



**COLDWELL
BANKER
COMMERCIAL**

Las Colinas



PLAZA PASEO OFFICE BUILDING - JOURNAL CENTER

FOR LEASE

Plaza Paseo Office Building - Journal Center
4801 Lang Avenue NE
Albuquerque, NM 87109

Coldwell Banker Commercial
Las Colinas

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4801 Lang Ave NE, Suite 110, Albuquerque, NM 87109

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PLAZA PASEO OFFICE BUILDING

THE PROPERTY

Plaza Paseo Office Building - Journal Center
4801 Lang Avenue NE
Albuquerque, NM 87109



PROPERTY DETAILS

- Shared Outdoor Courtyard
- Abundant Parking (4:1,000)
- Technological Innovations in Building Controls & Maintenance to ensure minimal operating costs.
- Fiber Optics to Building

PROPERTY SPECIFICATIONS

Property Type:	Office
Class:	A
Building Size:	+/- 40,575 SF
Number of Stories:	2
Suites Available:	

SUITE 100: +/- 8,642 SF

SUITE 200A: +/- 1,400 SF

SUITE 202: +/- 5,502 SF

LOCATION INFORMATION

- Excellent visibility on Paseo Del Norte (Signage on PDN)
- Convenient Access to all points in Albuquerque & Santa Fe via Paseo Del Norte and Interstate 25.

LEASE RATE

Lease Type: Full Service

Lease Rate: \$20.00 PSF

Lease Rate: \$24.00 PSF

Lease Rate: \$21.00 PSF

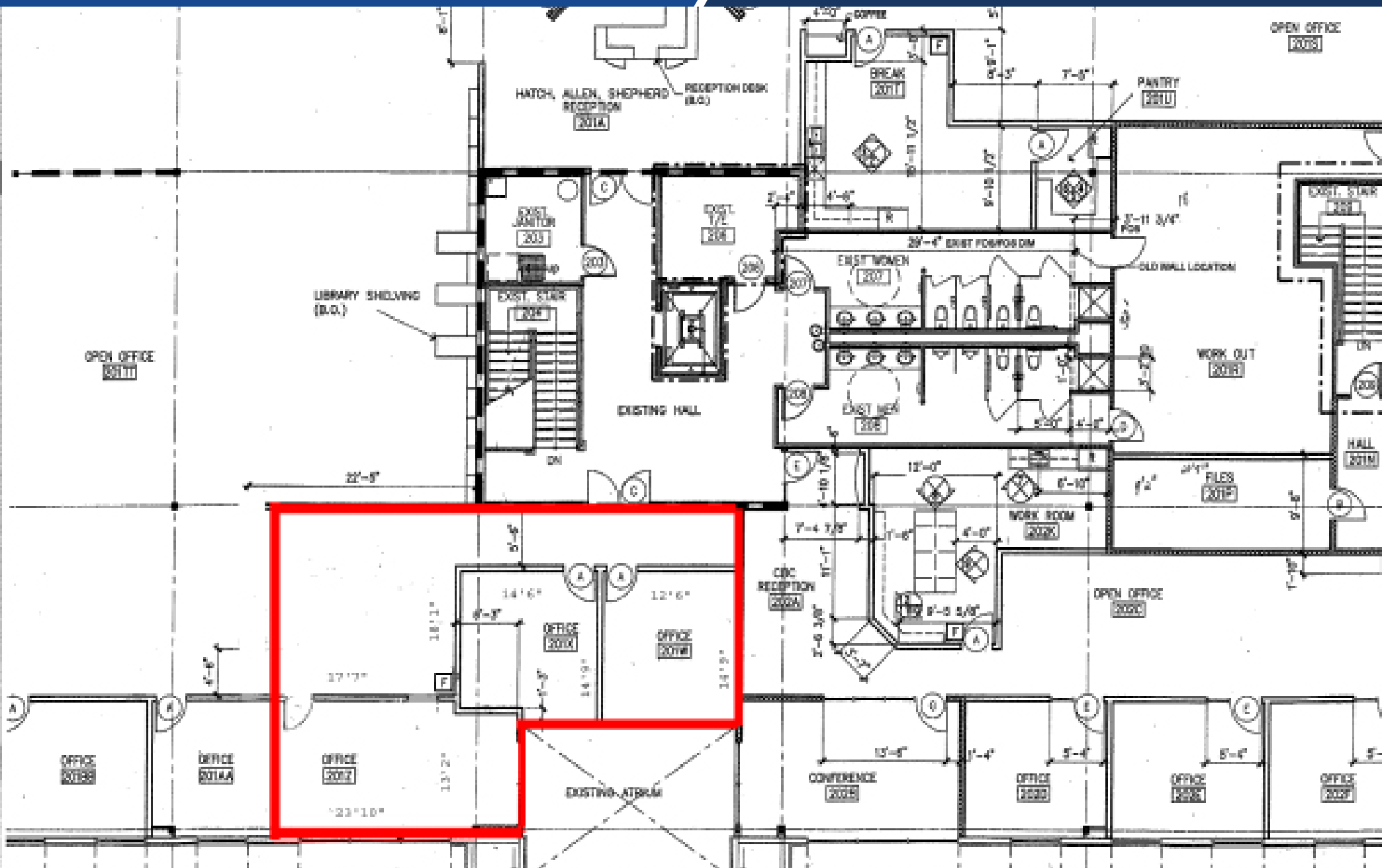
PLAZA PASEO OFFICE BUILDING

PROPERTY OVERVIEW

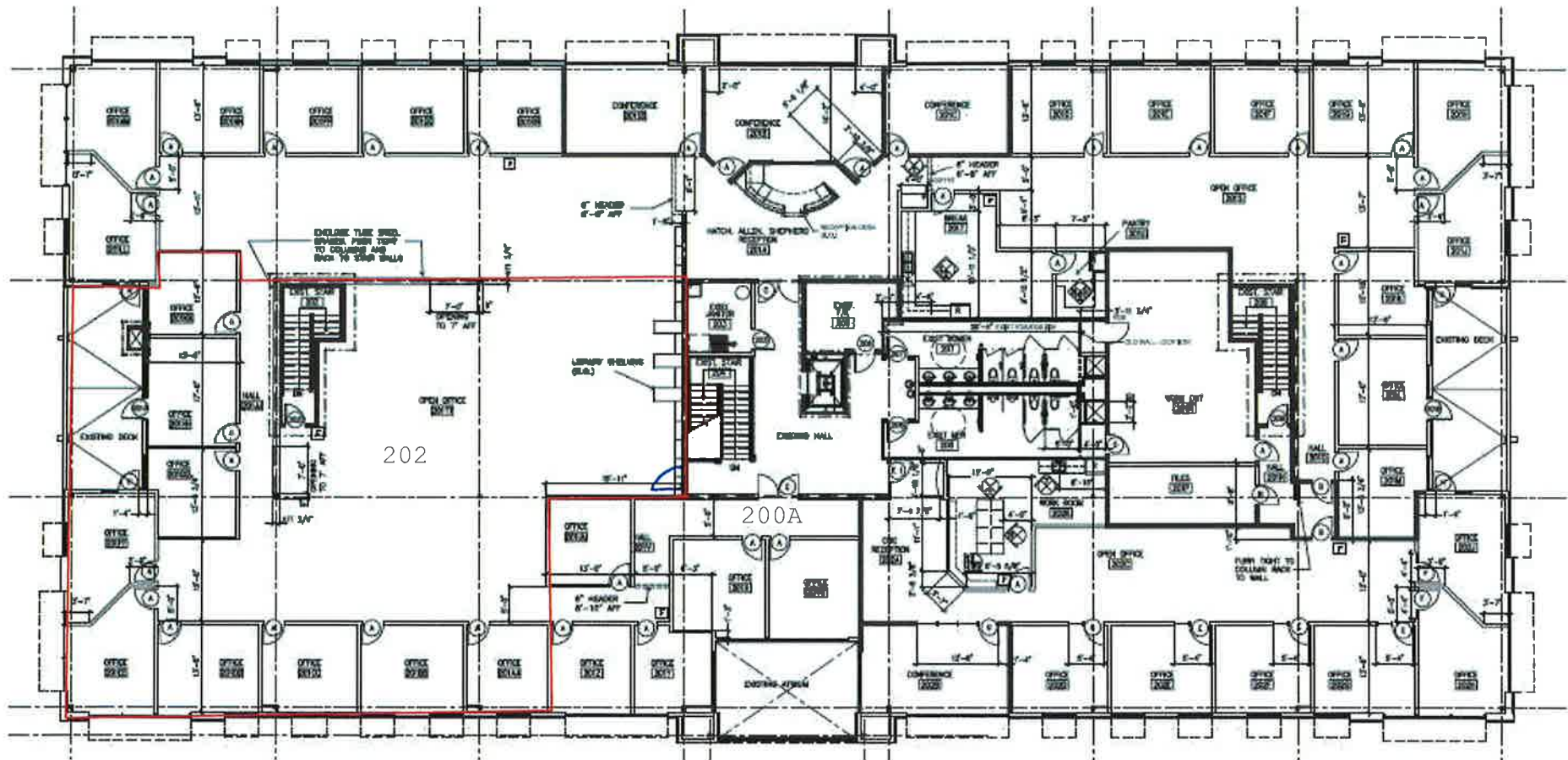
PROPERTY PHOTOS



PLAZA PASEO SUITE 200A FLOOR PLAN



PLAZA PASEO SUITE 202 FLOOR PLAN



PLAZA PASEO SUITE 200A FLOOR PLAN



PLAZA PASEO OFFICE BUILDING

AERIAL



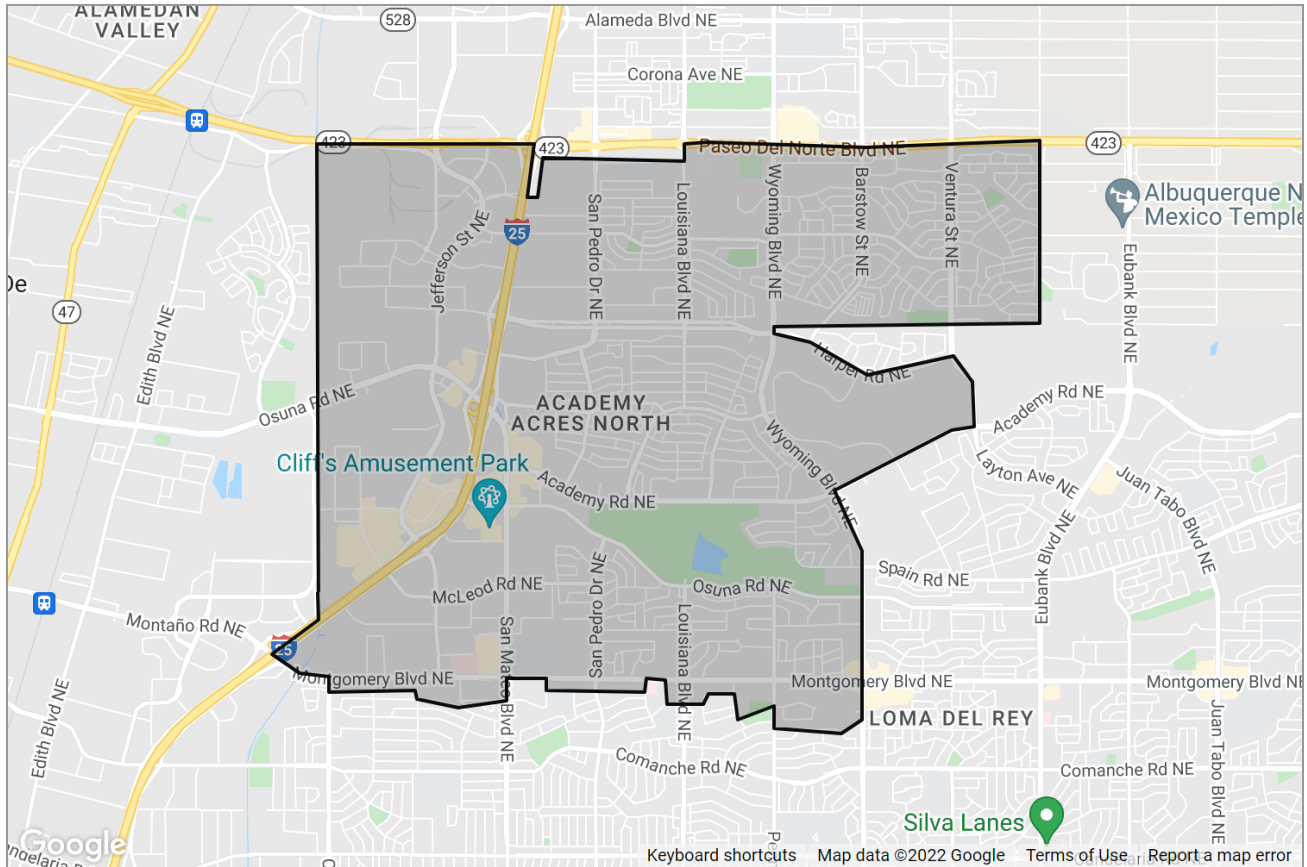
High Traffic Count with Excellent Visibility
Easy Access to Interstate 25 & Paseo Del Norte
Paseo Del Norte Rebuild to be Complete - December 2014



**COLDWELL BANKER
LEGACY**

COMMERCIAL TRADE AREA REPORT

Albuquerque, NM 87109



Office: www.lcrealty.com

Coldwell Banker Legacy
4801 Lang NE, Suite 110
Albuquerque, NM 87109



Criteria Used for Analysis

Income:
Median Household Income
\$50,378

Age:
Median Age
40.6

Population Stats:
Total Population
41,302

Segmentation:
1st Dominant Segment
Old and Newcomers

Consumer Segmentation

Life Mode

What are the
people like that
live in this area?

Middle Ground

Lifestyles of thirtysomethings

Urbanization

Where do people
like this usually
live?

Metro Cities

Affordable city life, including smaller metros, satellite cities

Top Tapestry
SegmentsOld and
NewcomersYoung and
RestlessComfortable Empty
Nesters

Golden Years

Parks and Rec

% of Households	4,033 (21.5%)	2,582 (13.7%)	2,081 (11.1%)	1,730 (9.2%)	1,266 (6.7%)
Lifestyle Group	Middle Ground	Midtown Singles	GenXurban	Senior Styles	GenXurban
Urbanization Group	Metro Cities	Metro Cities	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Multi-Units; Single Family	Multi-Unit Rentals	Single Family	Multi-Units; Single Family	Single Family
Household Type	Singles	Singles	Married Couples	Singles	Married Couples
Average Household Size	2.11	2.02	2.5	2.05	2.49
Median Age	38.5	29.4	46.8	51	40.3
Diversity Index	50.1	76	30.6	40.6	47.5
Median Household Income	\$39,000	\$36,000	\$68,000	\$61,000	\$55,000
Median Net Worth	\$23,000	\$11,000	\$258,000	\$140,000	\$98,000
Median Home Value	—	—	\$187,000	\$283,000	\$180,000
Homeownership	46.4 %	13.7 %	87.5 %	63.7 %	70.7 %
Average Monthly Rent	\$850	\$920	—	—	—
Employment	Professional or Services	Services or Professional	Professional or Management	Professional or Services	Professional, Management or Administration
Education	College Degree	College Degree	College Degree	College Degree	High School Graduate
Preferred Activities	Buy frozen, convenience foods . Support environmental organizations.	Text, redeem coupons from cell phone . Go dancing; play pool; buy organic food.	Play golf; ski; work out regularly . Prefer to eat at home.	Travel overseas frequently . Shop, pay bills, track investments online.	Take U.S. vacations . Play blackjack, poker online.
Financial	Bank online or in person	Bank online	Save/invest prudently	Manage portfolios of CDs, stocks	Budget wisely
Media	Watch movies at home	Listen to blues, jazz, rap, hip-hop, dance music	Listen to sports radio; watch sports on TV	Watch cable TV; read newspapers	Watch Animal Planet, Discovery, History Channel
Vehicle	View car as transportation only	Take public transportation	Own 1-2 vehicles	Prefer late-model vehicle	Own domestic truck or SUV

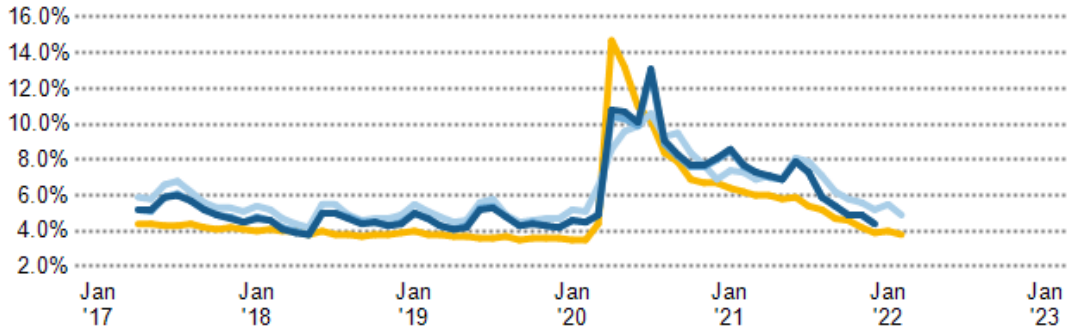


Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via 3DL

Update Frequency: Monthly

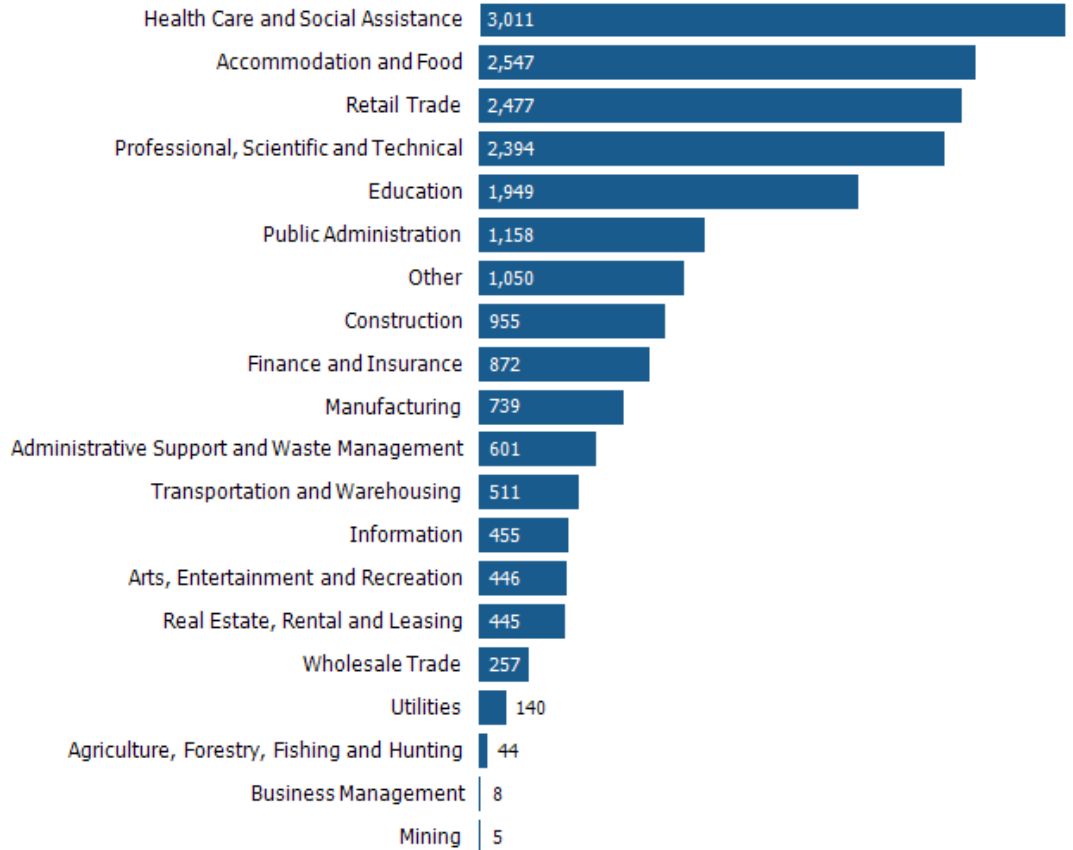


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

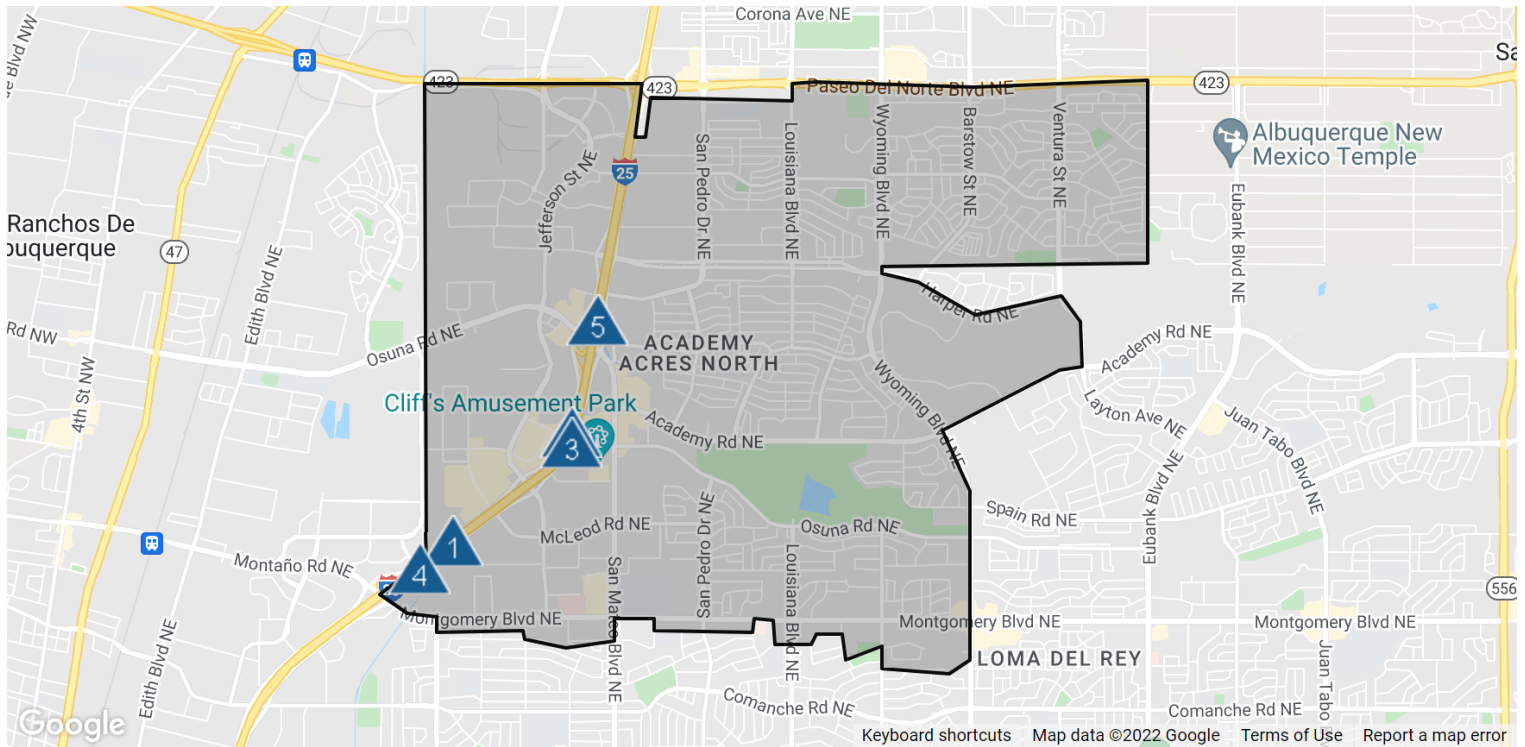
Data Source: Bureau of Labor Statistics via Esri, 2020

Update Frequency: Annually





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

174,149

2021 Est. daily traffic counts

Street: I- 25

Cross: Montano Rd NE

Cross Dir: SW

Dist: 0.51 miles

Historical counts

Year	Count	Type
2017	▲ 159,200	AWDT
2006	▲ 167,700	AWDT
2005	▲ 167,600	AWDT
2004	▲ 163,800	AWDT

2

172,555

2021 Est. daily traffic counts

Street: I- 25

Cross: Jefferson St

Cross Dir: SW

Dist: 0.39 miles

Historical counts

Year	Count	Type
2017	▲ 165,000	AWDT
2006	▲ 158,300	AWDT
2005	▲ 155,700	AWDT
2004	▲ 155,700	AWDT

3

170,730

2021 Est. daily traffic counts

Street: Pan American Freeway

Cross: Osuna Rd NE

Cross Dir: NE

Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	▲ 166,780	AADT

4

164,533

2021 Est. daily traffic counts

Street: Pan American Freeway

Cross: Bogan Ave NE

Cross Dir: S

Dist: 0.03 miles

Historical counts

Year	Count	Type
2018	▲ 160,726	AADT

5

148,204

2021 Est. daily traffic counts

Street: Pan American Freeway

Cross: Pan American PI NE

Cross Dir: N

Dist: 0.11 miles

Historical counts

Year	Count	Type
2018	▲ 144,775	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

