



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

FOR SALE

Office Building
in the North I-25 Corridor
2100 Osuna Rd. NE
Albuquerque, NM 87113



Property Information	
Lot Size	±1.49 Acres
Zoning	Light Manufacturing - City of Albuquerque
Building Size	±18,000 SF
Building Class	A

Tenant Information	
Suite 100	±5,000 SF
Owner occupied, vacate or lease back depending on owner	
Suite 200	±5,000 SF
Currently vacant and being marketed	
Suite 300	±8,000 SF
Currently leased to One World Rug Care as showroom/warehouse	

Exceptional Finishes

High ceilings, ADA bathrooms, fiber equipped, large offices, refrigerated air, large conference room, break rooms, classroom, sound proof room and beautiful furniture/audio visual that can be negotiated

Centrally Located

Located at the hard corner of lighted intersection and offers four access points, property offers excellent signage & visibility to over 25,000 VPD, quick & easy access to I-25 and river bridges

For property walk-through, click logo



**Cell tower not included

Clay Azar, CCIM
505.480.9777 | clay@mcrnm.com

Metro Commercial
REALTY, INC.

Jacob Vosburgh, CCIM
505.280.2964 | jake.vosburgh@gmail.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



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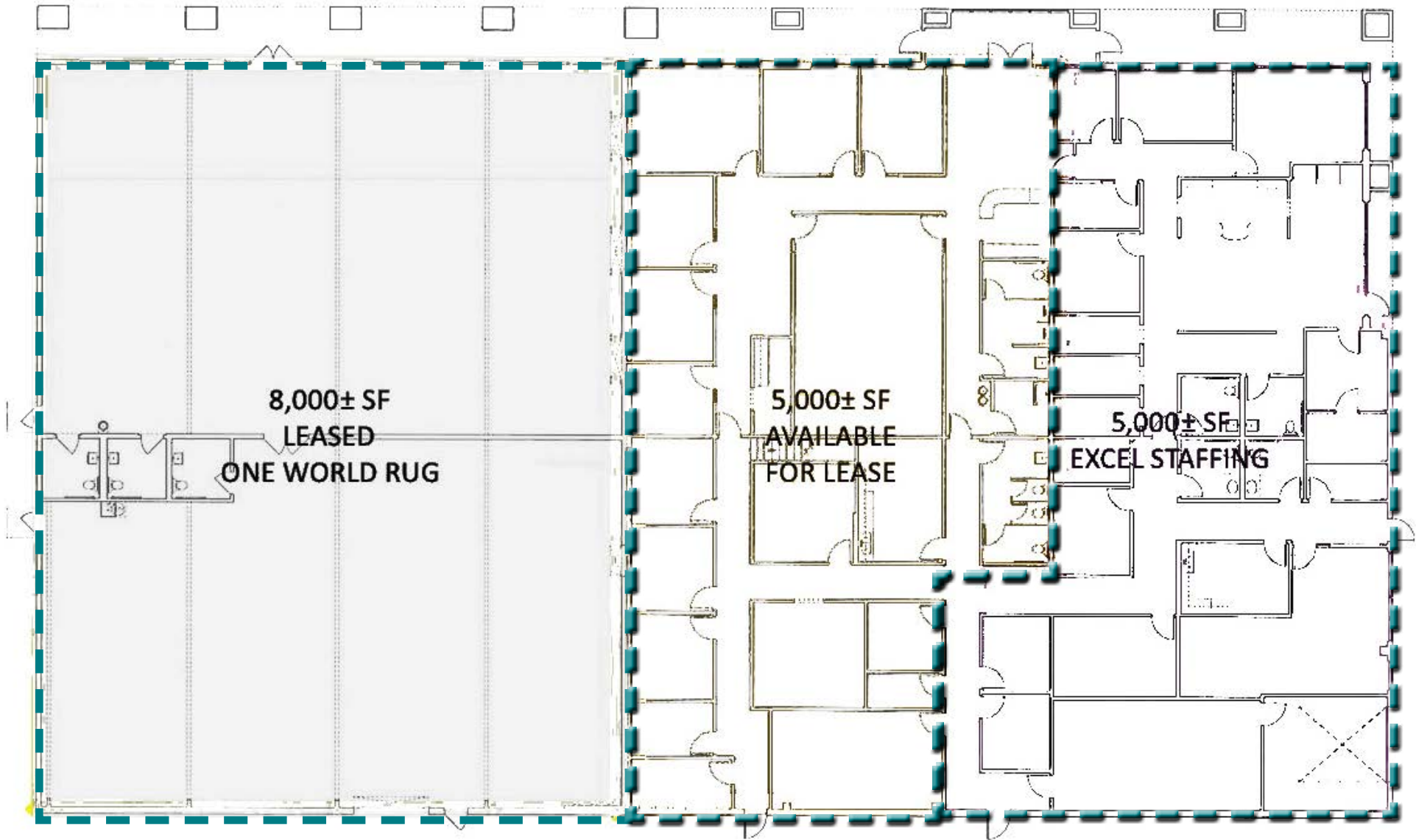
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Suite 300 ±8,000 SF

Suite 200 ±5,000 SF

Suite 100 ±5,000 SF



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Federal
Government Offices

Osuna Rd. 17,800 VPD

Osuna Rd.



Medical Office

Chappell Dr. 8,600 VPD

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17,800 VPD

Medical

Herc Rentals

GRAINGER

USEagle

VALERO

Osuna Rd.

Osuna Rd.

Osuna Business Center

WAGNER CAT

McDonald's

WaFd Bank

BUSHEIN BEER EAGLES

Weck's

Jefferson St.

Canon

Corp of Engineers

Array Tech

National Distributing

BMW

MINI

Bank of America

Olive Garden

Furr's

San Mateo Blvd.

CRAFT REPUBLIC BAR & GRILL

PF CHANG'S

25

TEXAS ROADHOUSE

FIRST AMERICAN BANK

Blue Cross Blue Shield

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	1 Mile	3 Mile	5 Mile
2019 Estimated Population	4,576	77,925	226,683
2024 Projected Population	4,528	77,773	226,938
2019 Median Age	37.1	40.1	41.4
2019 Estimated Households	2,080	36,283	105,436
2024 Projected Households	2,123	37,320	108,543
Projected Annual Growth 2019 to 2024	0.4%	0.6%	0.6%
2019 Median Home Value	\$230,505	\$207,724	\$247,111
2019 Median Rent	\$927	\$755	\$800
2019 Estimated Average Household Income	\$88,193	\$65,070	\$75,913
2019 Estimated Total Businesses	989	7,660	17,991
2019 Estimated Total Employees	16,978	92,643	211,518
2019 Est. Total Household Expenditure	\$135.11 M	\$1.88 B	\$6.07 B
2019 Est. Apparel	\$4.75 M	\$65.3 M	\$212.18 M
2019 Est. Entertainment	\$7.7 M	\$104.48 M	\$340.98 M
2019 Est. Food, Beverages, Tobacco	\$20.71 M	\$290.7 M	\$932.16 M
2019 Est. Furnishings, Equipment	\$4.79 M	\$64.97 M	\$212 M
2019 Est. Health Care, Insurance	\$12.42 M	\$174.48 M	\$559.45 M
2019 Est. Household Operations, Shelter, Utilities	\$43.56 M	\$615.2 M	\$1.98 B
2019 Est. Miscellaneous Expenses	\$2.56 M	\$35.47 M	\$114.97 M
2019 Est. Personal Care	\$1.82 M	\$25.19 M	\$81.43 M
2019 Est. Transportation	\$24.8 M	\$340.53 M	\$1.1 B

Population



Households



Employment



Expenditures

