



6320 LINN AVE NE

NEC OF SAN PEDRO & CENTRAL
6320 LINN AVE NE SUITE D & E, ALBUQUERQUE, NM



**FOR SALE
OR LEASE**

AVAILABLE SPACE
Suite D: 640 SF
Suite E: 640 SF

RATE

SALE PRICE: \$150,000
LEASE RATE: \$12 NNN
NNNs* \$1.5 PSF*

* Estimate provided by Landlord and
subject to change

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PROPERTY OVERVIEW

Own a piece of history, the Historic Microsoft Headquarters, the original building where Bill Gates and Paul Allen formed Microsoft, has two suites now For Sale & For Lease! The property offers a great floor plan for retail or office! 2 Separate Suites totalling 1,280 SF! Each Suite with Apx. 640 SF! One suite is a 2nd Gen Tattoo Parlor! The other suite could be a Great small office, Barber Shop, Hair Salon, Massage Place, or Nail Salon! Value-priced and centrally located to NE and SE Heights and New Mexico State Fair grounds (EXPO New Mexico)! High Traffic Count! Condominium Association rules apply.

LOCATION OVERVIEW

On the corner of San Pedro & Central

PROPERTY OVERVIEW

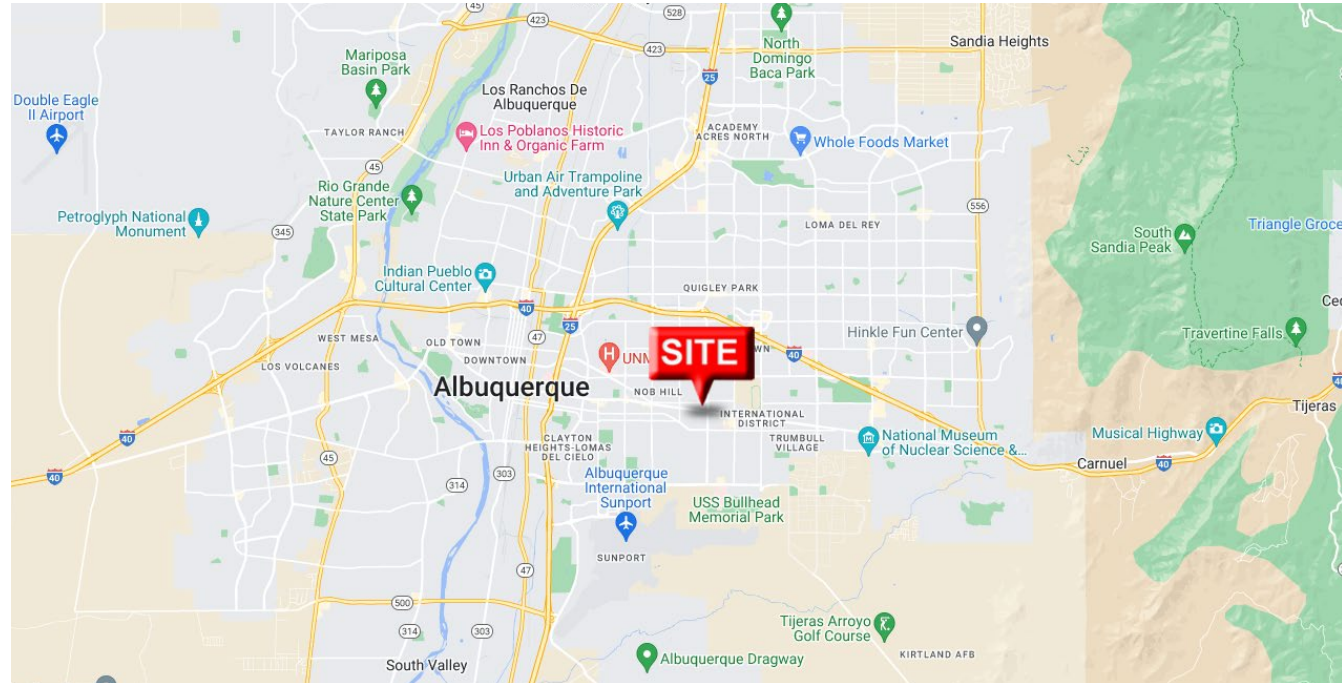
Lease Rate:	\$12.00 PSF Plus \$1.50 NNN -
Building Size:	1,280 SF
Available SF:	1,357
Lot Size:	1954
Year Built:	MX-H
Zoning:	Southeast
Submarket:	



Spaces	Lease Rate	Occupancy	Space Size
Suite D	\$12 NNN	Vacant	640 SF
Suite E	\$12 NNN	Vacant	640 SF

PROPERTY HIGHLIGHTS

- 2 Separate Suites with a total of 1,280 SF
- Each Suite with Apx. 640 SF
- Historic Microsoft Headquarters
- South Facing Frontage
- 2nd Gen Tattoo Parlor
- Great Barber Shop, Hair Salon, or Nail Salon
- High Traffic Count
- Centrally Located
- Excellent Bite-Size Investment or Owner User Play
- Possible Owner Financing



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2022



**111,123
POPULATION
3-MILE RADIUS**



**\$59,502
AVG HH INCOME
3-MILE RADIUS**



**125,466
DAYTIME POPULATION
3-MILE RADIUS**



TRAFFIC COUNTS
Central Ave SE: 10,892 VPD
Louisiana Blvd: 21,276 VPD
(Sites USA 2022)

