



Metro Commercial
REALTY, INC.

505.858.1444 (O) | 505.858.1448 (f) | mcrnm.com | 8232 Louisiana Blvd. NE Suite C Albuquerque, NM 87113

FOR LEASE

Fidelity Professional Center
8501 Candelaria Rd. NE
Albuquerque NM 87111



Availability		
Suite 2	±2,162 SF	\$12/SF Plus Gas & Electric
Medical build-out includes 4 exam-rooms with sinks, 2-3 private offices, reception/seating area and 2 in-suite bathrooms		



Medical Office Build-Out

Complete with separate exam rooms with sinks, private offices, reception/seating and in-suite bathrooms



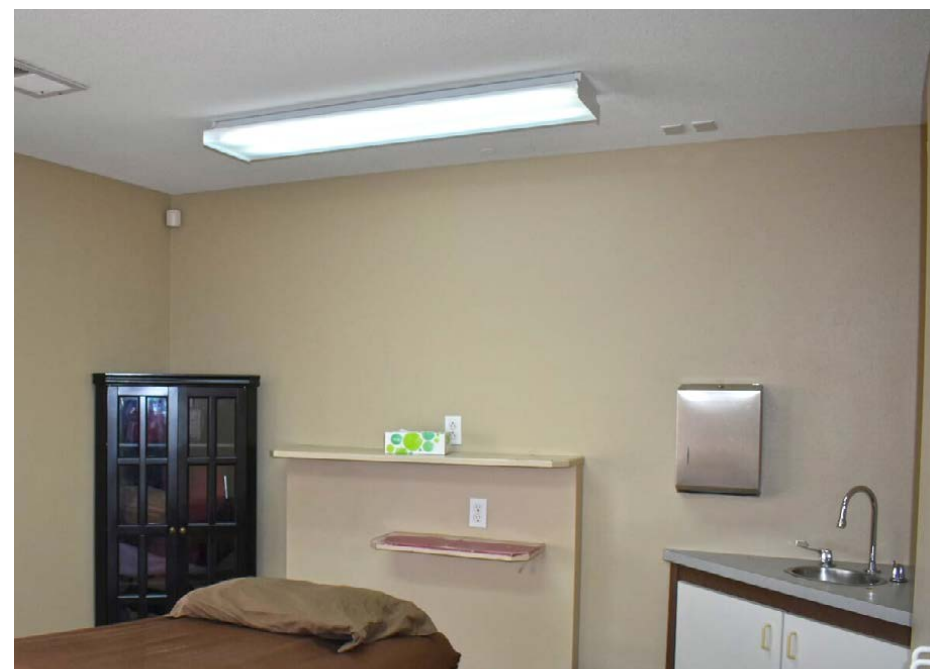
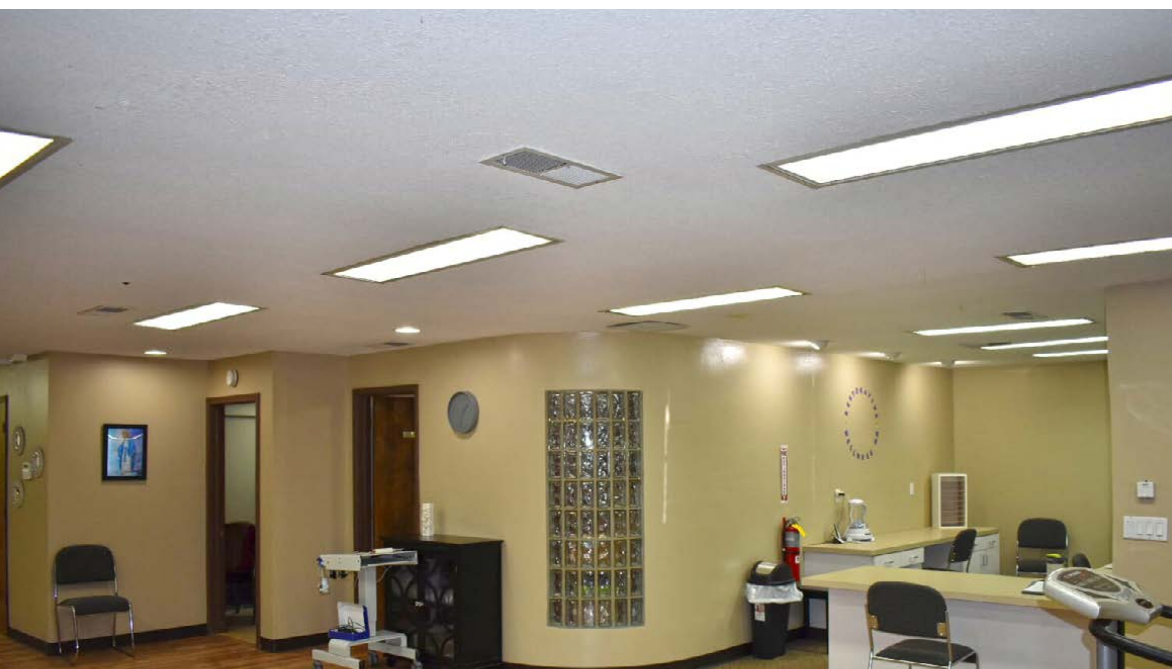
Convenient Location, Great Visibility

Located in the NE Heights, just feet from Wyoming Blvd., and offers monument signage on Candelaria Rd.



NE Heights Conveniences

Residentially dense, high income trade area and near restaurants, services and retail

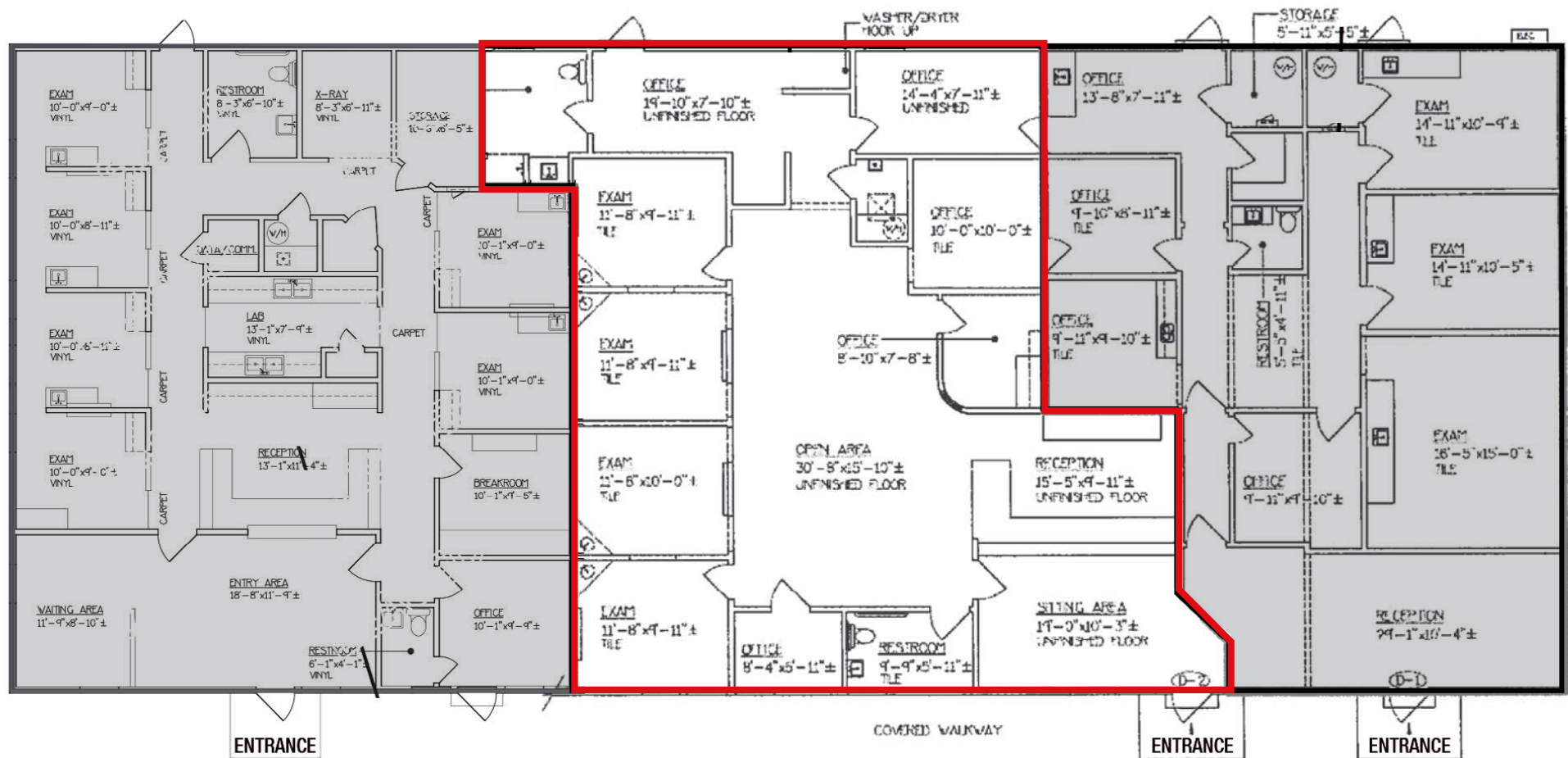


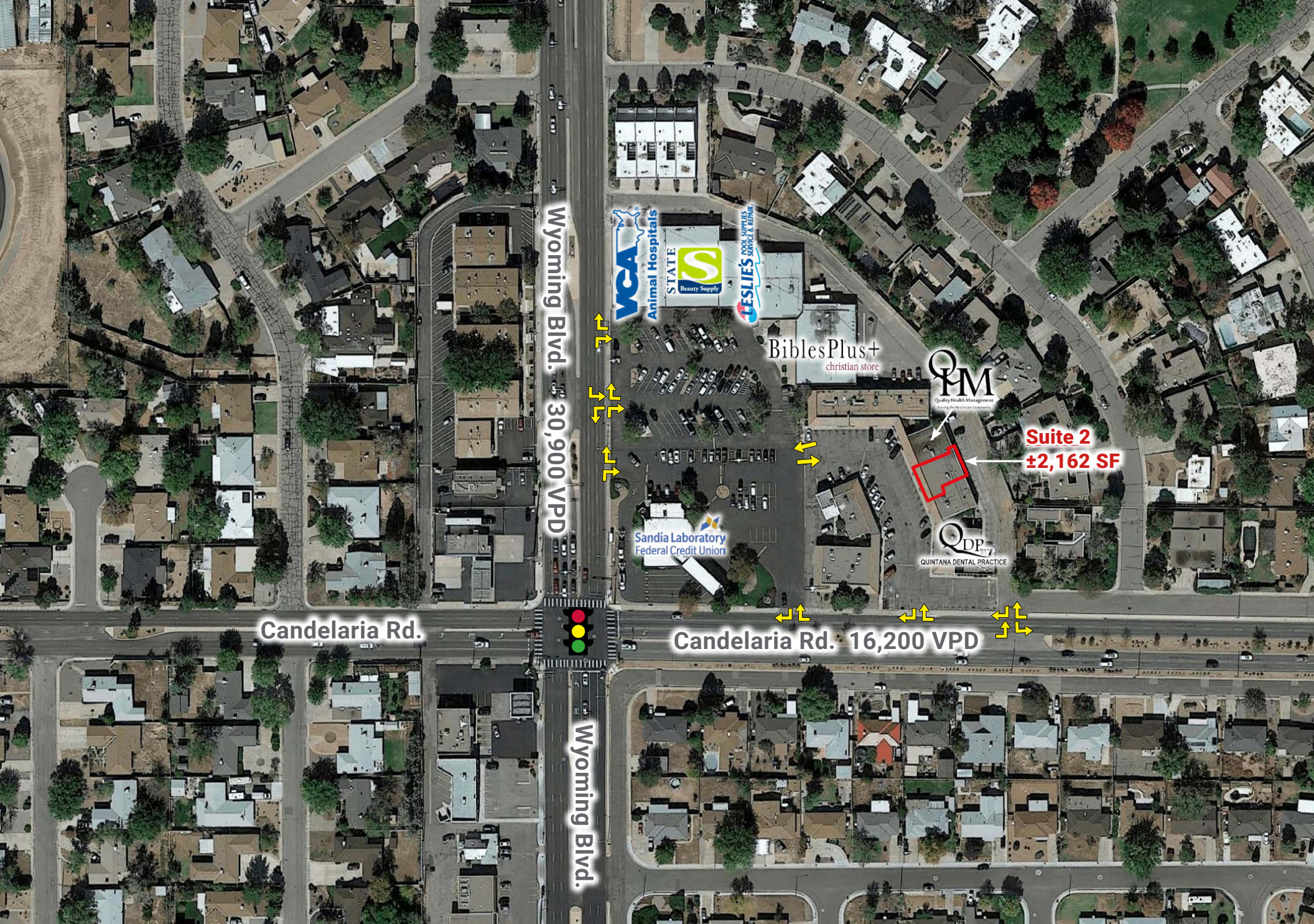
Clay Azar
505.480.9777 | clay@mcnm.com

Metro Commercial
REALTY, INC.

This information has been obtained from sources believed reliable. We have no obligation to guarantee, warranty, or make any representation about it.

Suite 2 ±2,162 SF
\$12/SF Plus Gas & Electric





Wyoming Blvd. 30,900 VPD

Candelaria Rd.

Candelaria Rd. 16,200 VPD

Suite 2
±2,162 SF

VCA
Animal Hospitals

STATE
Beauty Supply





LESLES
POOL SUPPLIES
SERVICE & REPAIR

BiblesPlus+
christian store

Sandia Laboratory
Federal Credit Union

QPM
Quality Health Management

QDP
QUINTANA DENTAL PRACTICE

	1 Mile	3 Mile	5 Mile	
				Population 
2020 Estimated Population	15,525	142,416	305,251	
2025 Projected Population	15,372	141,673	303,903	
2020 Median Age	45.3	42.0	40.8	
				Households 
2020 Estimated Households	7,356	67,782	141,811	
2025 Projected Households	7,462	69,140	144,864	
Projected Annual Growth 2020 to 2025	0.3%	0.4%	0.4%	
2019 Median Home Value	\$191,602	\$198,513	\$217,882	
2019 Median Rent	\$993	\$909	\$925	
				Employment 
2020 Estimated Average Household Income	\$65,703	\$66,159	\$73,375	
2020 Estimated Total Businesses	934	8,245	17,885	
2020 Estimated Total Employees	6,675	67,461	191,742	
				Expenditures 
2019 Est. Total Household Expenditure	\$262.02 M	\$1.78 B	\$3.53 B	
2019 Est. Apparel	\$9.22 M	\$62.28 M	\$123.81 M	
2019 Est. Entertainment	\$14.89 M	\$100.33 M	\$199.66 M	
2019 Est. Food, Beverages, Tobacco	\$40.35 M	\$274.63 M	\$542.63 M	
2019 Est. Furnishings, Equipment	\$9.24 M	\$62.42 M	\$124.16 M	
2019 Est. Health Care, Insurance	\$24.22 M	\$165.05 M	\$325.66 M	
2019 Est. Household Operations, Shelter, Utilities	\$84.52 M	\$576.53 M	\$1.14 B	
2019 Est. Miscellaneous Expenses	\$4.94 M	\$33.6 M	\$66.59 M	
2019 Est. Personal Care	\$3.51 M	\$23.87 M	\$47.33 M	
2019 Est. Transportation	\$48.42 M	\$327.41 M	\$648.65 M	