

SINGLE TENANT OFFICE/WAREHOUSE BUILDING IN NORTH I-25 CORRIDOR

3820 COMMONS AVE NE, ALBUQUERQUE, NM 87109

FOR SALE
OR LEASE



DETAILS

» For Sale

\$1,816,000

» For Lease

16.00/SF NNN

» Size

Building: ±8,902 SF

Land: ±27,386 (.6287 Acres)

FEATURES

- » Conveniently located less than one minute from I-25
- » Quality construction offering 16' ceilings, and a professional store front presence.
- » Finished office/warehouse and move-in ready
- » 1 dock door & 1 overhead door
- » Large windows in offices
- » Conference room & break room

CONTACT

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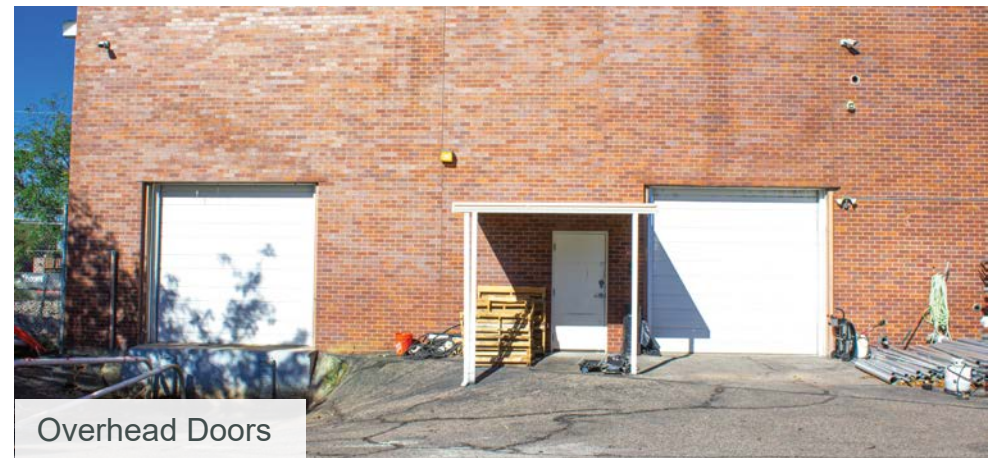
FOR SALE
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PROPERTY INFORMATION

Sale Price	\$1,816,000
Lease Rate	\$16.00/SF
Lease Type	NNN
Space Available	±8,902 SF
Approx. 6,000 SF office/3,000 SF warehouse	
Ceiling Height	±16' Clear Height
1 Drive-in & 1 Dock High Door	
Floor Type	Slab, Tile, Concrete
HVAC Office	Forced Air/Refrigerated
Land size	±27,386 (.6287 Acres)
Sprinkler System	Yes
Zoning	NR-BP

Trade Area Overview

- ★ Major area tenants include Cinemark, Lovelace Medical Group, Bank of Albuquerque, Calvary Church, Health South Medical Rehabilitation Hospital, Alorica, Albuquerque Journal, U.S. & USDA Forest Service, and more in this packed business/medical corridor.
- ★ Site is located on Commons Ave. just west of Jefferson Blvd, a main ingress/egress arterial for the Journal Center employment corridor, with some of the highest daytime population (over 88,000 employees) within a 3 mile radius & 3.8m sf of office space.
- ★ Located in the North I-25 Corridor of Albuquerque, estimated to have the highest household income in Albuquerque.



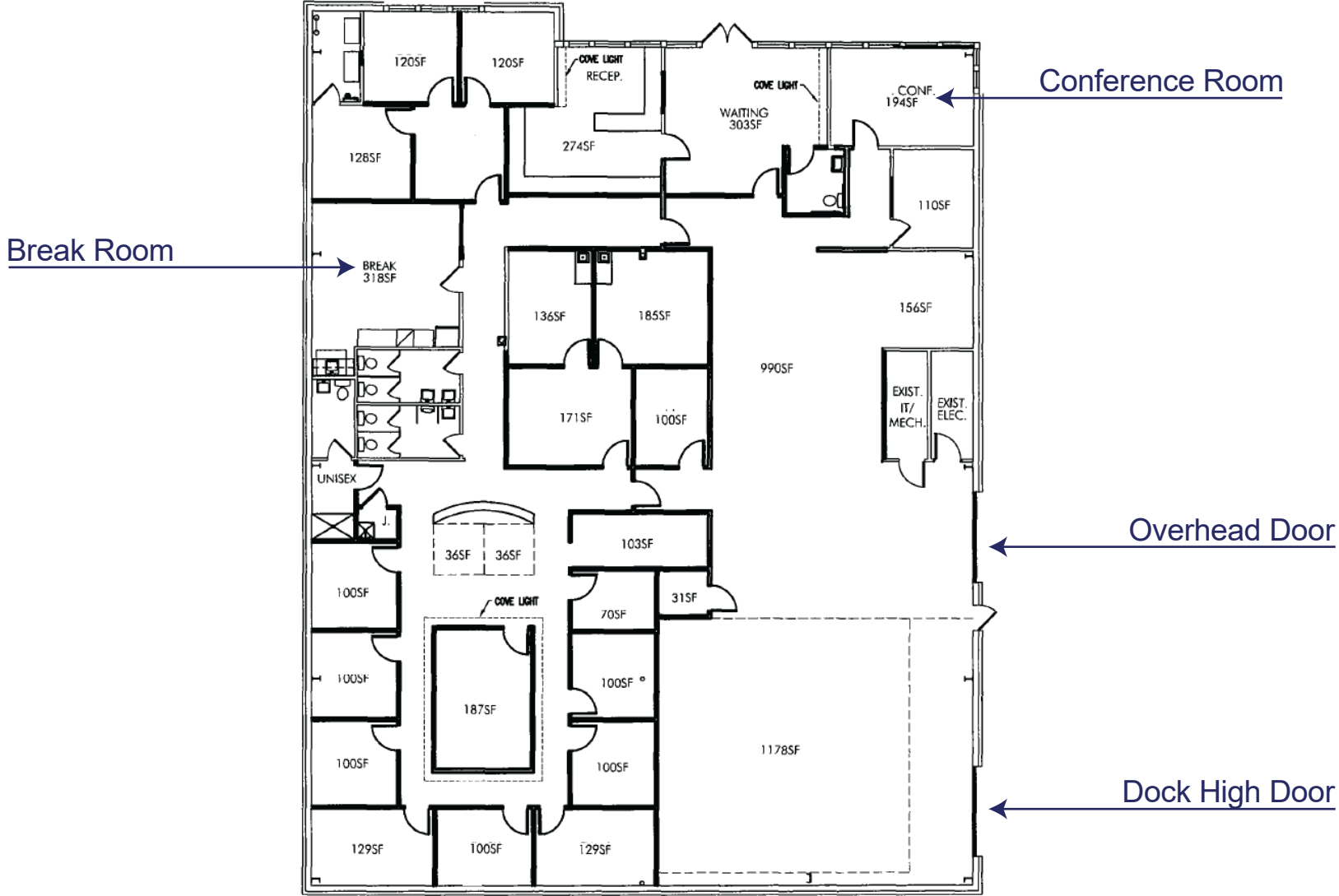
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FLOOR PLAN - ±8,902 SF

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SINGLE TENANT OFFICE/WAREHOUSE BUILDING IN NORTH I-25 CORRIDOR

AREA AMENITIES

FOR SALE
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AREA OVERVIEW

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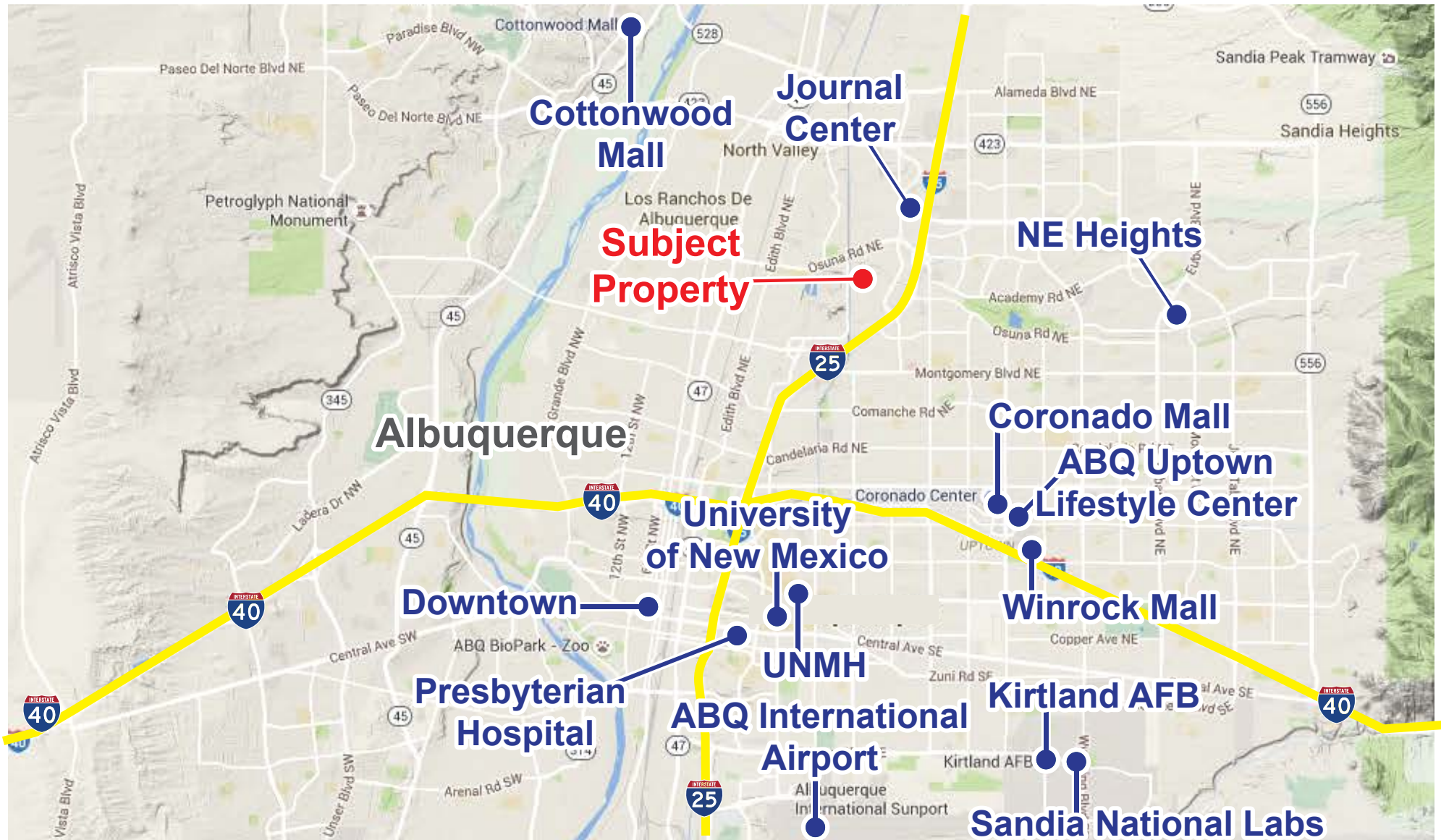
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PROPERTY LOCATION

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Major Area Employers



Popular Area Tenants



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SINGLE TENANT OFFICE/WAREHOUSE BUILDING IN NORTH I-25 CORRIDOR

3 MILE DEMOGRAPHICS

FOR SALE
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OVER 50%

HOMES WITH VALUE
\$200K OR MORE



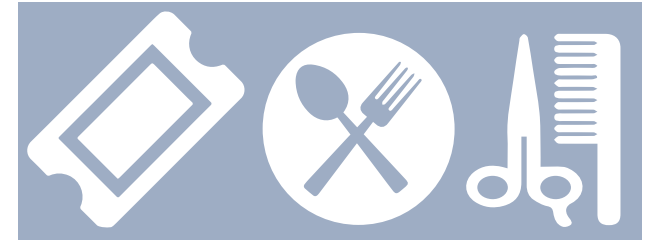
AVERAGE HOUSEHOLD
INCOME OF

\$67,000



\$2.1 BILLION

TOTAL HOUSEHOLD
EXPENDITURES PER YEAR



\$361 Million

SPENT ON APPAREL,
PERSONAL CARE
& ENTERTAINMENT



Estimated Daytime Employees

88,000



\$214 million

SPENT ON FOOD & BEVERAGE

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