

MONTGOMERY OFFICE | RETAIL FOR LEASE

OFFICE/RETAIL - FAR NORTHEAST HEIGHTS SUBMARKET
10701 Montgomery Blvd NE, Albuquerque NM 87111

UNDER NEW OWNERSHIP



**FOR
LEASE**

AVAILABLE
6,244 SF

RATE
\$21.00 PSF NNN
NNNs* \$5.00
* Estimate provided by Landlord
and subject to change

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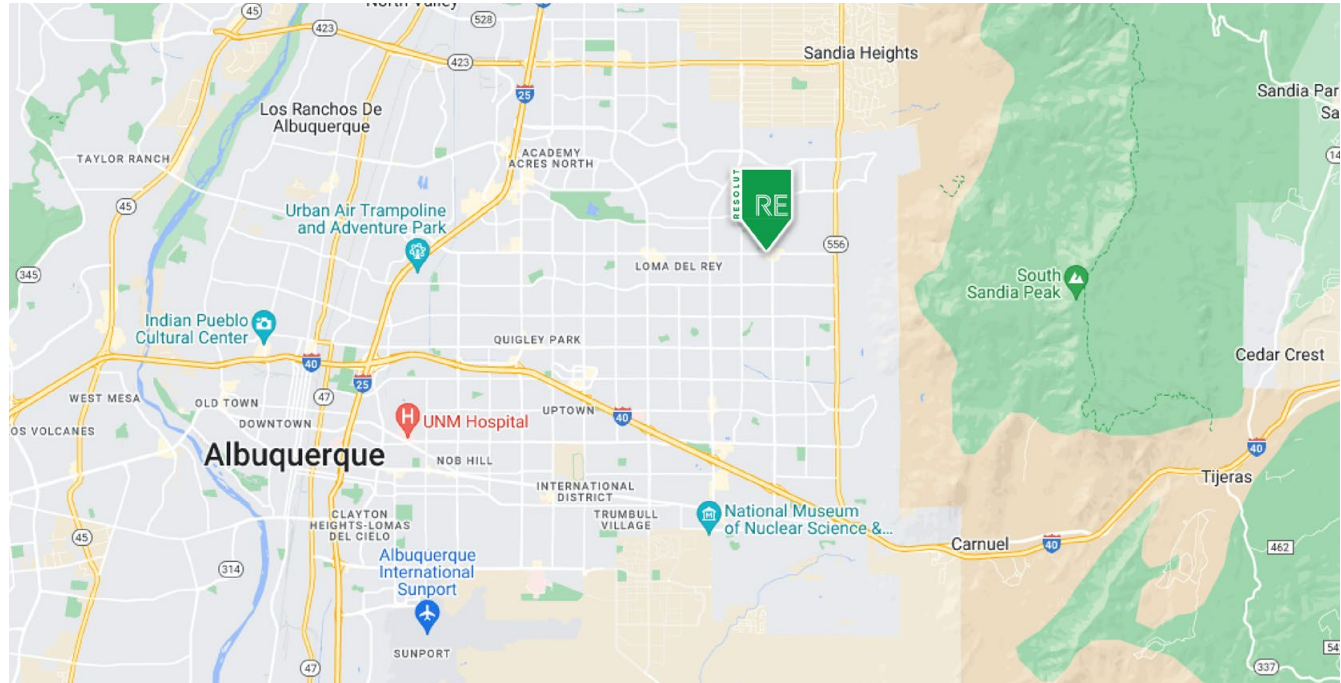
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PROPERTY HIGHLIGHTS

Minato Square, offers a mix of retail and office spaces with the following highlights:

- **Location:** Situated in the desirable Far Northeast Heights of Albuquerque, benefiting from high visibility and accessibility due to approximately 23,800 to 24,600 vehicles per day on Montgomery Boulevard.
- **Space Availability:** Includes 6244 square feet of contiguous office/retail space (divisible).
- **Signage:** Offers building and monument signage opportunities, enhancing visibility for businesses.
- **Layout:** Current buildout of functional office layout, suitable for various professional uses + offices & conference room.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



112,042
POPULATION
3-MILE RADIUS



\$114,550.00
AVG HH INCOME
3-MILE RADIUS



70,602
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Montgomery Blvd. NE: 21,923 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

Type: Mixed-use multi-tenant commercial property featuring both retail and office spaces.

Available Space: 6,244 sqft of contiguous office/retail space (divisible) available.

Accessibility: Convenient access for tenants and clients, supported by the property's prominent location and functional layout.

Parking: Abundant parking – 6.91 parking spaces per 1,000 SF.

New Ownership: Exterior upgrade, new landscaping planned.

LOCATION OVERVIEW

Area: Situated in the Far Northeast Heights, a desirable and affluent commercial and residential district in Albuquerque, known for its strong demographics and business-friendly environment.

Accessibility: Easily accessible via major roadways, with proximity to key intersections, facilitating convenient access for clients, employees, and deliveries.

Location: Prime spot in the Far Northeast Heights, Albuquerque, with high visibility along Montgomery Boulevard, seeing 23,800–24,600 vehicles daily.

Surrounding Amenities: Located in a vibrant commercial corridor, near retail centers, dining options, medical facilities, and professional services, enhancing convenience for businesses and their customers.

Neighborhood Appeal: Benefits from the upscale residential communities in the Northeast Heights, providing a strong customer base and professional workforce.

Market Context: Situated in a vibrant commercial corridor, ideal for businesses seeking exposure and accessibility in a well-established area.



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GROSS EXTERNAL AREA

TOTAL: 6,284 sq.ft

FLOOR 1: 6,284 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

DIVISIBLE FLOOR PLAN

STE D
2,887 SFSTE F
3,430 SF

GROSS EXTERNAL AREA

TOTAL: 6,317 sq.ft

FLOOR 1A: 2,887 sq.ft, FLOOR 1B: 3,430 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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