

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$14.50 - 16.00 SF/yr (Full Service)
Available SF:	2,000 - 25,301 SF
Lot Size:	3.59 Acres
Zoning:	MX-T
Market:	Albuquerque
Submarket:	Far Northeast Heights

## PROPERTY OVERVIEW

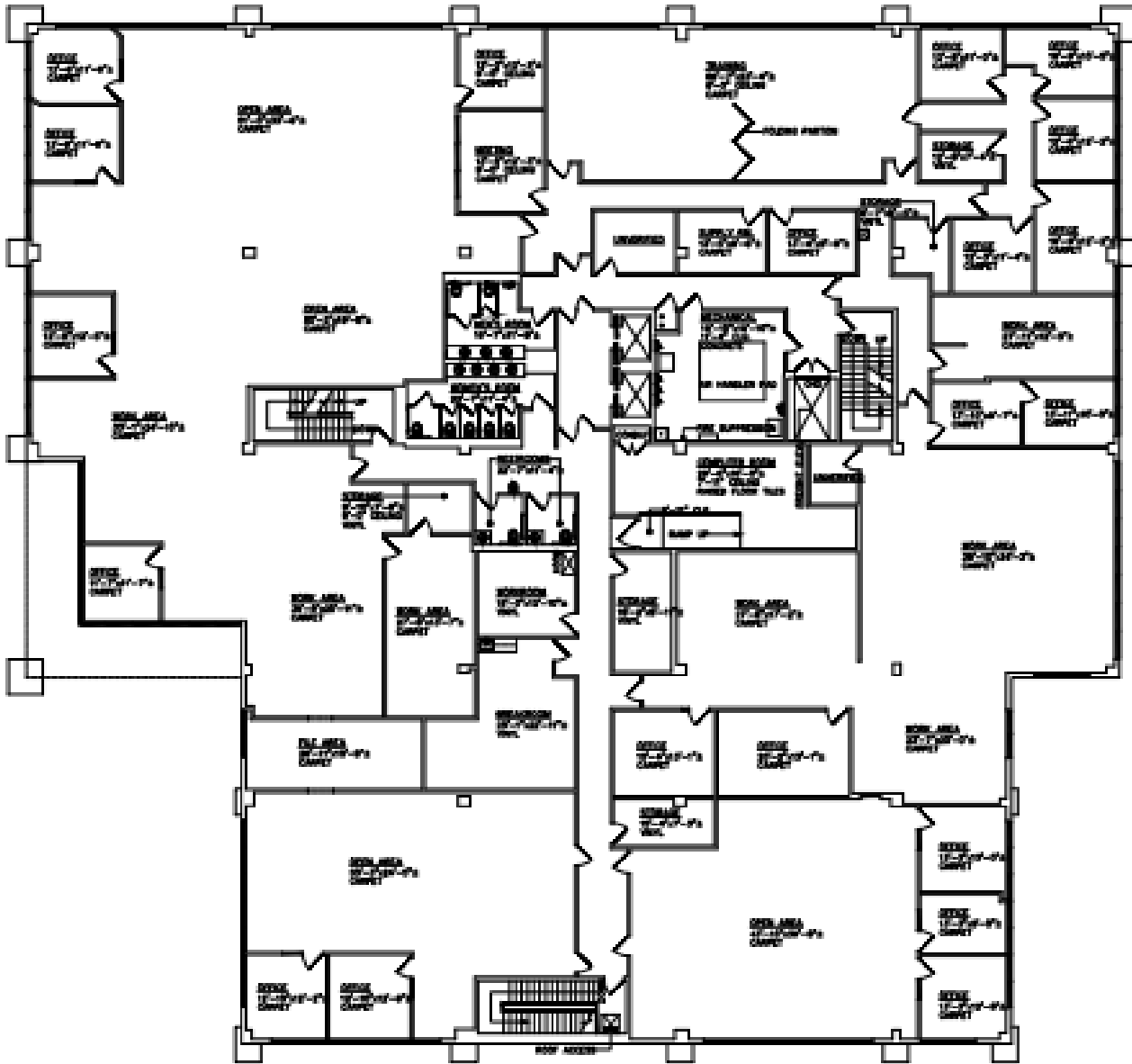
Near San Mateo and Montgomery, one of the busiest intersections in the state.

## PROPERTY HIGHLIGHTS

- First Floor - 17,302 SF
- Second Floor - 25,301 SF
- Third Floor - 18,444 SF
- Fourth Floor - 4,081 SF
- Secure Environment
- Ample Parking
- Easy Access (ingress/egress)
- High Traffic Count
- Close to amenities
- Easy access to I-25

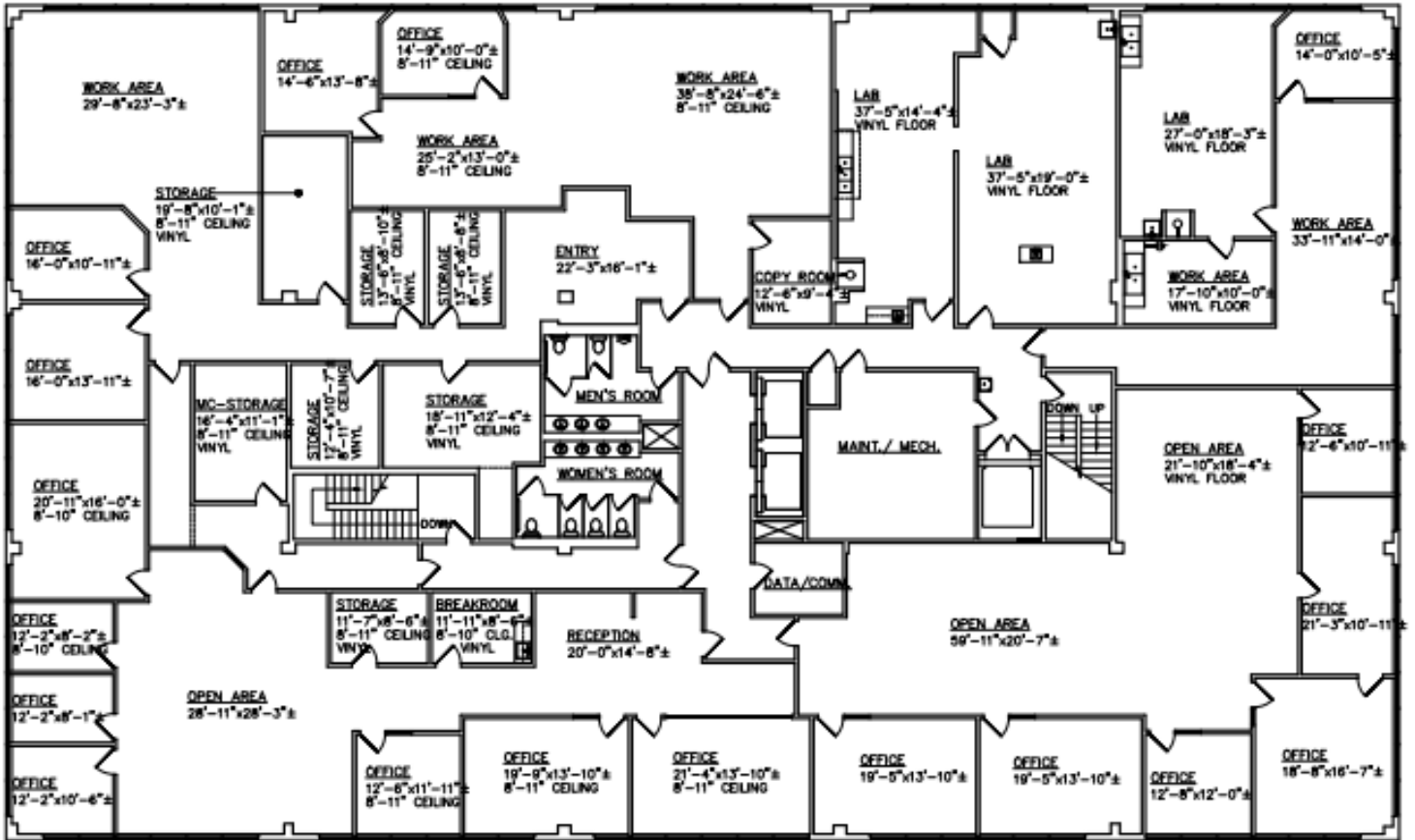


# 2nd Floor



SECOND FLOOR

# 3rd Floor



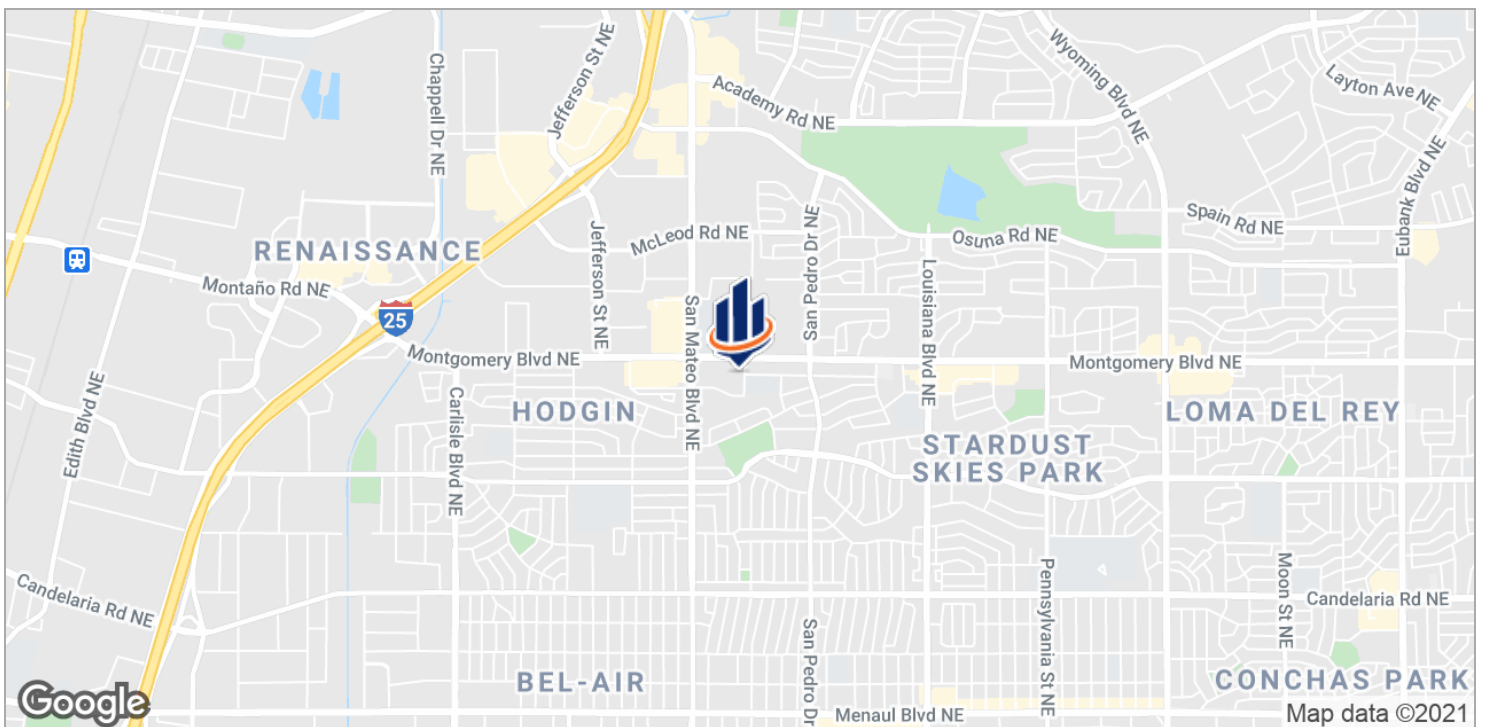
5338 MONTGOMERY NE, THIRD FLOOR

# 4th Floor



**Fourth Floor - 4,081 SF**

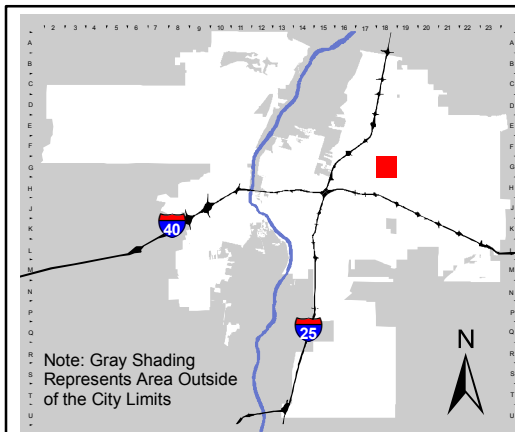
# Location Maps







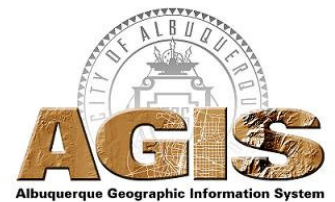
For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)



Address Map Page:

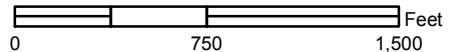
# G-18-Z

Map Amended through:  
3/17/2017



Note: Gray Shading  
Represents Area Outside  
of the City Limits

These addresses are for informational  
purposes only and are not intended  
for address verification.



## KEY FACTS

485

Population



2.0

Average Household Size

37.2

Median Age

\$36,099

Median Household Income

## EDUCATION

3%

No High School Diploma



23%

High School Graduate



43%

Some College



31%

Bachelor's/Grad/Prof Degree

## BUSINESS



32

Total Businesses



340

Total Employees

## EMPLOYMENT



64%

White Collar



4%

Blue Collar



33%

Services

2.5%

Unemployment Rate

## INCOME



\$36,099

Median Household Income



\$26,070

Per Capita Income



\$14,702

Median Net Worth

## Households By Income

The largest group: <\$15,000 (18.6%)

The smallest group: \$150,000 - \$199,999 (0.8%)

Indicator	Value	Difference	
<\$15,000	18.6%	+5.8%	
\$15,000 - \$24,999	14.6%	+4.4%	
\$25,000 - \$34,999	15.8%	+4.7%	
\$35,000 - \$49,999	10.5%	-3.4%	
\$50,000 - \$74,999	15.8%	-1.5%	
\$75,000 - \$99,999	14.6%	+2.7%	
\$100,000 - \$149,999	6.9%	-6.6%	
\$150,000 - \$199,999	0.8%	-4.4%	
\$200,000+	2.4%	-1.8%	

Bars show deviation from Bernalillo County

## KEY FACTS

8,201

Population



2.1

Average Household Size

35.3

Median Age

\$35,810

Median Household Income

## EDUCATION

7%

No High School Diploma



23%

High School Graduate



42%

Some College



28%

Bachelor's/Grad/Prof Degree

## BUSINESS



684

Total Businesses



7,197

Total Employees

## EMPLOYMENT



66%

White Collar



12%

Blue Collar



23%

Services

8.0%

Unemployment Rate

## INCOME



\$35,810

Median Household Income



\$23,965

Per Capita Income



\$14,619

Median Net Worth

## Households By Income

The largest group: <\$15,000 (18.6%)

The smallest group: \$200,000+ (1.0%)

Indicator	Value	Difference	
<\$15,000	18.6%	+5.8%	
\$15,000 - \$24,999	13.6%	+3.4%	
\$25,000 - \$34,999	16.6%	+5.5%	
\$35,000 - \$49,999	15.7%	+1.8%	
\$50,000 - \$74,999	15.8%	-1.5%	
\$75,000 - \$99,999	9.8%	-2.1%	
\$100,000 - \$149,999	7.2%	-6.3%	
\$150,000 - \$199,999	1.6%	-3.6%	
\$200,000+	1.0%	-3.2%	

Bars show deviation from Bernalillo County

KEY FACTS

33,207

Population



2.2

Average Household Size

36.3

Median Age

\$42,881

Median Household Income

EDUCATION

7%

No High School Diploma



23%

High School Graduate



38%

Some College



32%

Bachelor's/Grad/Prof Degree

BUSINESS



1,922

Total Businesses



19,903

Total Employees

EMPLOYMENT



66%

White Collar



12%

Blue Collar



22%

Services

6.1%

Unemployment Rate

INCOME



\$42,881

Median Household Income



\$26,908

Per Capita Income



\$26,129

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (2.2%)

Indicator	Value	Difference	
<\$15,000	14.8%	+2.0%	
\$15,000 - \$24,999	11.5%	+1.3%	
\$25,000 - \$34,999	13.9%	+2.8%	
\$35,000 - \$49,999	16.3%	+2.4%	
\$50,000 - \$74,999	17.7%	+0.4%	
\$75,000 - \$99,999	11.2%	-0.7%	
\$100,000 - \$149,999	9.6%	-3.9%	
\$150,000 - \$199,999	3.0%	-2.2%	
\$200,000+	2.2%	-2.0%	

Bars show deviation from Bernalillo County

