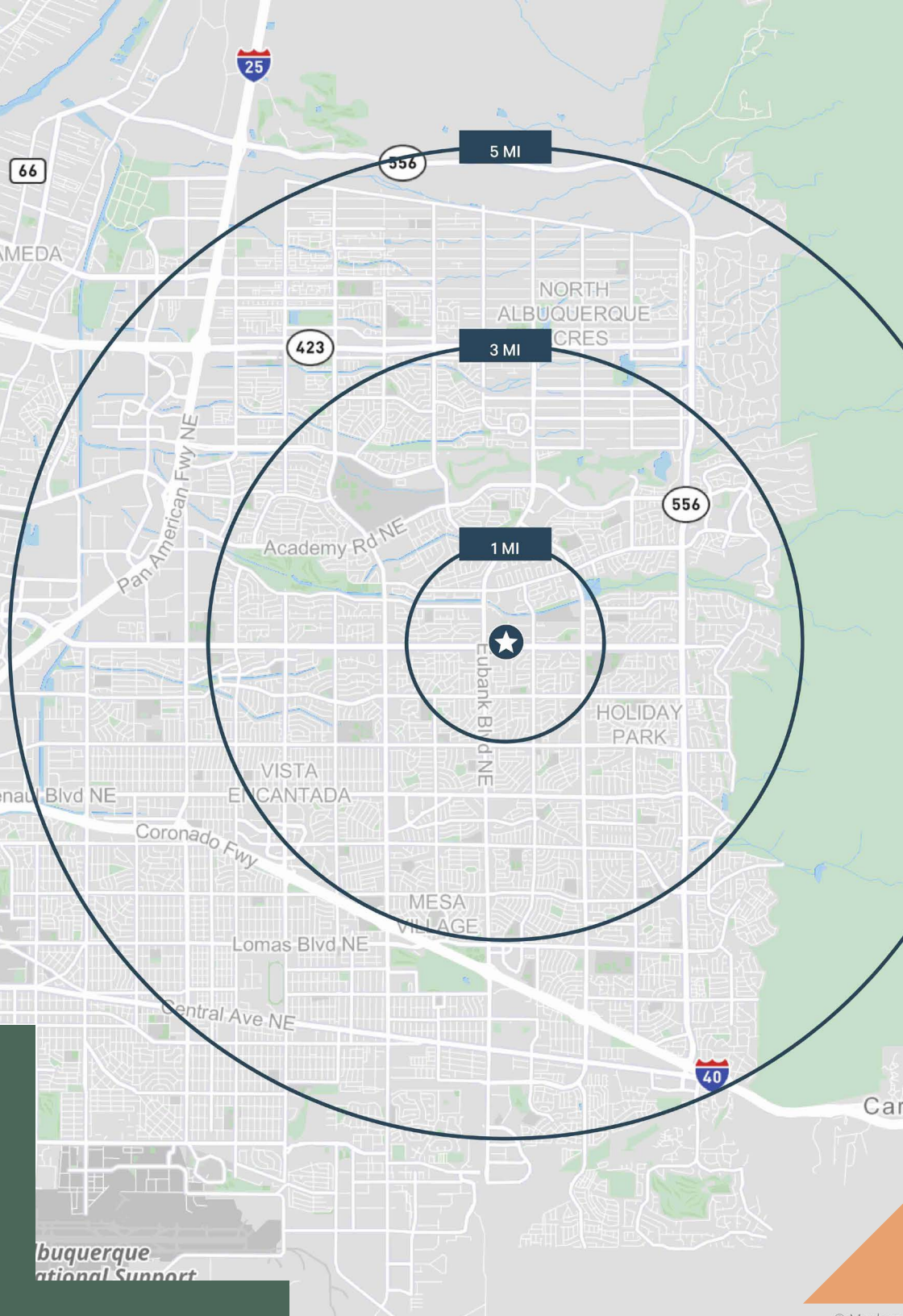
Hoffmantown

Matheson Park

Candelar

PROXIMITY MAP





DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
PLACE OF WORK			
2024 Businesses	637	4,464	12,084
2024 Employees	5,830	41,266	146,881
POPULATION			
2024 Population	17,451	128,779	266,058
2029 Pop - Five Year Proj	17,259	128,003	267,080
2024-2029 Pop Growth Rate	-0.22%	-0.12%	0.08%
Median Age	44.4	43.8	42.2
EDUCATION			
Bachelor`s Degree	53.2%	51.6%	46.7%
HOUSEHOLDS			
2024 Households	8,258	58,930	120,391
2029 HH - Five Year Proj	8,241	59,236	122,145
2024 Average Household Size	2.08	2.16	2.19
HOUSEHOLD INCOME			
2024 Average HH Income	\$96,825	\$110,344	\$102,238
2029 Average HH Income	\$107,050	\$122,424	\$114,145
2024 Median HH Income	\$74,537	\$78,692	\$70,111
2029 Median HH Income	\$81,896	\$89,545	\$78,301



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