



# PROFESSIONAL OFFICE

6621 GULTON COURT NE  
ALBUQUERQUE, NM 87109

---

**Tim House**  
Managing Director  
505.998.1031 x1  
houset@svn.com

**Co List Broker**  
**Sandra Salata**  
Team, LLC





## PROPERTY INFORMATION

Property Summary  
Additional Photos  
Additional Photos  
Floor Plan

1

## LOCATION INFORMATION

Regional Map  
Location Maps  
Aerial Map

2

## DEMOGRAPHICS

Demographics Report  
Demographics Map

3

## ADVISOR BIOS

Advisor Bio & Contact 1

4

# 1 PROPERTY INFORMATION

6621 Gulton Court NE  
Albuquerque, NM 87109

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$947,000
Lot Size:	28,053 SF
Year Built:	2006
Building Size:	4,500 SF
Market:	Albuquerque
Submarket:	North I-25

## PROPERTY OVERVIEW

Quality stand alone office property

## PROPERTY HIGHLIGHTS

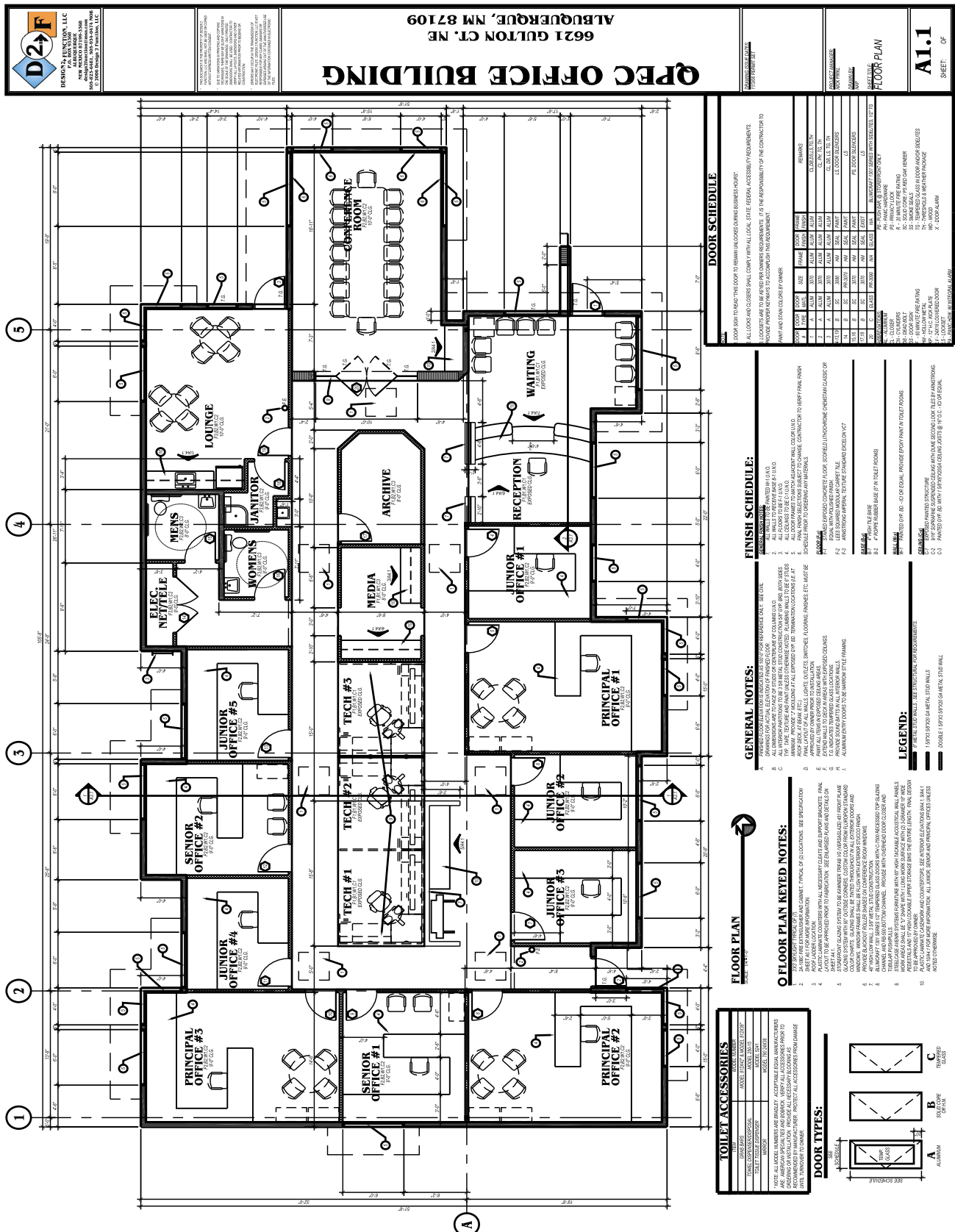
- Architecturally stunning modern design
- Parking at front door
- Lots of natural light and effective traffic circulation
- Perimeter offices with central open space
- Break room and formal conference room

# Additional Photos



# Additional Photos

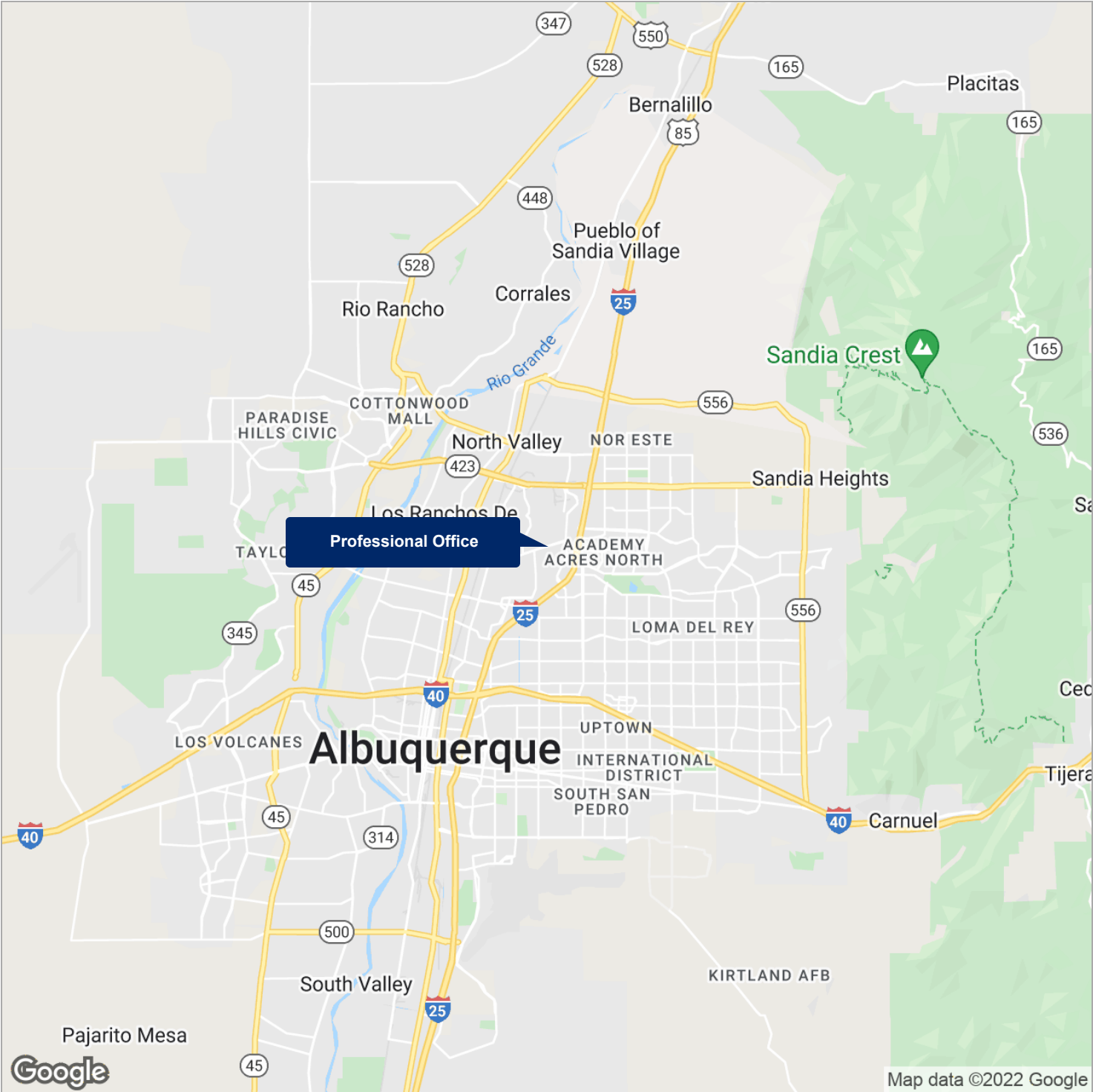




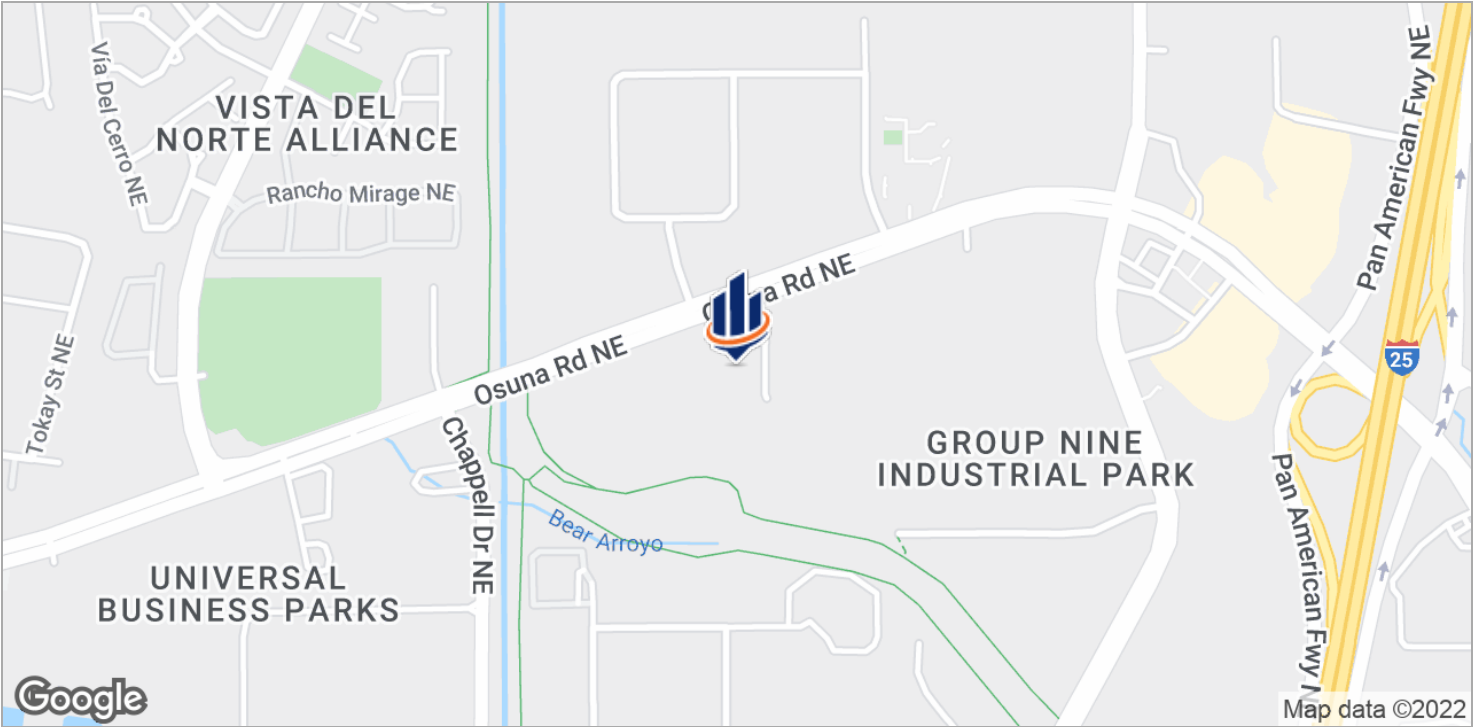
## 2 LOCATION INFORMATION

6621 Gulton Court NE  
Albuquerque, NM 87109

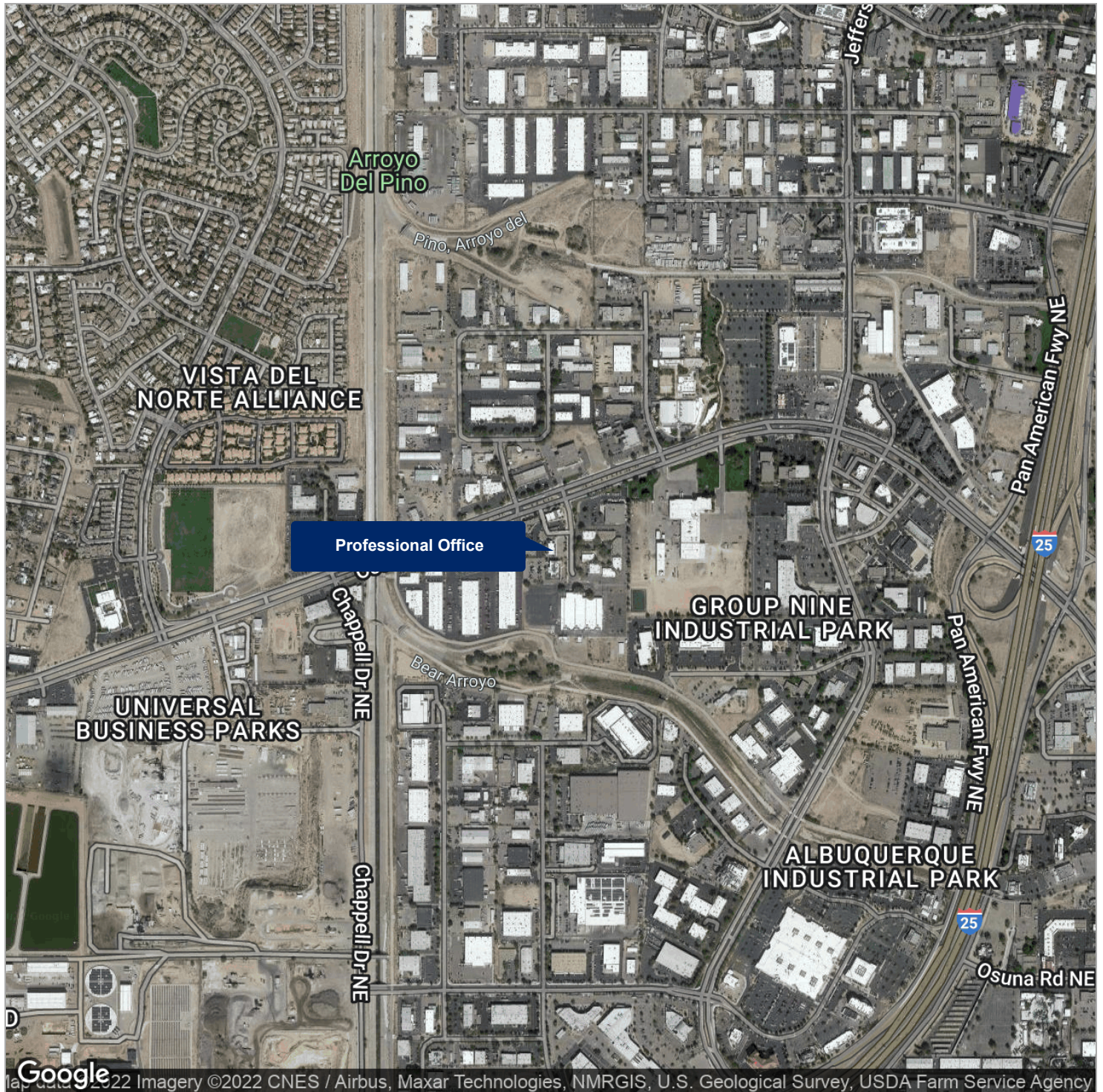
# Regional Map



# Location Maps



# Aerial Map



3

# DEMOGRAPHICS

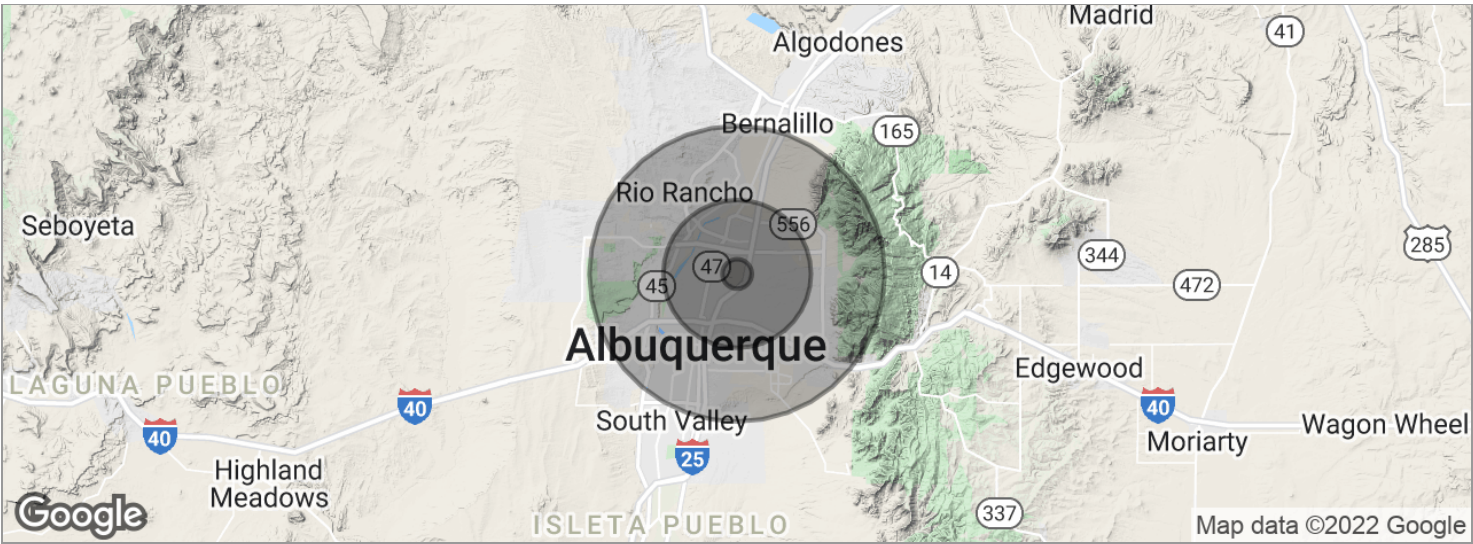
6621 Gulton Court NE  
Albuquerque, NM 87109

# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	3,468	210,201	686,329
Median age	35.4	39.9	37.9
Median age (male)	34.4	38.3	36.5
Median age (female)	36.5	41.5	39.2
	1 MILE	5 MILES	10 MILES
Total households	1,547	91,910	284,203
Total persons per HH	2.2	2.3	2.4
Average HH income	\$60,295	\$66,886	\$64,684
Average house value		\$252,389	\$234,693

\* Demographic data derived from 2010 US Census

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,468	210,201	686,329
Median age	35.4	39.9	37.9
Median age [Male]	34.4	38.3	36.5
Median age [Female]	36.5	41.5	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,547	91,910	284,203
# of persons per HH	2.2	2.3	2.4
Average HH income	\$60,295	\$66,886	\$64,684
Average house value		\$252,389	\$234,693

\* Demographic data derived from 2010 US Census

## 4 ADVISOR BIOS

6621 Gulton Court NE  
Albuquerque, NM 87109

# Advisor Bio & Contact 1

## TIM HOUSE

Managing Director



---

6565 Americas Parkway NE  
Suite 200  
Albuquerque, NM 87110  
T 505.998.1031 x1  
houset@svn.com  
NM #14751  
NM #18786

## PROFESSIONAL BACKGROUND

Tim House serves as a managing director for SVN / Team Southwest, overseeing a small group of dedicated advisors. In addition he specializes in [NNN] net leased investment properties, along with an emphasis on REO and value added opportunities in the Albuquerque and Santa Fe, New Mexico market and nationally. With an extensive commercial real estate background, House is experienced in acquisitions and dispositions with complex transactions. Before entering the real estate field, he was a general contractor for more than 20 years, completing a wide variety of tenant improvements, light commercial and apartment projects.

House's clients range from Wells Fargo Bank, N.A., City National Bank, Farm Credit Bank of Texas, GE Capital, Aurora Bank Commercial Services, Perfection Honda, Santa Fe Harley-Davidson, Indian Motorcycle, University Towers Partners, to Chapter 7 Bankruptcy Trustees, developers and high net worth investors with varied requirements. House assists his clients with the complexities of financing, value-added properties, zoning issues, and the process necessary to reap the advantages of tax-deferred exchanges.

House is an active part of the commercial real estate community. He was president of the Commercial Association of Realtors of New Mexico [CARNM] for 2007. He serves on the Professional Standards Committee and is currently a trustee for the Real Estate Community Political Action Committee [RECPAC]. House is also a member of ICSC and SVNART Asset Recovery Team.

## EDUCATION

University of New Mexico

## MEMBERSHIPS & AFFILIATIONS

Commercial Association of Realtors New Mexico [CARNM], ICSC



6565 Americas Parkway NE, Suite 200  
Albuquerque, NM 87110  
505.998.1031 x1  
[www.TeamNNN.com](http://www.TeamNNN.com)