

Office Space For Lease



Occidental Life Building

HISTORIC, RE-ENERGIZED OFFICE SUITES

119 3rd St. SW | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±2,685 - 15,339 RSF
Available**

Micah Gray CCIM

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For Lease

119 3rd St. SW | Albuquerque, NM 87102

PROPERTY

AVAILABLE

Suite 101: ±2,685 RSF
Suite 201: ±5,424 RSF
Suite 202: ±2,690 RSF
Suite 203: ±4,540 RSF

LEASE RATE

\$20.00/RSF Full Service

HIGHLIGHTS

- Historic, re-energized Downtown work spaces
- Thoughtful updates with vintage character
- Bright interior, natural light throughout
- Flexible suite configurations
- Building elevator
- Attentive Landlord

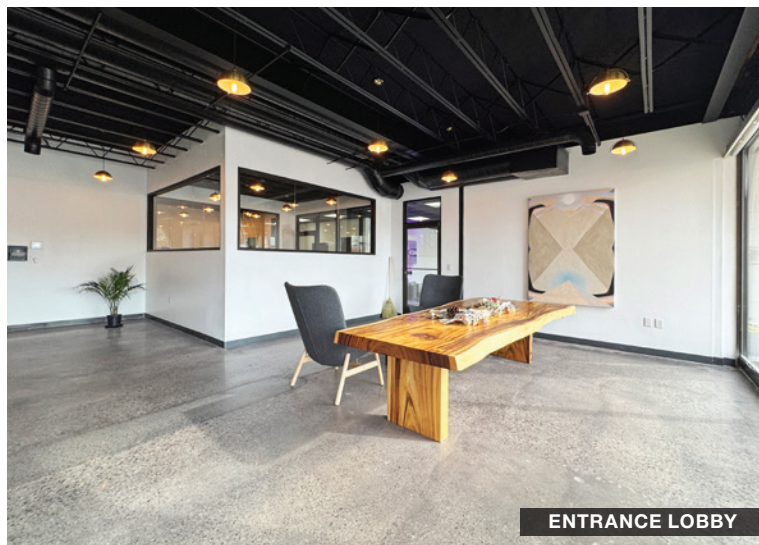
ZONING [MX-FB](#) 

LOCATION

NWC 3rd St. & Gold Ave. SW



ENTRANCE LOBBY



ENTRANCE LOBBY

NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
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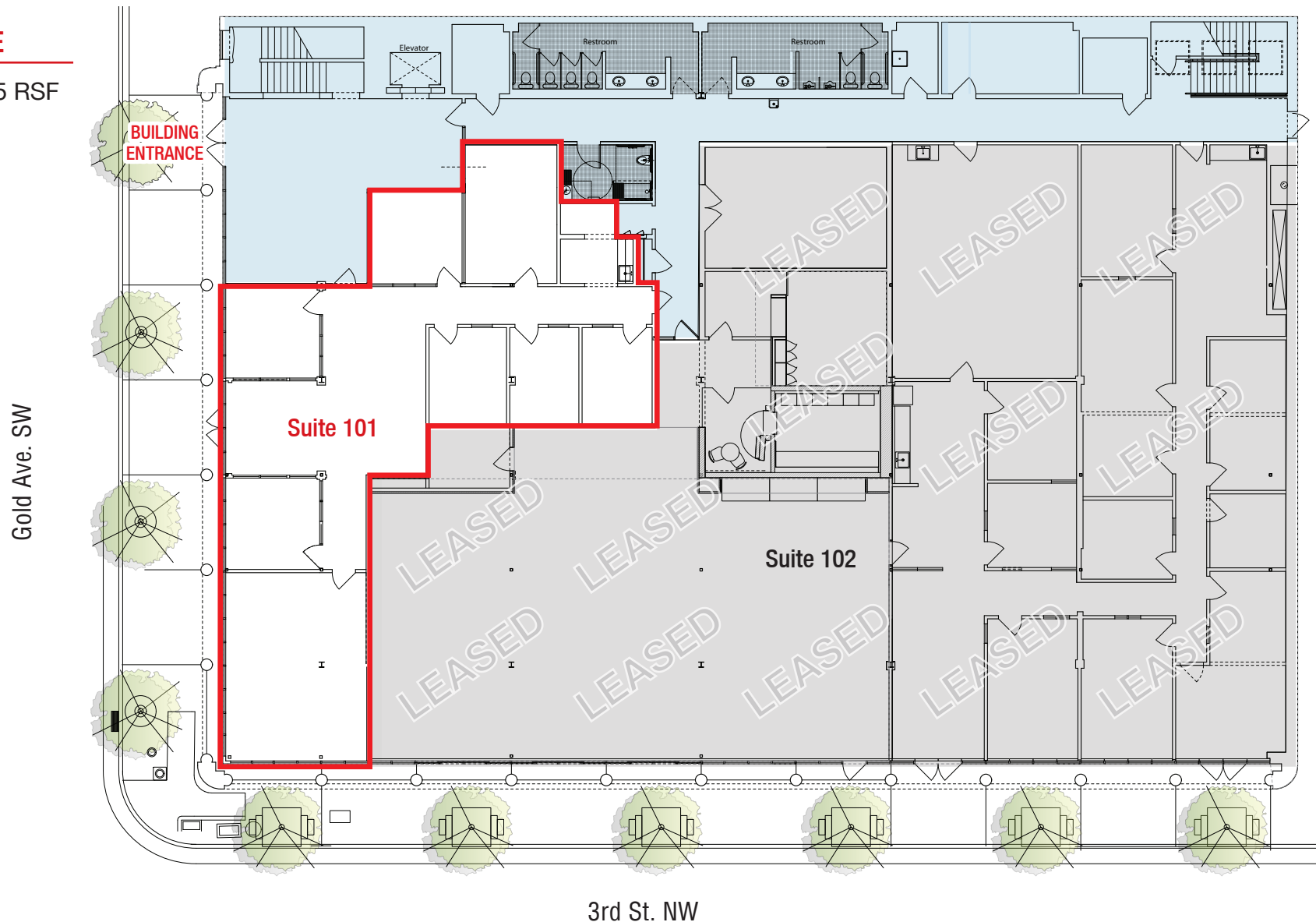
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1ST FLOOR

AVAILABLE

Suite 101: ±2,685 RSF

-  Available
-  Leased
-  Common Area



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
2ND FLOOR

AVAILABLE

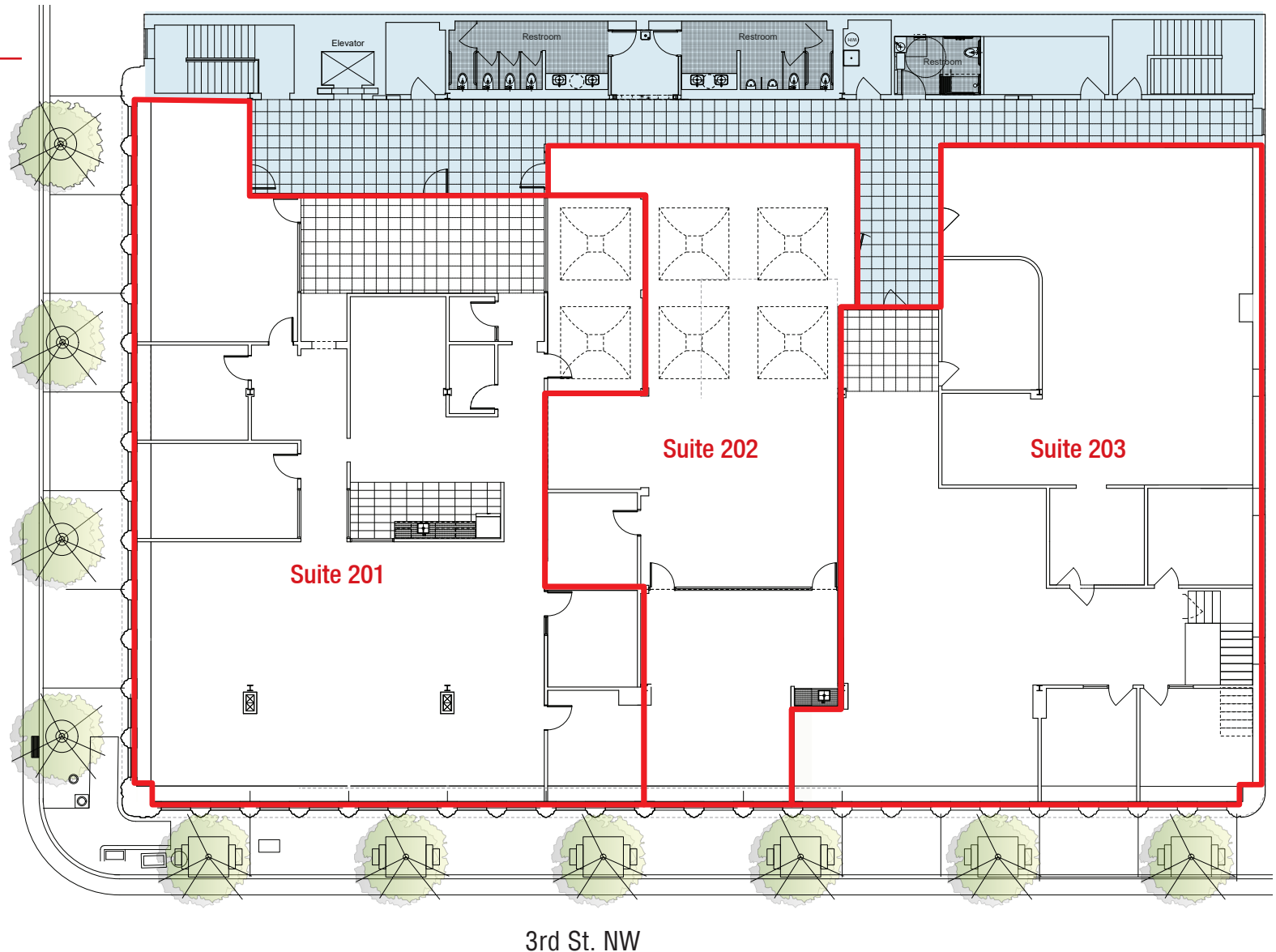
Suite 201: ±5,424 RSF

Suite 202: ±2,690 RSF

Suite 203: ±4,540 RSF

-  Available
-  Leased
-  Common Area

Gold Ave. SW



3rd St. NW

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DOWNTOWN



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SUITE 201



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SUITE 202



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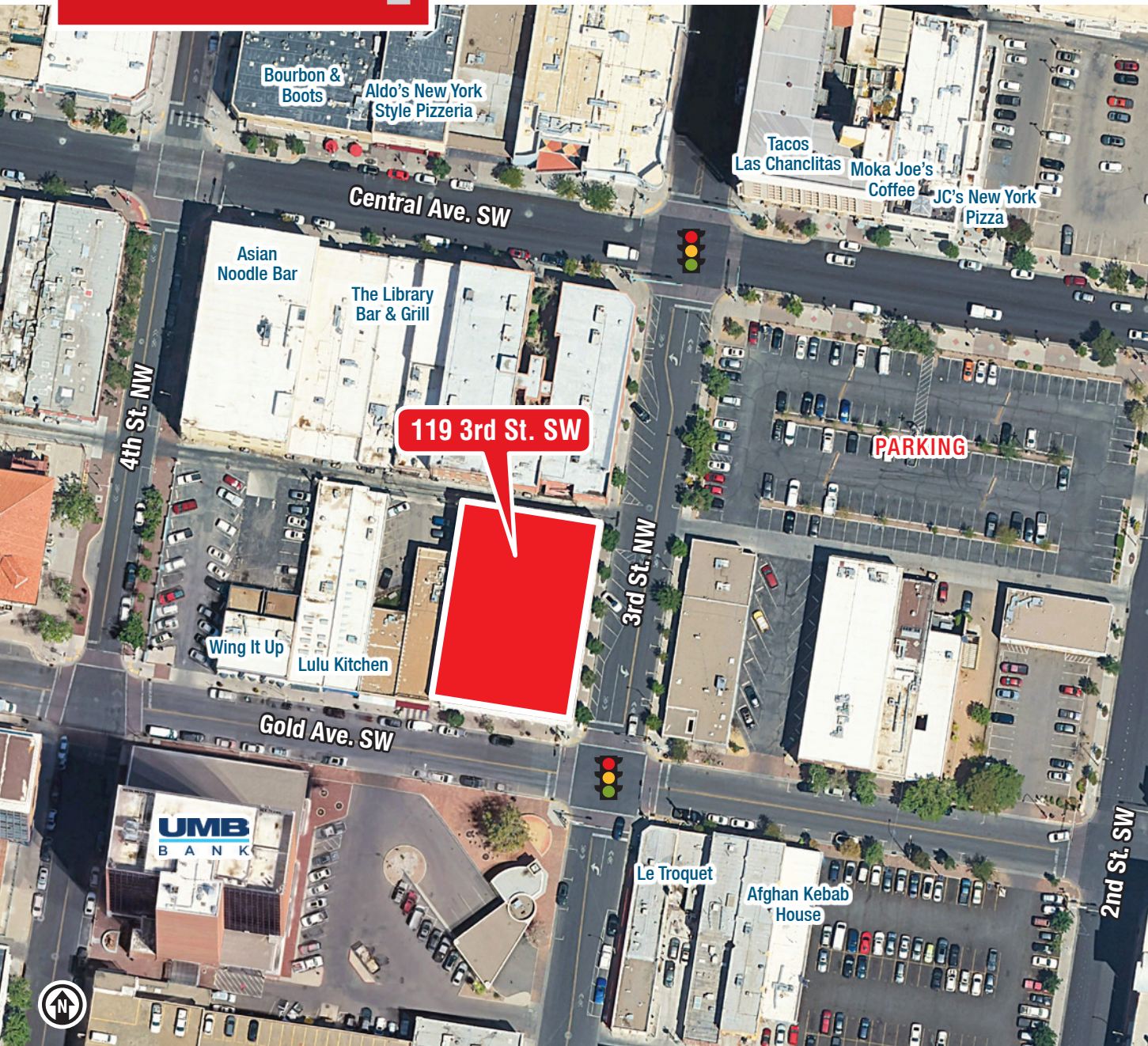
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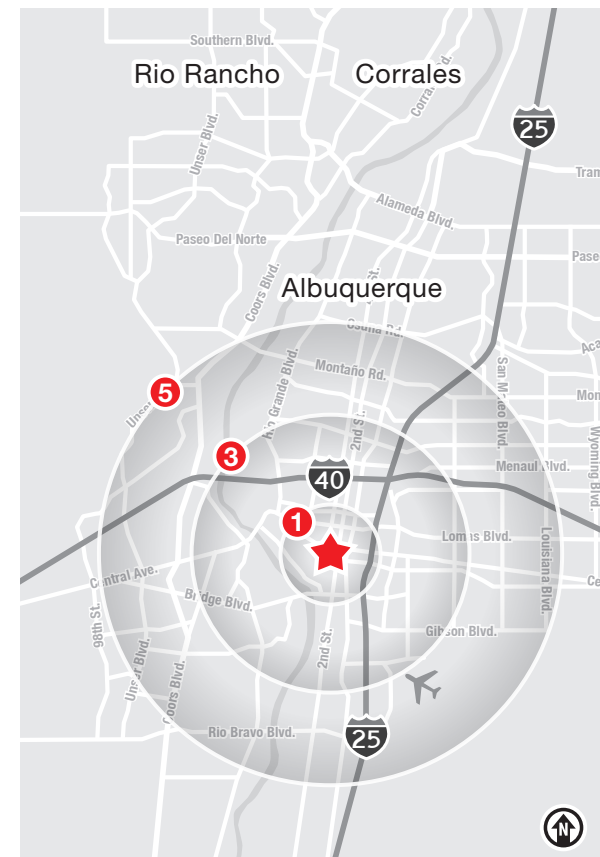
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,991	90,635	236,009
Average HH Income	\$70,254	\$79,583	\$78,888
Daytime Employment	37,761	89,984	171,485

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro
Population



**The
Largest**
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment for
Revitalization Projects
Downtown

\$36M

Investment for the
Downtown
Rail Trail Project

\$94M

Total (Committed and
Pending) Non-City Public
and Private Funding



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

**THERE'S BEEN A
60%
Increase in
Downtown Residential
Population**
(Since October 2000)

