

FOR LEASE

Sandia Commercial Properties

2509 VERMONT ST. NE

Albuquerque, NM 87110

PRESENTED BY:

JANET HORTON

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NM #55004

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$280.00 - 403.00 per month (Gross)
BUILDING SIZE:	10,672 SF
AVAILABLE SF:	162 - 269 SF
LOT SIZE:	1 Acres
ZONING:	MX-T
MARKET:	Albuquerque
SUBMARKET:	Northeast Heights

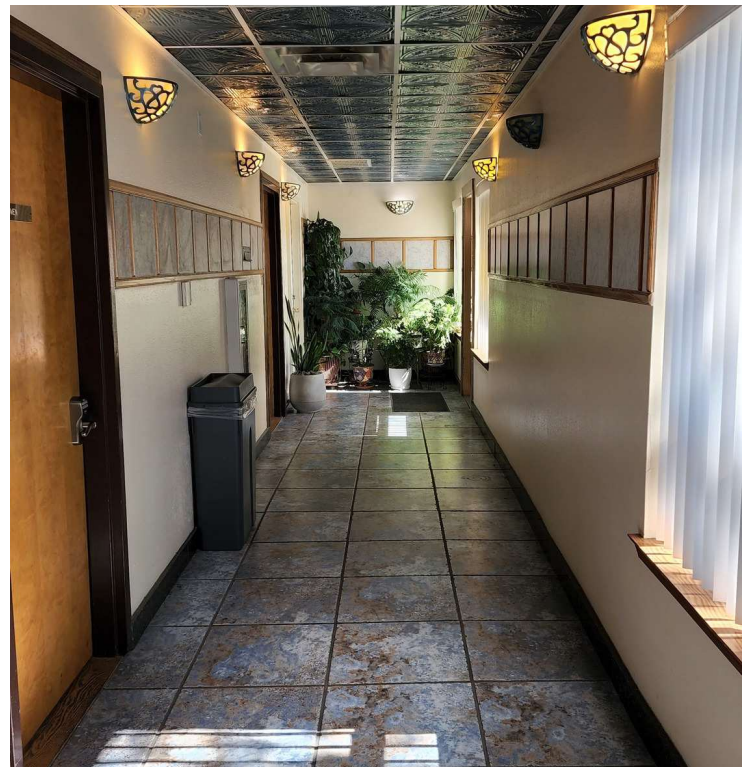
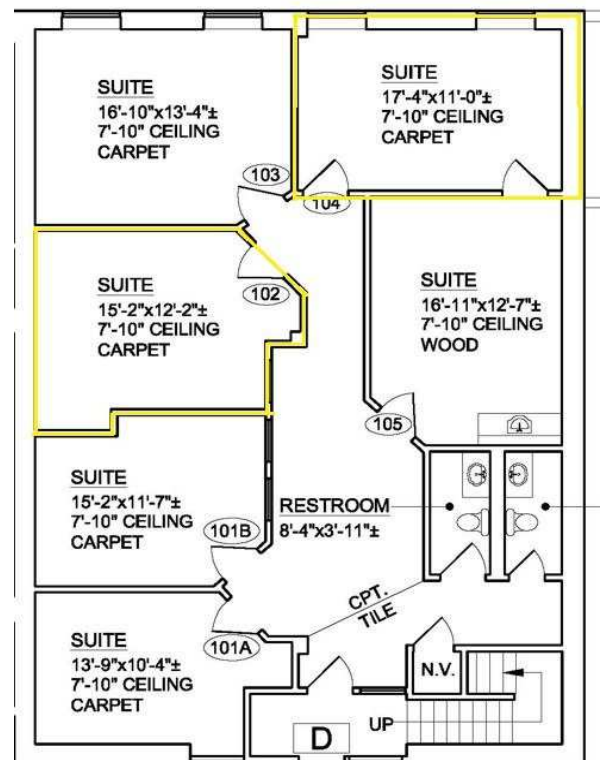
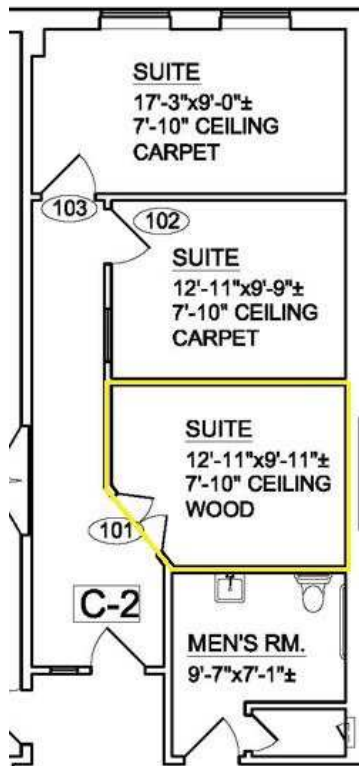
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PROPERTY HIGHLIGHTS

- Convenient Northeast Heights location
- Located on Vermont St. NE
- Between Wyoming and Pennsylvania
- Multiple suites available
- Quiet Tenants
- Attractive lease rate for Northeast Heights

SPACES	LEASE RATE	SPACE SIZE
SUITE C-2-101	\$280 per month	162 SF
SUITE D-102	\$403 per month	269 SF

FLOORPLANS & PHOTOS



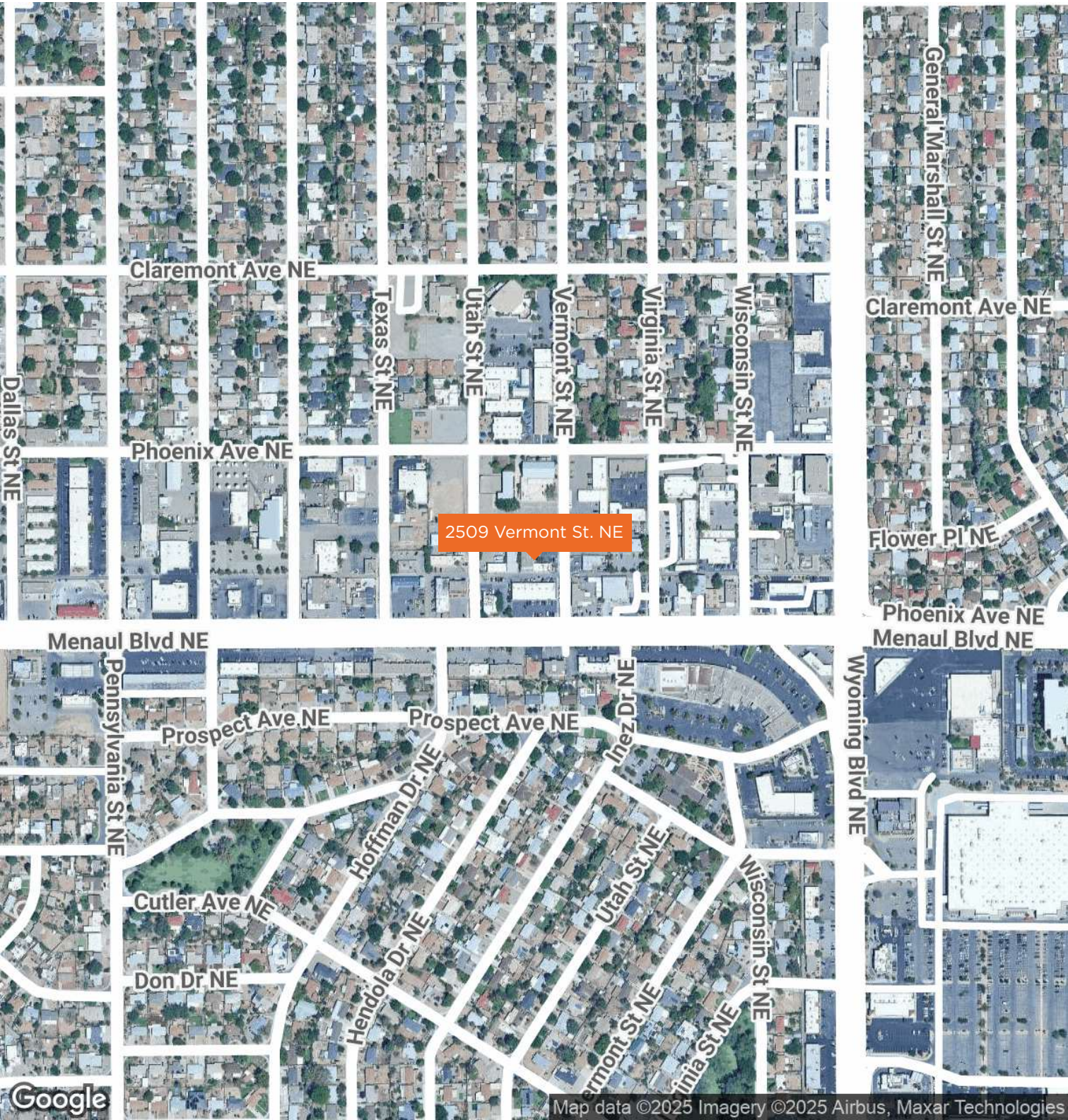
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ADDITIONAL PHOTOS



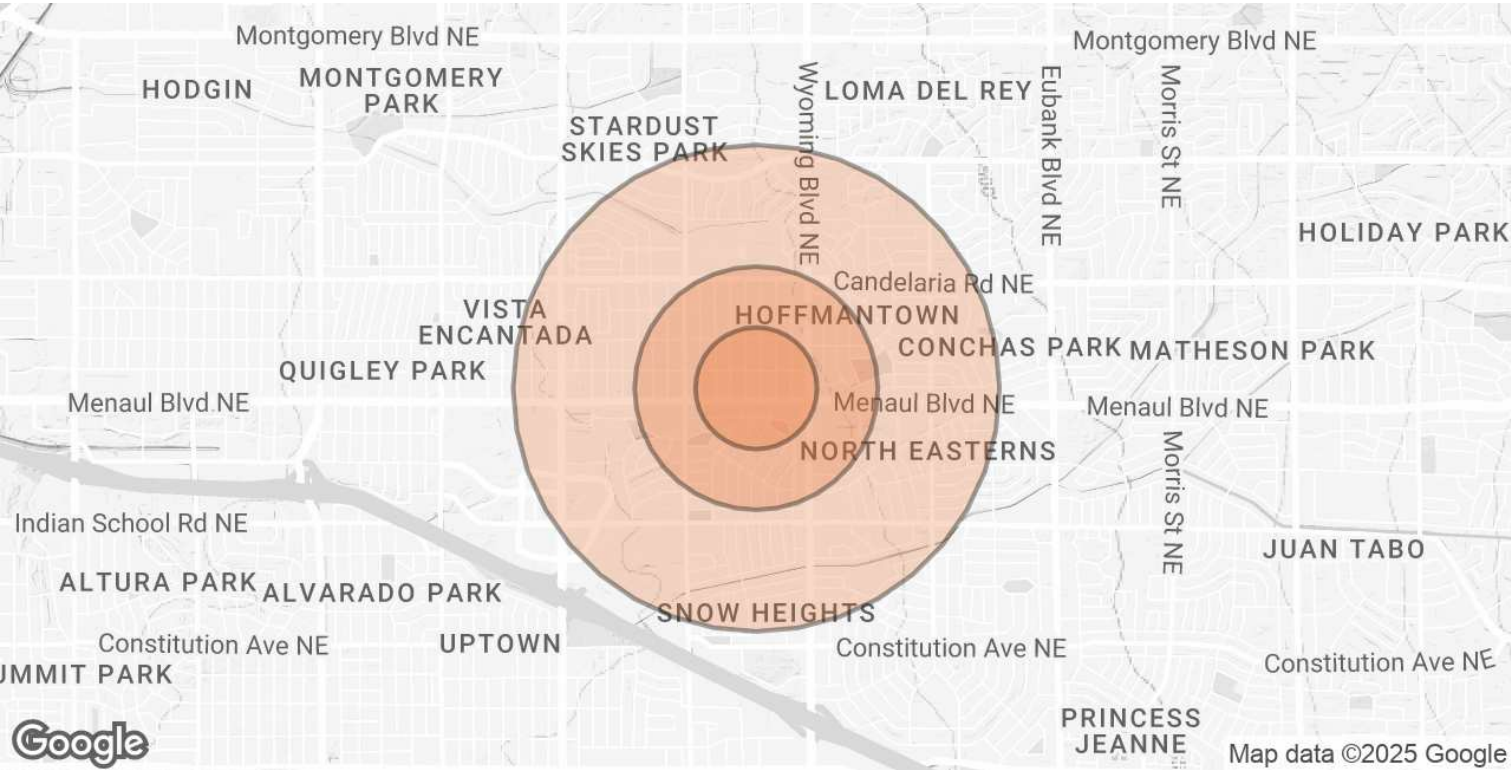
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	801	3,709	16,104
AVERAGE AGE	32.5	38.7	40.5
AVERAGE AGE (MALE)	36.3	40.4	40.1
AVERAGE AGE (FEMALE)	32.1	38.0	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	281	1,649	7,393
# OF PERSONS PER HH	2.9	2.2	2.2
AVERAGE HH INCOME	\$74,304	\$56,949	\$59,501
AVERAGE HOUSE VALUE	\$204,107	\$149,272	\$180,878

* Demographic data derived from 2020 ACS - US Census

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