## 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:	С
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.

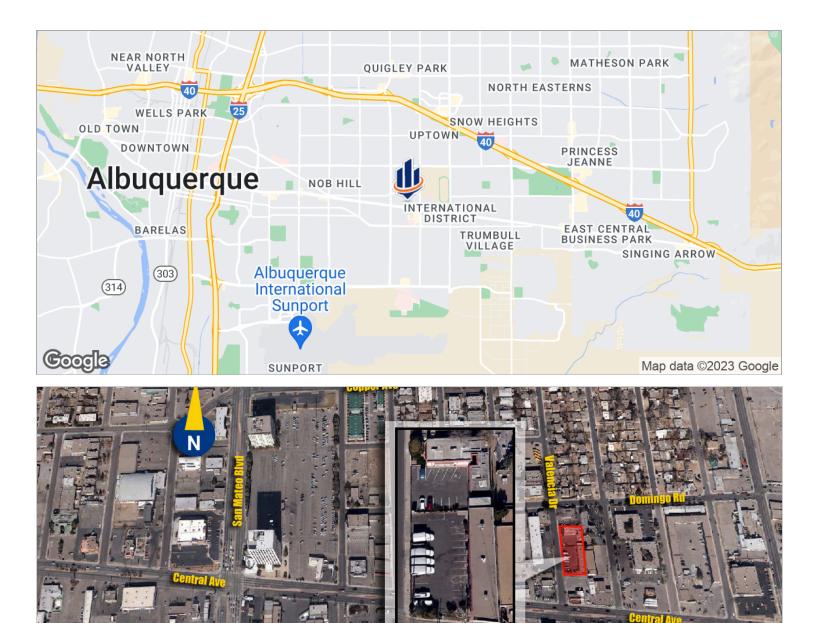
#### **PROPERTY HIGHLIGHTS**

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

LIVE/WORK OFFICE COMPLEX FOR SALE AND LEASE | 126 VALENCIA DR NE ALBUQUERQUE, NM 87108

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

## Location Maps



### SVN | Walt Arnold Commercial Brokerage, Inc. | Page 2

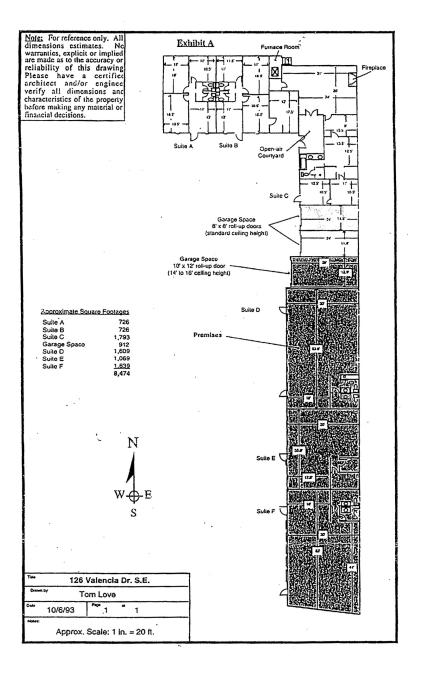
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

## Available Spaces

Lease Rate:		N/A	Total S	pace		
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	

LIVE/WORK OFFICE COMPLEX FOR SALE AND LEASE | 126 VALENCIA DR NE ALBUQUERQUE, NM 87108

### Floor Plans



LIVE/WORK OFFICE COMPLEX FOR SALE AND LEASE | 126 VALENCIA DR NE ALBUQUERQUE, NM 87108

### SVN | Walt Arnold Commercial Brokerage, Inc. | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN\* offices are independently owned and operated.

## Additional Photos



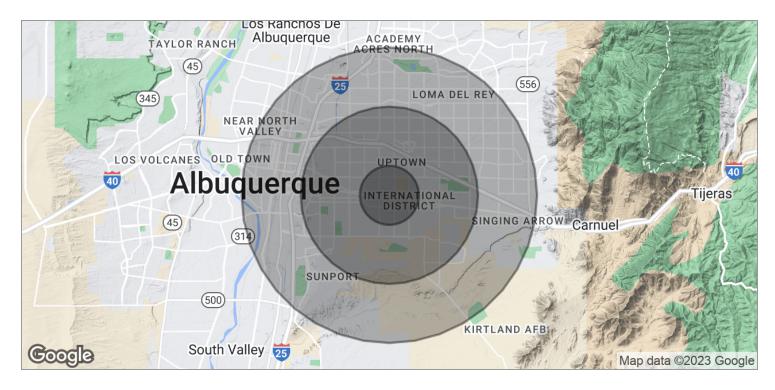


LIVE/WORK OFFICE COMPLEX FOR SALE AND LEASE | 126 VALENCIA DR NE ALBUQUERQUE, NM 87108

### SVN | Walt Arnold Commercial Brokerage, Inc. | Page 5

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN\* offices are independently owned and operated.

# 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

LIVE/WORK OFFICE COMPLEX FOR SALE AND LEASE | 126 VALENCIA DR NE ALBUQUERQUE, NM 87108

### SVN | Walt Arnold Commercial Brokerage, Inc. | Page 6

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.