



Colliers

For Sale

401 2nd St SW
Albuquerque, NM 87102

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Property Profile

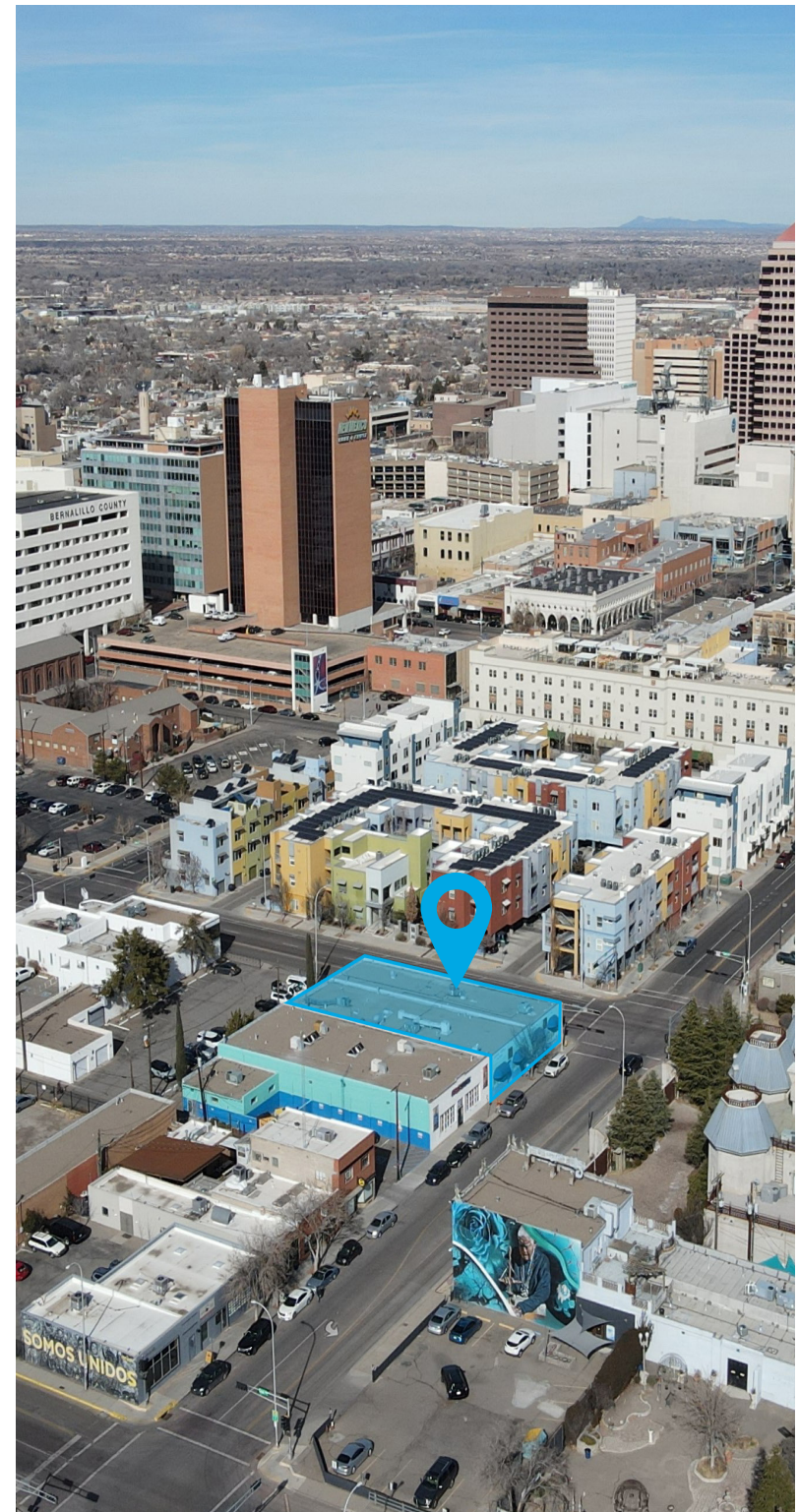
Details

Sale Price	\$880,000
Price PSF	\$120 PSF
Space Available	+/- 7,476 SF
Lot Size	0.2 Acres
Submarket	Downtown
Zoning	MX-FB-UD (Form-Based Urban Development)

Features

- SWC of 2nd St and Lead Ave
- Former Sanitary Tortilla Factory — replatted; now occupied by 15 art studios
- Owner/ use opportunity
- 2-year-old HVAC units
- 3-phase electrical service
- Storefront window in front gallery
- Party wall with adjacent owner
- Back delivery access via curb cut
- 8 parking spaces in the adjacent lot plus abundant street parking
- 2023 Property Tax: \$5,047
- 2023 Property Insurance: \$3,280

Area Tenants



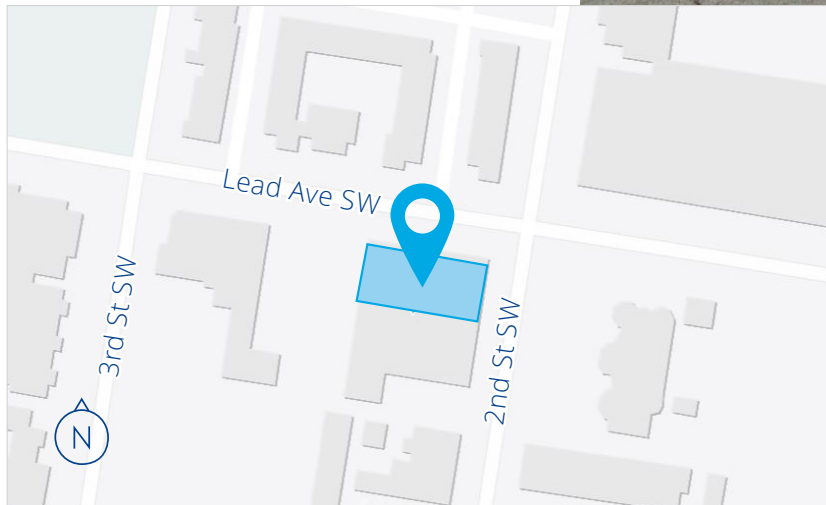
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Perfect Location

Located at the SW corner of 2nd St and Lead Ave., the former Sanitary Tortilla Factory building has been replated via a Party Wall Agreement. The subject property is the corner parcel with a large gallery showroom, several studios, large kitchen, shop/warehouse, a back pull-in access from Lead Ave, and 8 parking spaces in the lot directly west along with an abundance of street parking.

+/- 7,476 SF

Available



2 Year
Old HVAC



Bike Score
82



Walk Score™
92



Accessibility



<6 minutes
from I-40



<10 minutes
from I-25



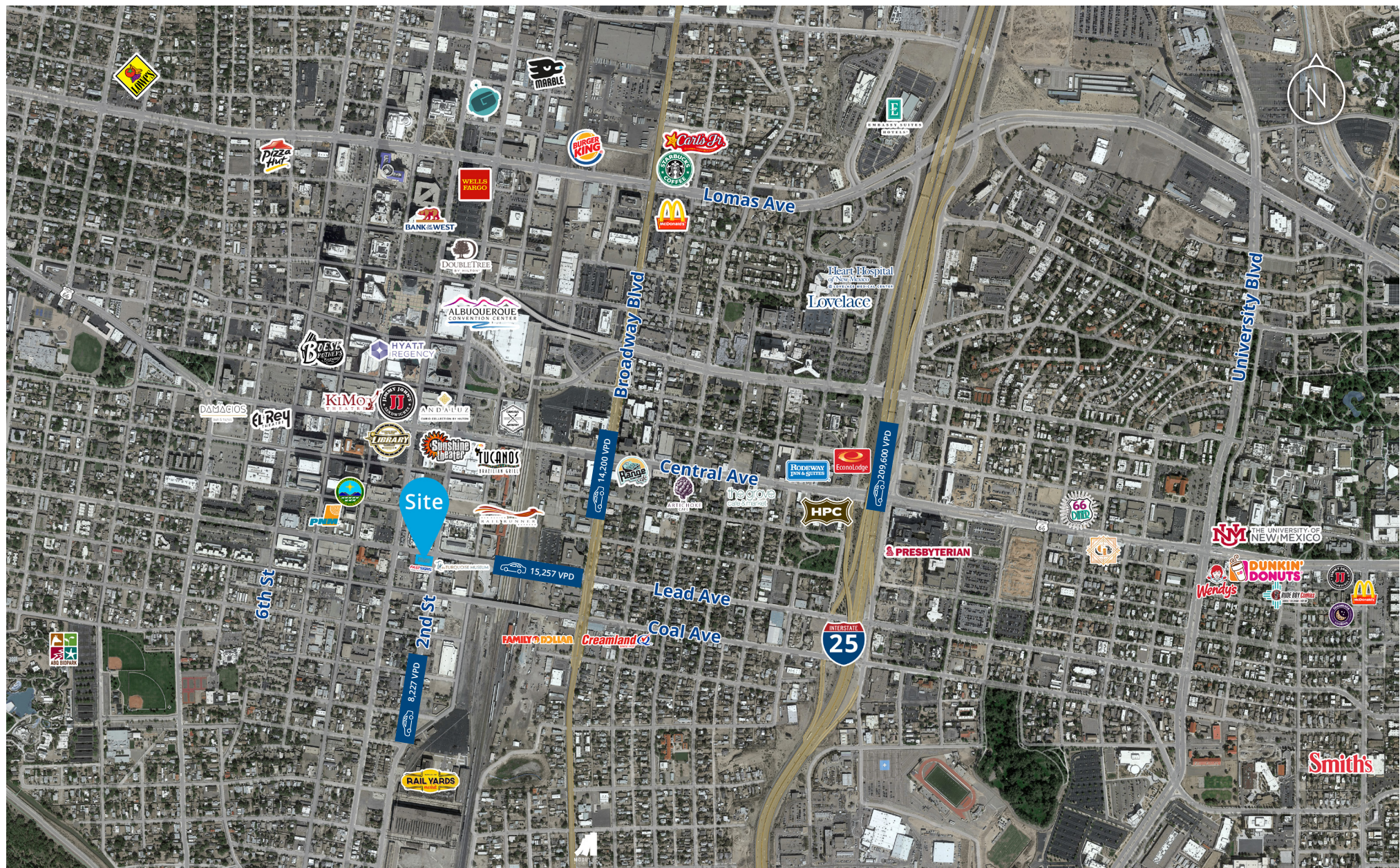
<12 minutes
from Uptown



Sunport Airport
13 min. Drive

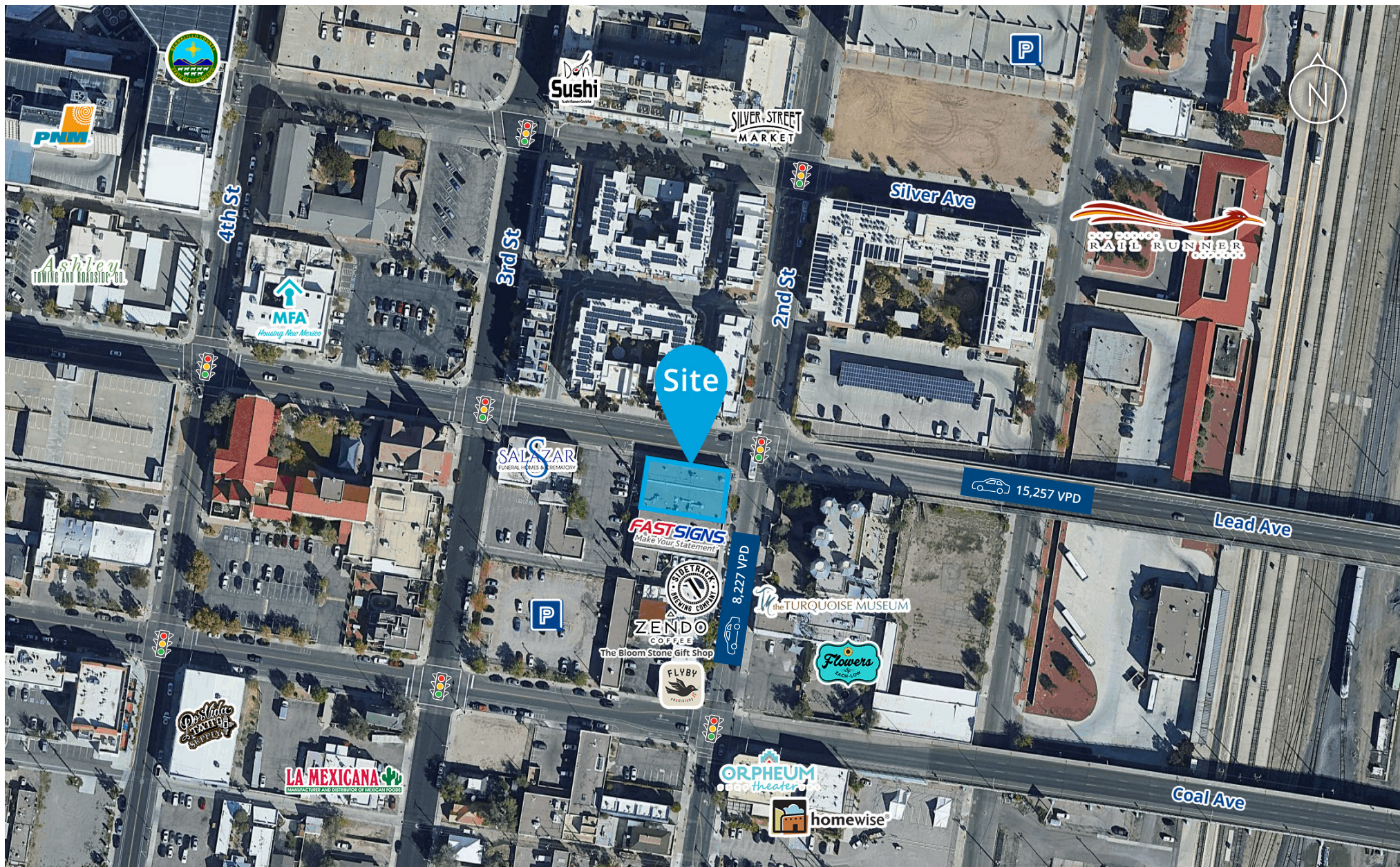
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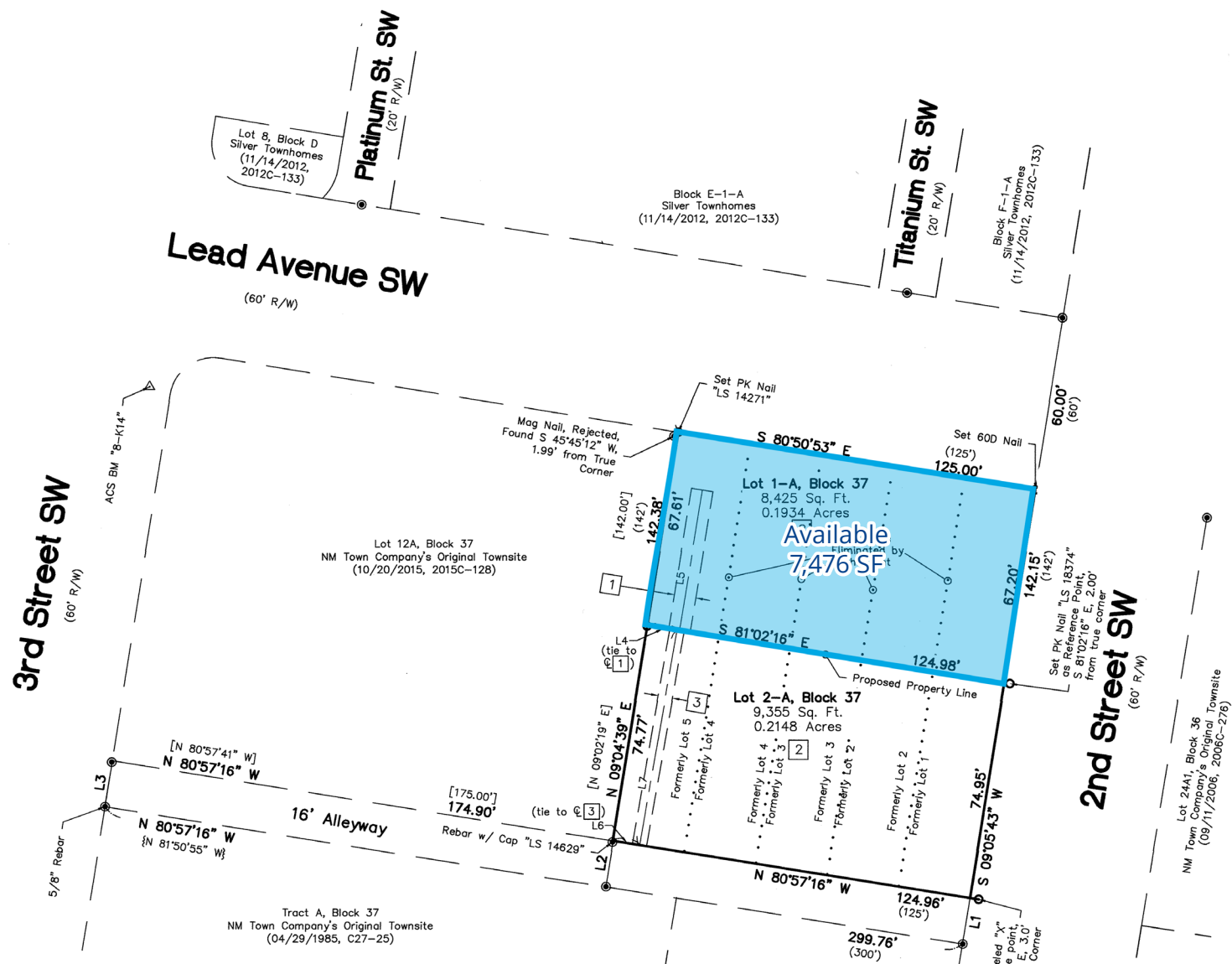
Trade Area Aerial



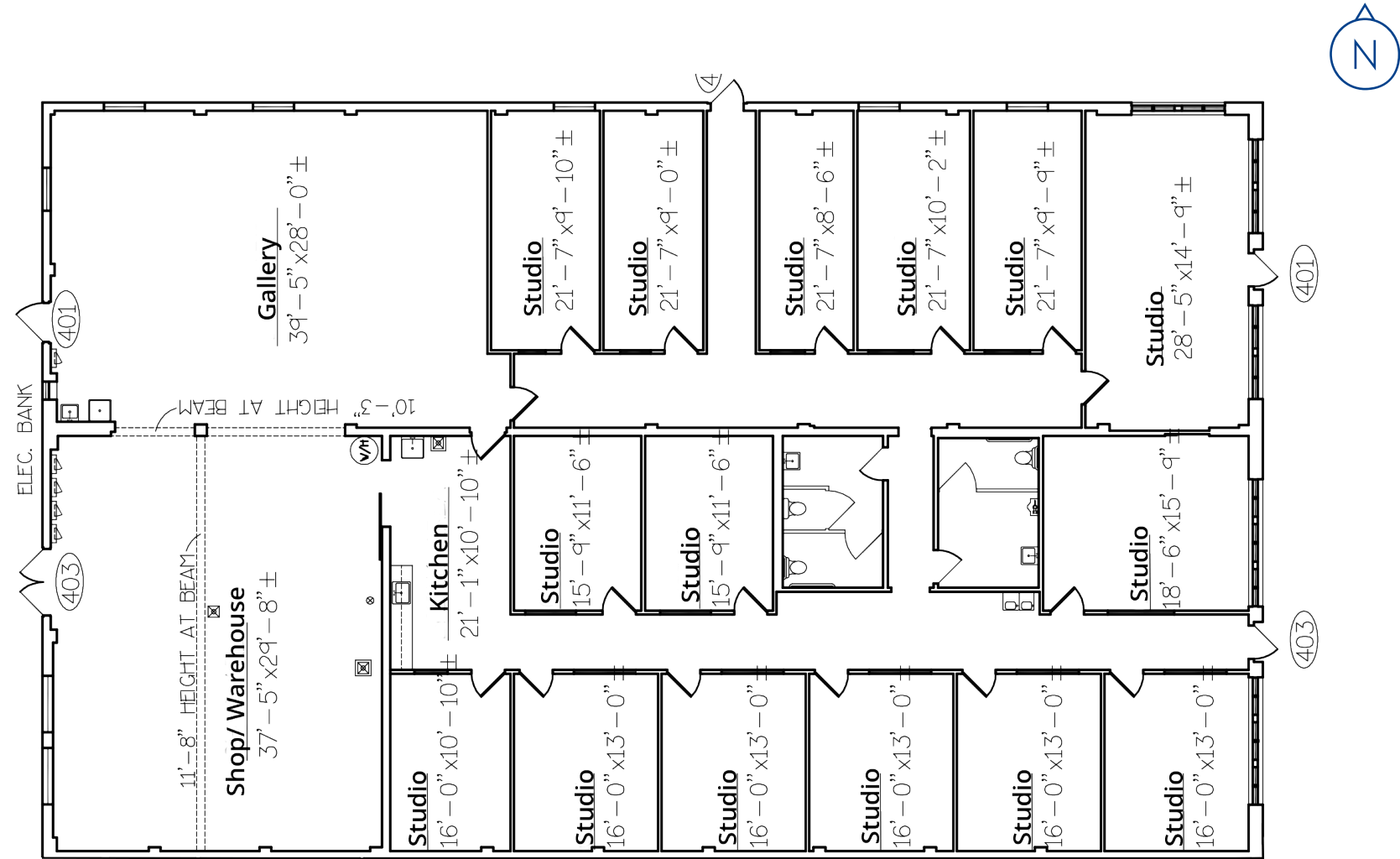
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Intersection Aerial





Floor Plan



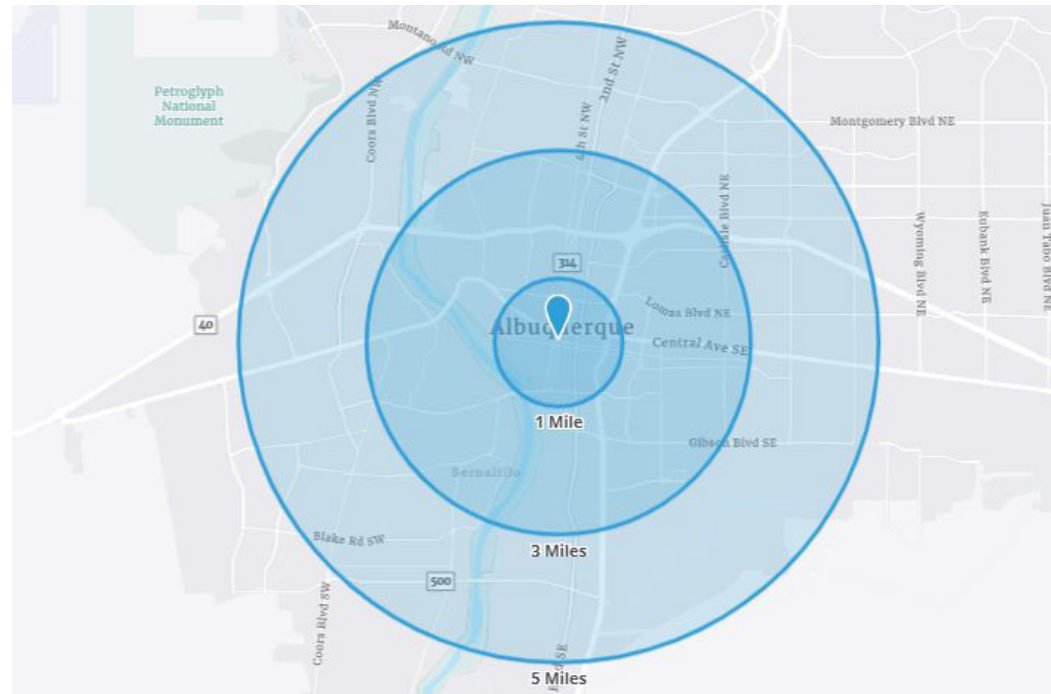
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Property Gallery

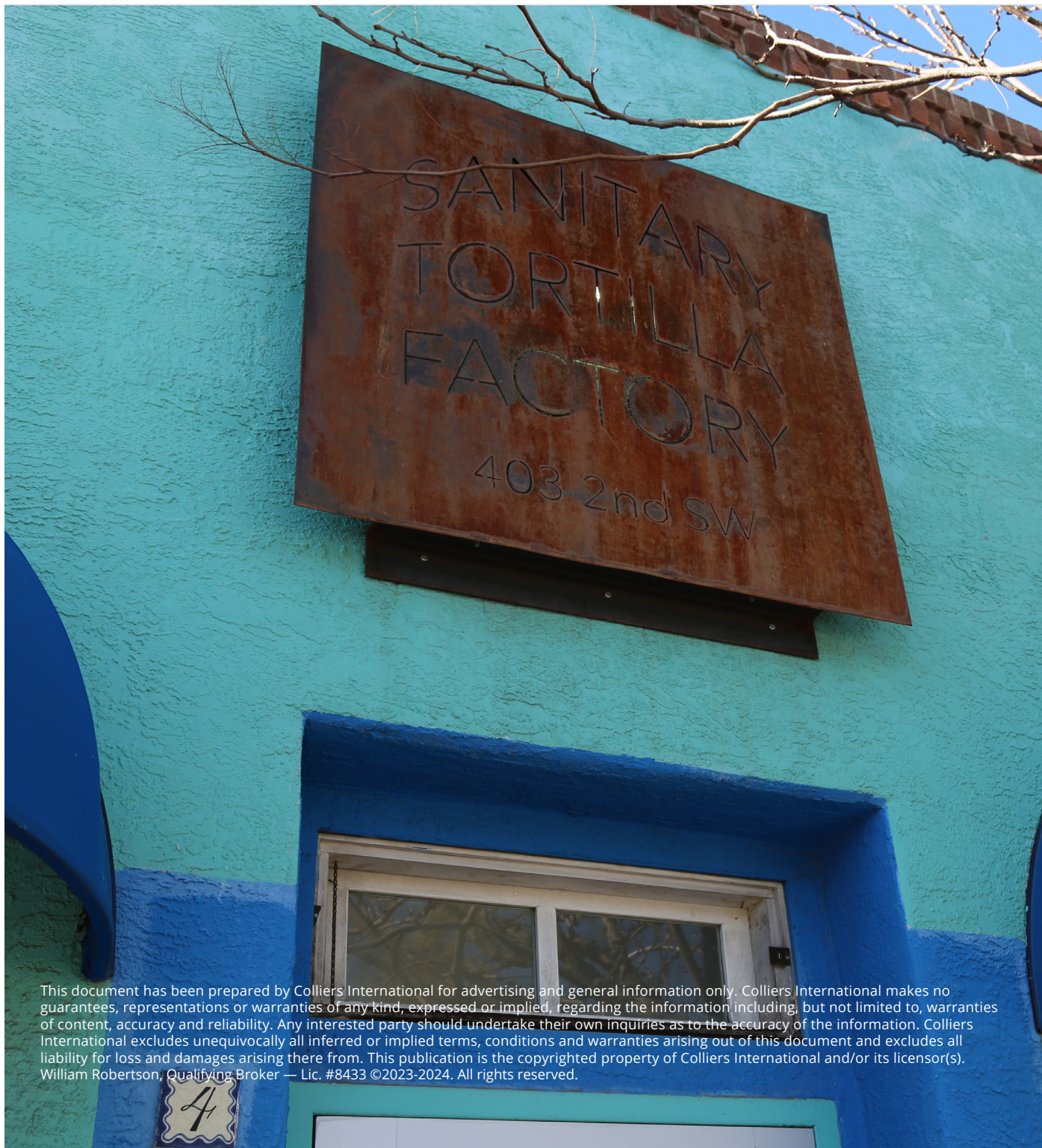


Demographics*

* Demographic data derived from esri® 2020



	1 Mile	3 Miles	5 Miles
Population	12,557	88,404	234,848
Households	6,823	39,804	101,415
Median Age	36.0	35.5	35.9
Average HH Income	\$61,253	\$74,738	\$74,327
Per Capita Income	\$33,485	\$34,046	\$32,226
Daytime Population	43,774	143,316	305,802



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