



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
2424 Candelaria Rd. NE
Albuquerque, NM 87107

Highlights



\$7.50/SF
Modified Gross
Lease Rate



±1,850 SF
Office/Showroom

±4,213 SF
Warehouse

±6,063 SF
Total Building Size

NR-LM
Property Zoning



17,500 VPD
Candelaria Rd.

Convenient Location

Perfectly positioned in the North I-25 trade area with very close proximity to the "Big I", at I-25 and I-40. Close proximity to 3 freeway entrances/exits: Interstate 40 at Carlisle Blvd., Interstate 25 at Candelaria Blvd. and Interstate 25 at Montgomery Blvd.

Functional Industrial/Retail Space

Open, spacious retail floorplan with ±13' clear ceiling height in warehouse and 2 dock doors (one in front and one in back). and separate office build-out. Mezzanine above office can be used for additional storage.

Great Exposure

Access and parking on both Candelaria Rd. and Girard Blvd. with exposure to 17,800 VPD with both building and monument signage as well

Area Amenities

Down the street from Blake's Lotaburger, WalMart, and is surrounded by brew pubs, retail, restaurants, and numerous entertainment centers

±1,850 SF

Office/Showroom

±4,213 SF

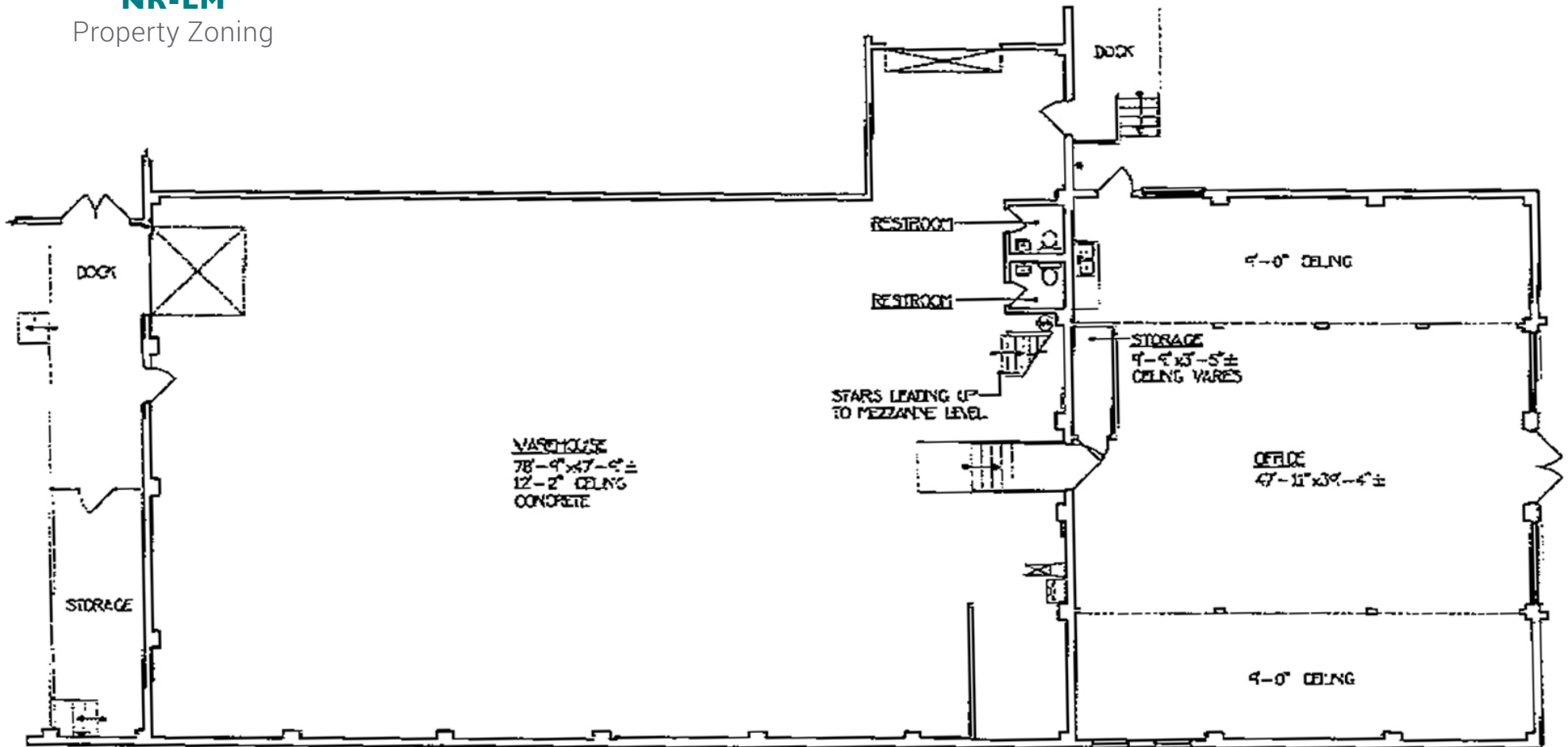
Warehouse

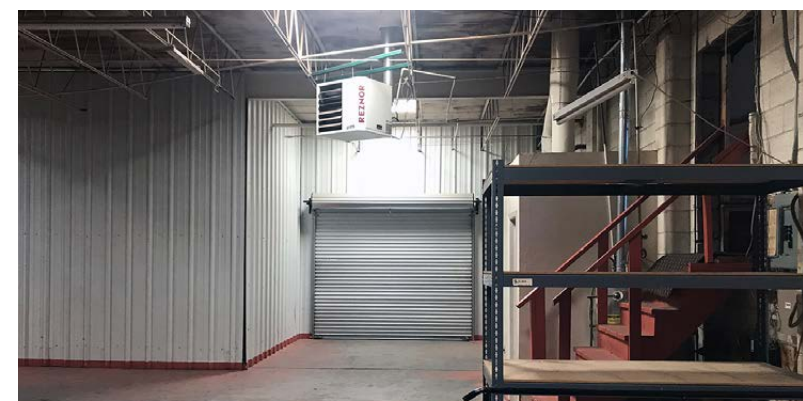
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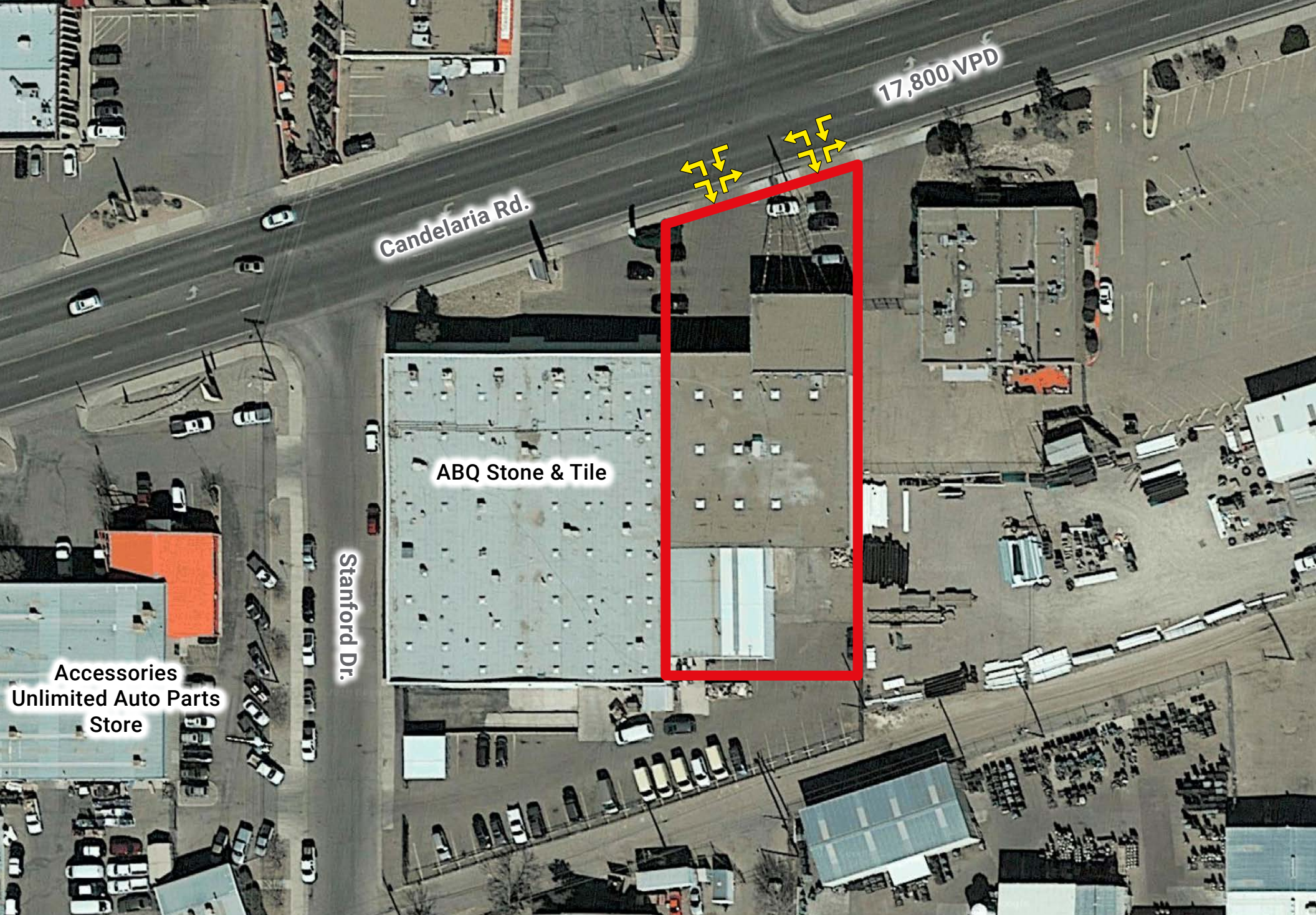




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Clay Azar
505.480.9777 | clay@mcrnm.com



Candelaria Rd.

17,800 VPD

ABQ Stone & Tile

Stanford Dr.

Accessories
Unlimited Auto Parts
Store



25

40

25

40

Candelaria Rd.

Menaul Blvd.

Menaul Blvd.

17,500 VPD














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Demographics

	1 Mile	3 Mile	5 Mile
 2018 Estimated Population	7,141	100,558	269,983
 2023 Projected Population	7,207	101,518	272,891
 Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.2%
 Historical Annual Growth 2000 to 2018	0.3%	0.1%	0.3%
 2018 Estimated Households	3,246	48,706	125,090
 2023 Projected Households	3,355	50,429	129,576
 Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
 2018 Average Household Income	\$47,857	\$58,407	\$62,229
 2018 Median Household Income	\$37,310	\$46,736	\$48,421
 Estimated Total Businesses	1,363	12,108	21,702
 Estimated Total Employees	16,581	158,936	262,771

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