

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: N/A

SALE PRICE: \$550,000

LOT SIZE: 0.743 Acres

BUILDING SIZE: 8,396 SF

BUILDING CLASS: C

ZONING: C-3

MARKET: Albuquerque

SUB MARKET: Northeast Heights

CROSS STREETS: Valencia Drive
Northeast & Domingo
Road Northeast

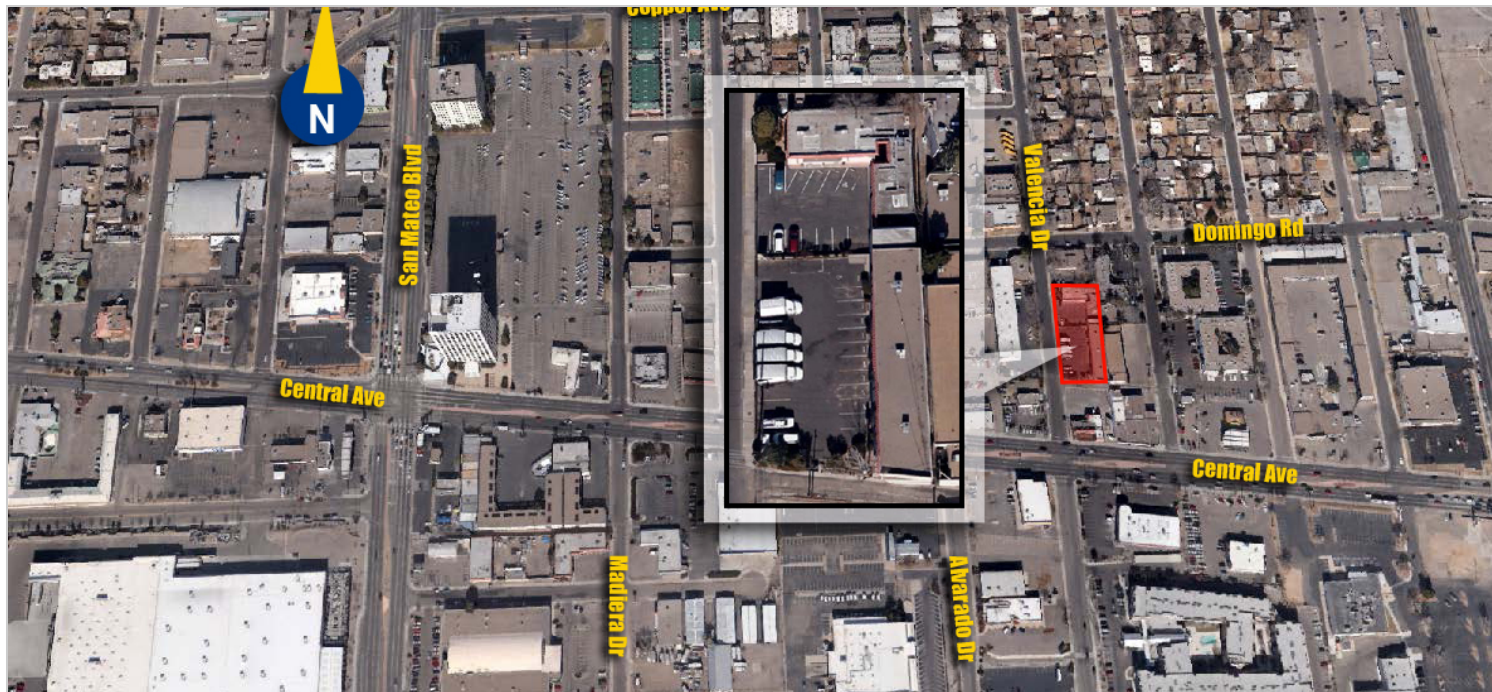
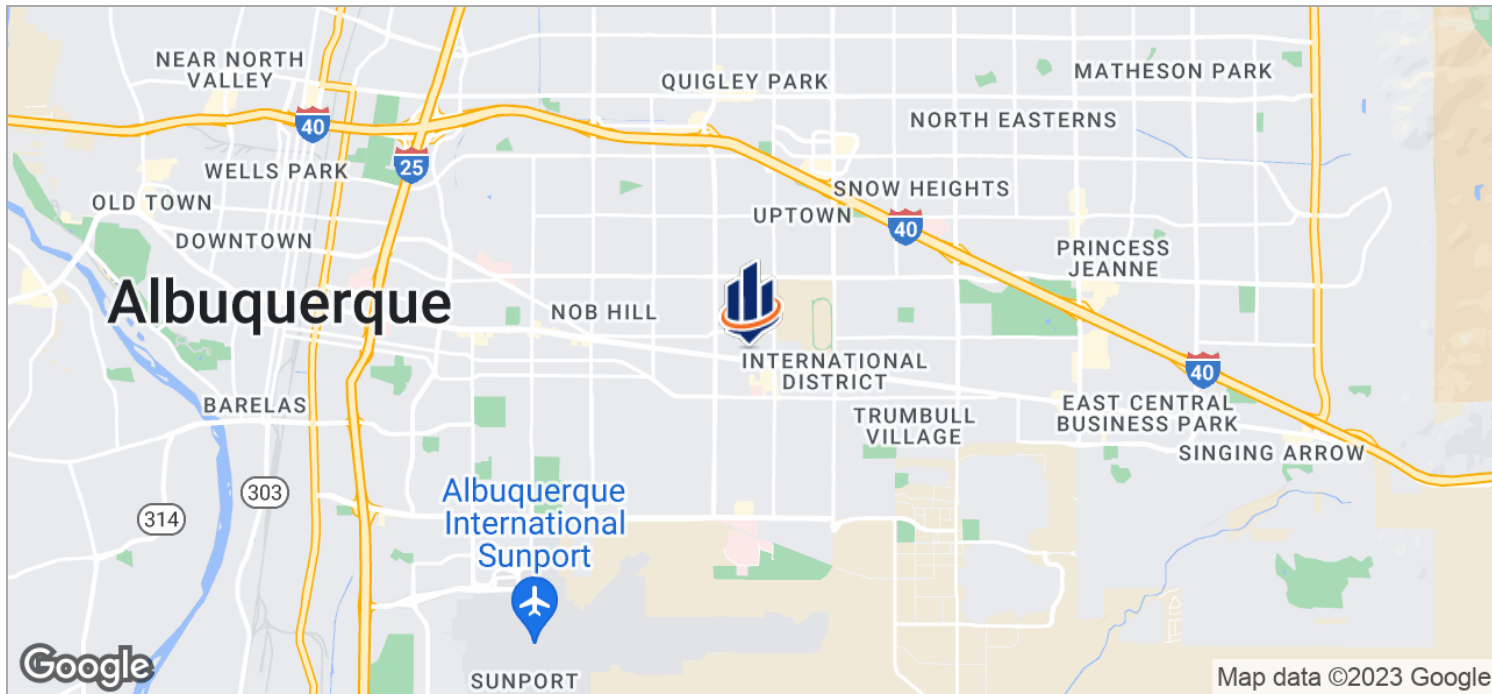
PROPERTY DESCRIPTION

Nicely developed small office complex could be useful for One Large Business or continued use as a multiple office location. Mostly Level - 2 Distinct Levels with 2 Distinct Drive-ways which includes a Wrought Iron Security Fence surrounding property.

PROPERTY HIGHLIGHTS

- Secure Gated Parking Lot
- Between Nob Hill Shopping District & NM State Fairgrounds

Location Maps



Available Spaces

Lease Rate:

N/A

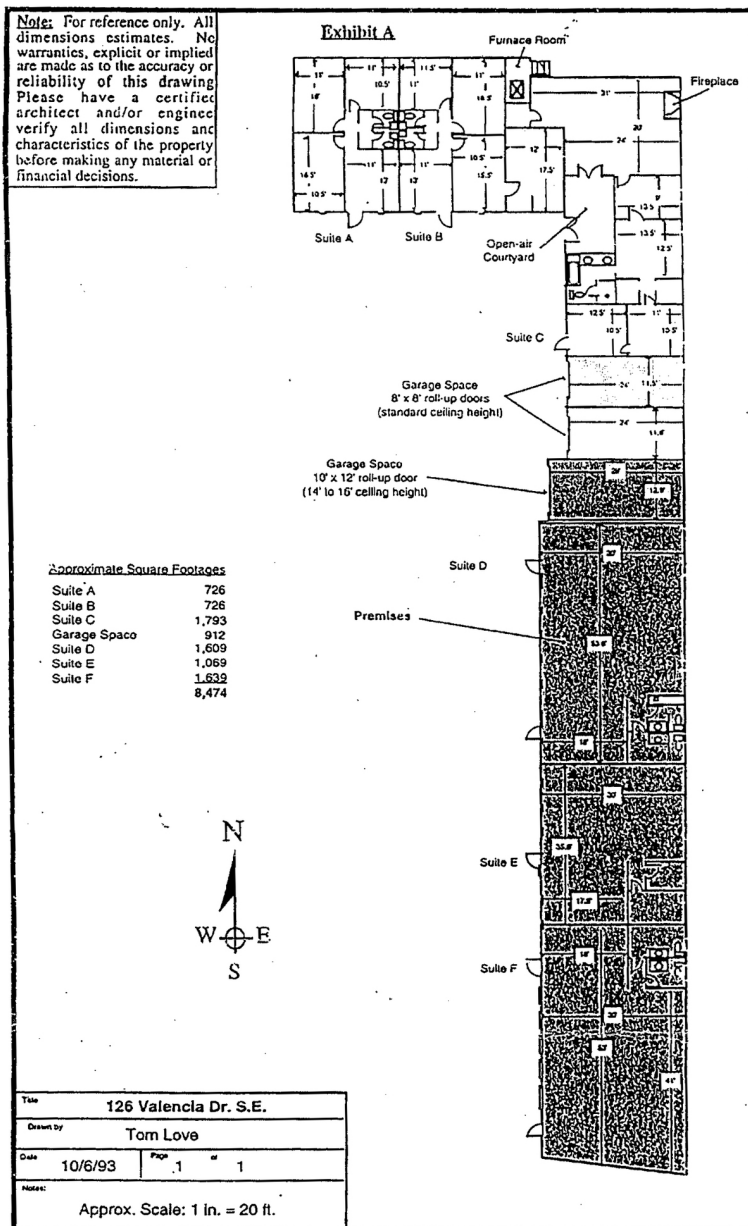
Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Office Building	\$8.00 SF/YR	Modified Gross	726 SF	Negotiable	
Suite B	Office Building	\$8.00 SF/YR	Modified Gross	726 SF	Negotiable	
Suites E & F	Office Building	\$8.00 SF/YR	Modified Gross	1,069 - 2,708 SF	Negotiable	
Suite C Live/Work	Office Building	\$8.00 SF/YR	Modified Gross	1,793 SF	36 months	

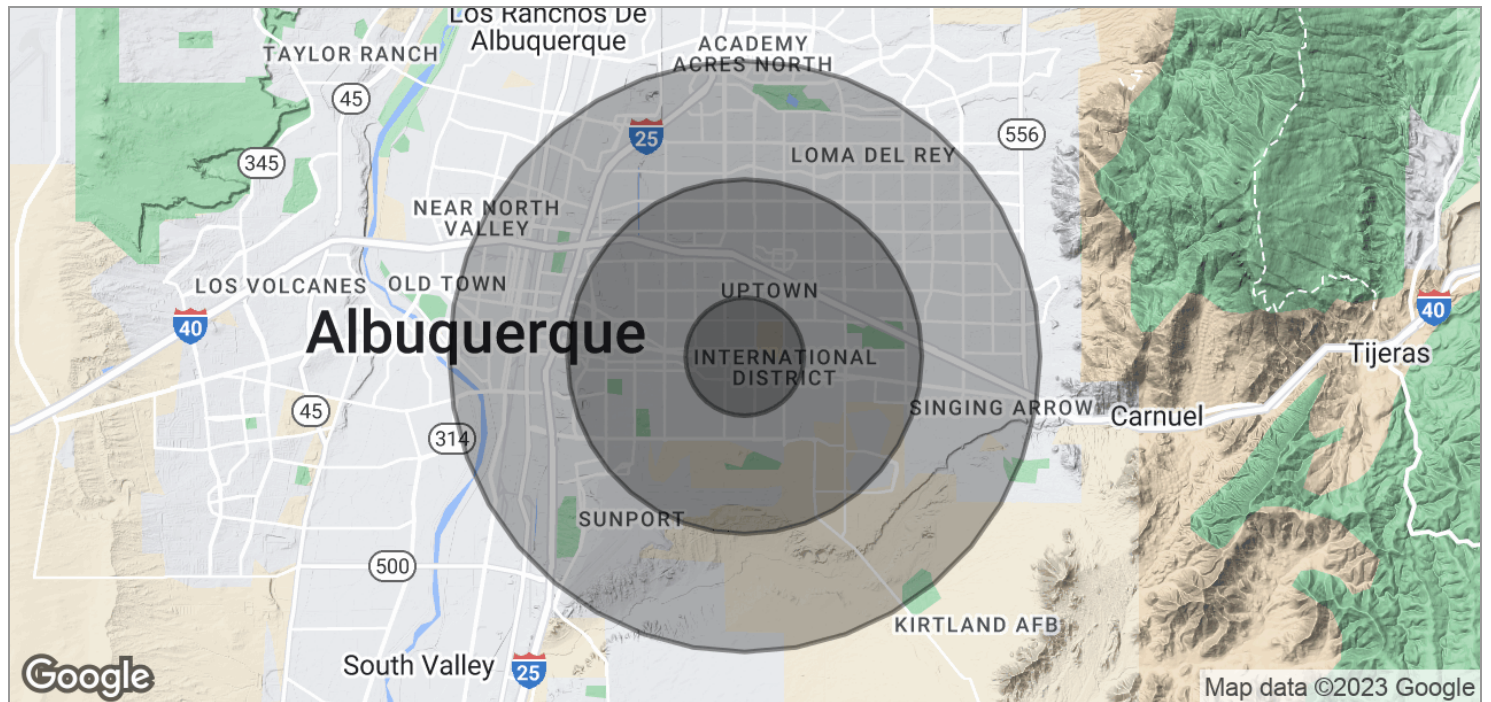
Floor Plans



Additional Photos



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,535	106,936	248,624
MEDIAN AGE	39.7	37.0	36.4
MEDIAN AGE (MALE)	38.9	36.1	35.0
MEDIAN AGE (FEMALE)	40.9	38.1	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,773	48,418	109,989
# OF PERSONS PER HH	2.0	2.2	2.3
AVERAGE HH INCOME	\$43,002	\$48,382	\$50,294
AVERAGE HOUSE VALUE	\$177,681	\$183,693	\$186,770