



Sale Price: \$384,900.00

Building Size: +/-3,500 SF

Land Size: 0.109 Acres

Zoning: MX-H

Features:

- Excellent Frontage on San Pedro Ave.
- Well Maintained Building
- Abundant Parking
- New Stucco

- Live/Workspace
- Excellent Visibility
- Turn-key Chiropractic Office
- X-Ray Room
- Medical and Home FF&E Also Available For Purchase



Well Appointed Medical Office Live/Work For Sale
214 San Pedro Dr. NE Albuquerque, NM 87108

Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Andria Barrenechea
505-718-9548

Rita Cordova
505-489-8538

andria@go-absolute.net rita@go-absolute.net

Property Overview



This beautiful well-equipped property is great for any medical professional starting their practice or for continuing to grow their business. The building provides 4 exam rooms, bedroom/exam room with back office, an x-ray room, kitchen, garage with bedroom loft or private office, two bathrooms, a large waiting room and reception area with adjoining private office. The back patio offers private alfresco lunches and dining for all to enjoy. The current dining room and living room provides a large open workspace to utilize for patient training or use as is.

This space would be ideal for a chiropractor, physical therapist and a wide variety of medical and office users. Most furnishings and medical equipment available for purchase. Medical equipment includes: X-ray, four adjusting tables, roller bed, electrical muscle stimulation unit, G5 electric massage chair and physical rehab equipment.

Property Summary

Property Address:	214 San Pedro Ave. NE Albuquerque, NM 87108
Property Description:	Live/Work Medical Office
Zoning:	MX-H
Size:	+/-3,500 SF
Sale Price:	\$384,900.00
Parking:	Ample Parking
Acres:	0.109
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Highest and Best Use:	Live/Work, Office, Medical Office, Chiropractor, Physical Therapy.
Trade Area Description:	General, Family

The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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Trade Area Map

Trade Area Demographics

Radius	1 Mile	3 Mile	5 Mile
Population (2017 Estimate)	24,983	116,522	261,194
Avg HH Income (2017)	\$37,048	\$53,649	\$56,191



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Site Close Up & Location Description



LOCATION DESCRIPTION

The property is centrally located in Albuquerque, features fantastic access, signage and visibility, and is just 2 miles from the University of New Mexico which boasts 26,000 students and 20,000 employees. The property is less than 1.5 miles from Kirtland Air Force Base and is adjacent to Expo New Mexico (the site of the New Mexico State Fair and numerous concerts and events) and the Downs casino and racetrack. Just blocks off of Central Ave. - Route 66 this property offers great traffic counts and high visibility. Area co-tenants include Walmart, Walgreens Circle K, Sonic, El Mezquite Market, Expo New Mexico and several major fast-food concepts.

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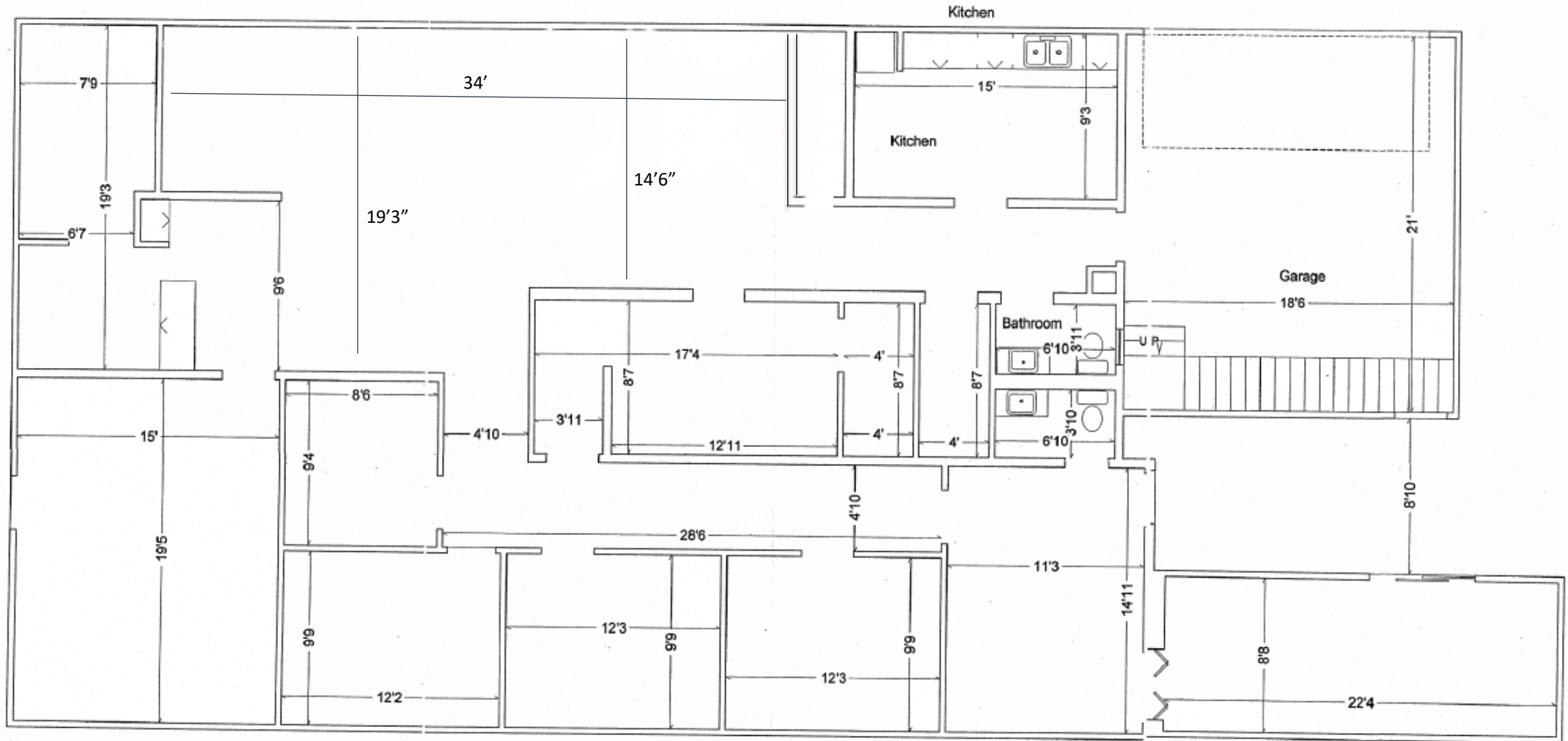
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Site Plan



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Residential/Medical Office Photos

Dining and Living Room



Patient Exam Room



Kitchen



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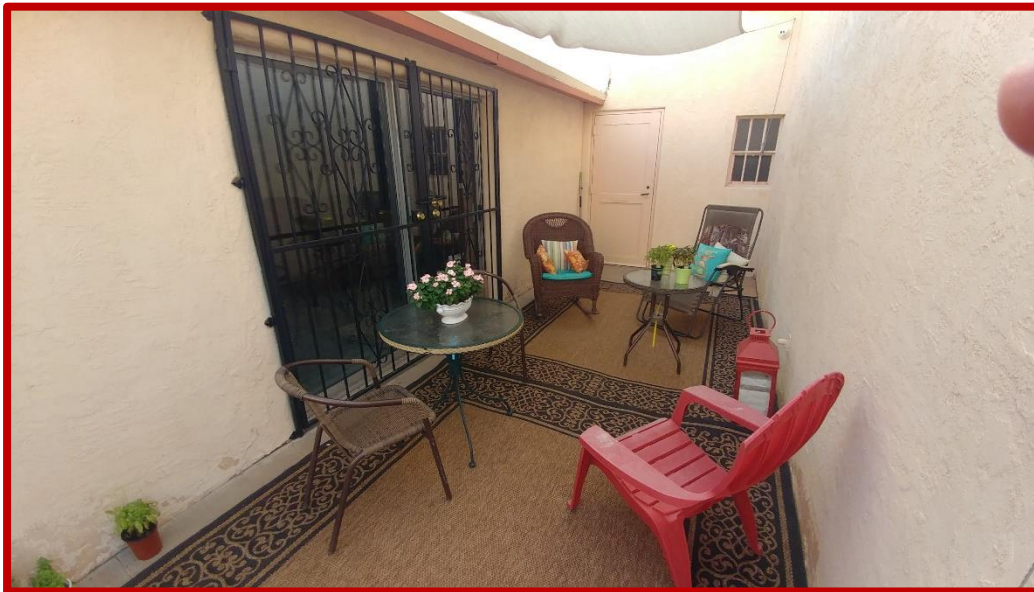


Residential Photos

Loft Bedroom



Private Patio



Back Bedroom Opens to Patio



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Previous Photos of Medical Office

Large Waiting Room



2nd waiting area with reception room



Open Work Area



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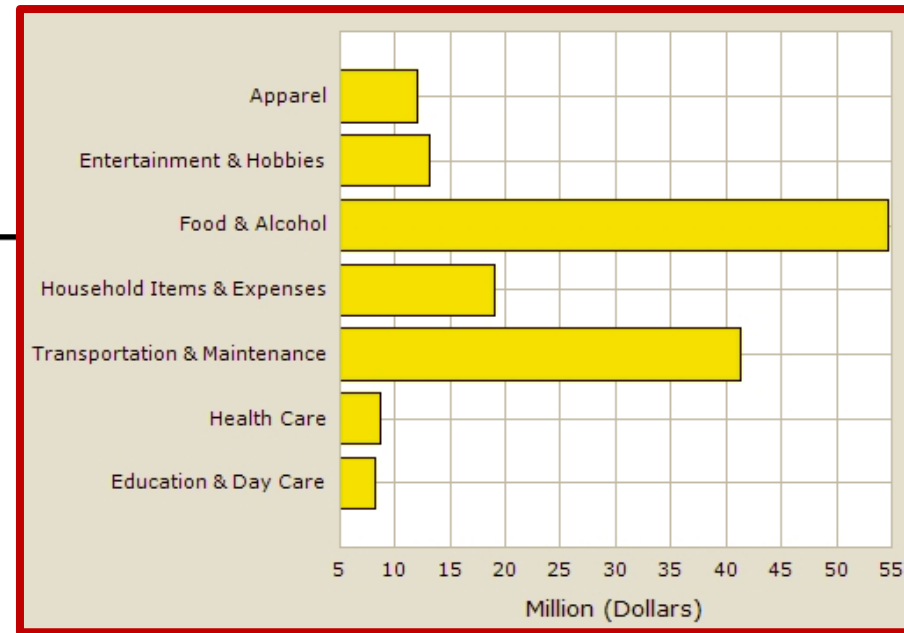
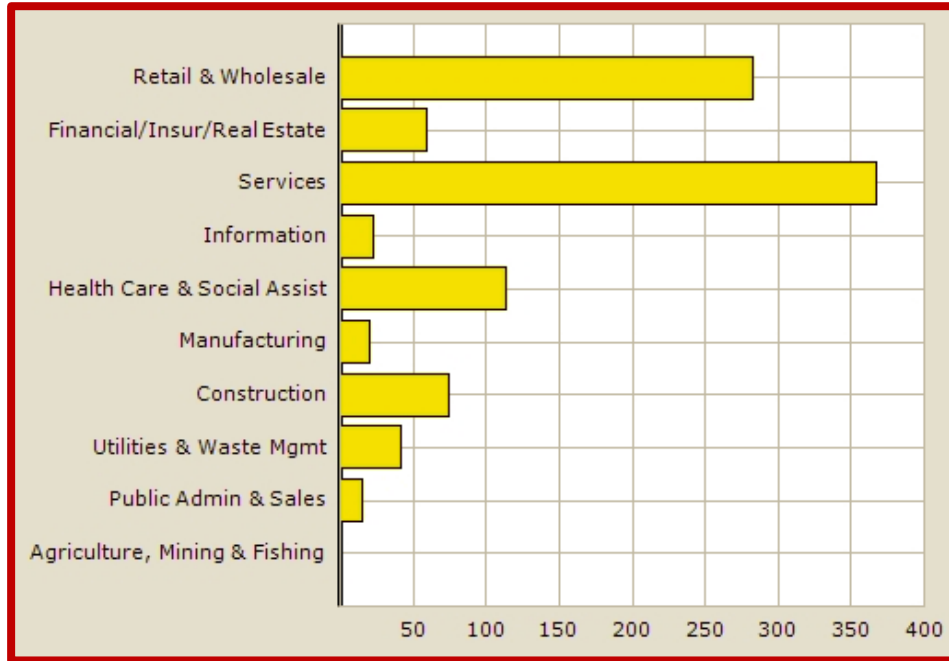
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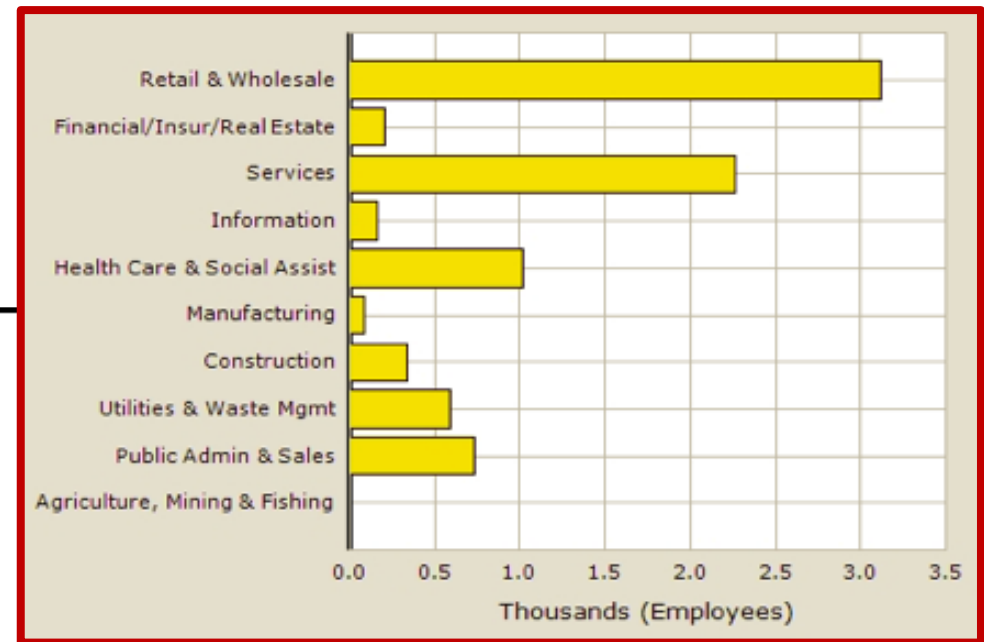
Demographics

Consumer Spending Totals – 1 Mile



Businesses – 1 Mile

Daytime Employees – 1 Mile



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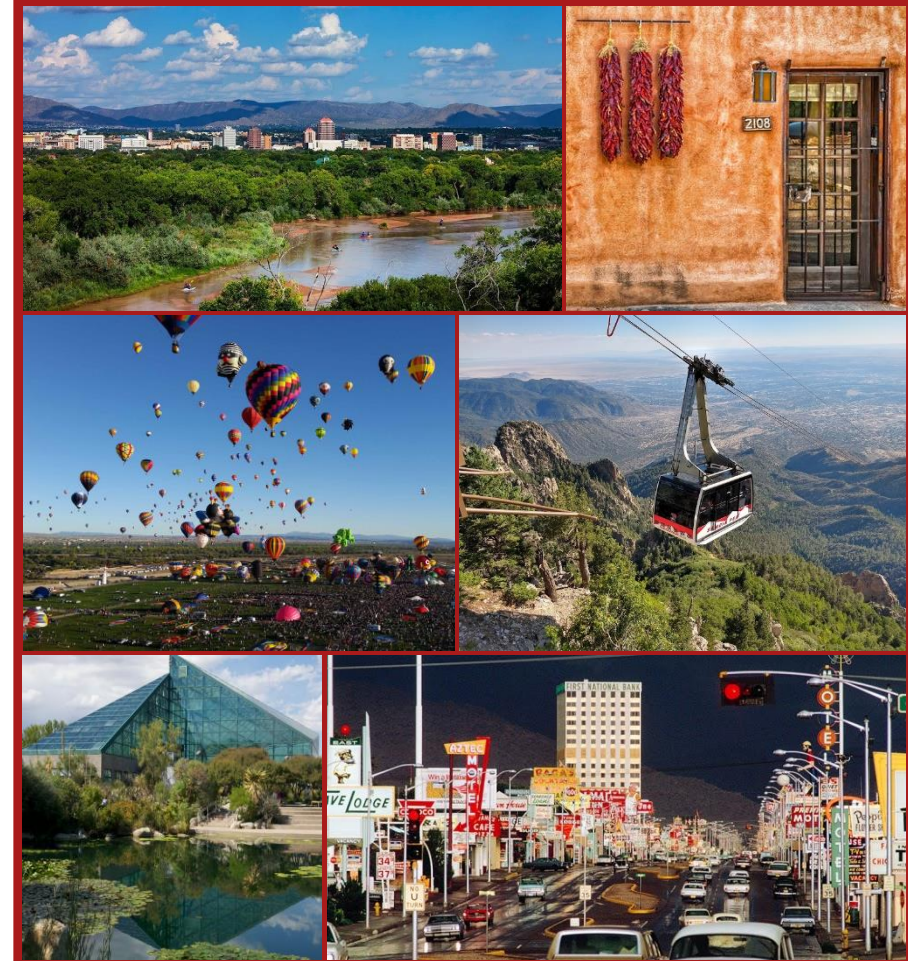
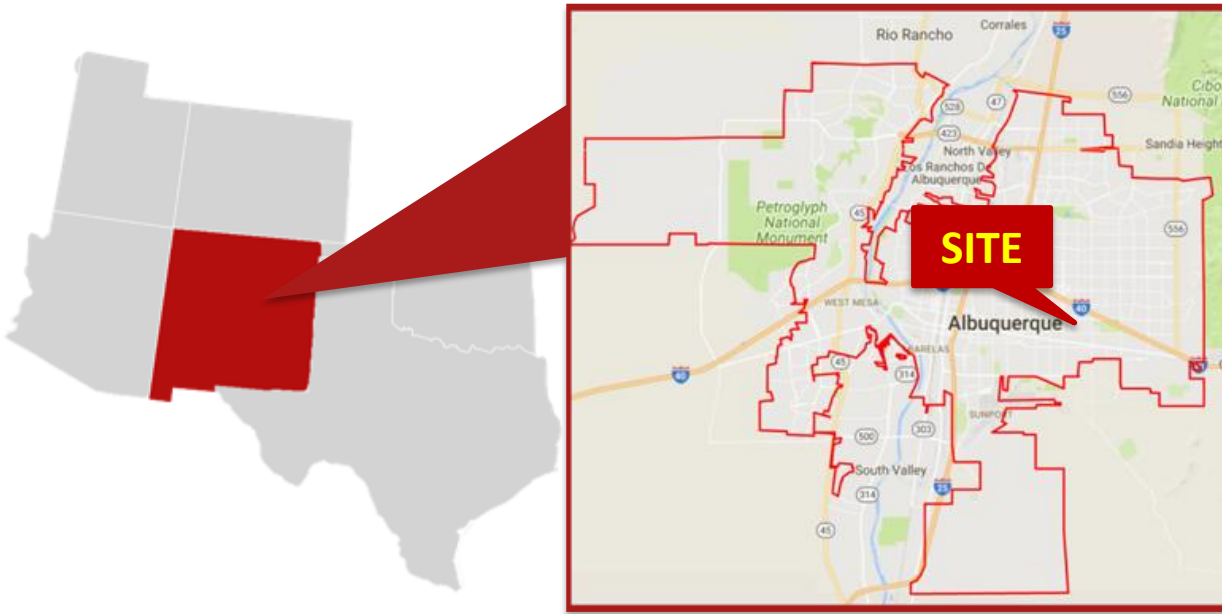


Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology-based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world-famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year-round outdoor activities and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2018 Estimate)

Total Population	Total Households	Avg. Household Income
915,927	358,000	\$51,128

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Absolute Investment Realty



Rita Cordova
Associate Broker

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, insurance and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



Some of Rita's Recent Transactions



Andria Barrenechea
Associate Broker

Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client that comes her way.

Who We Are

[Absolute Investment Realty](#) is an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITs. We have closed transactions throughout the United States and have clients from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and can advise our clients on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

Our Mission

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service.

We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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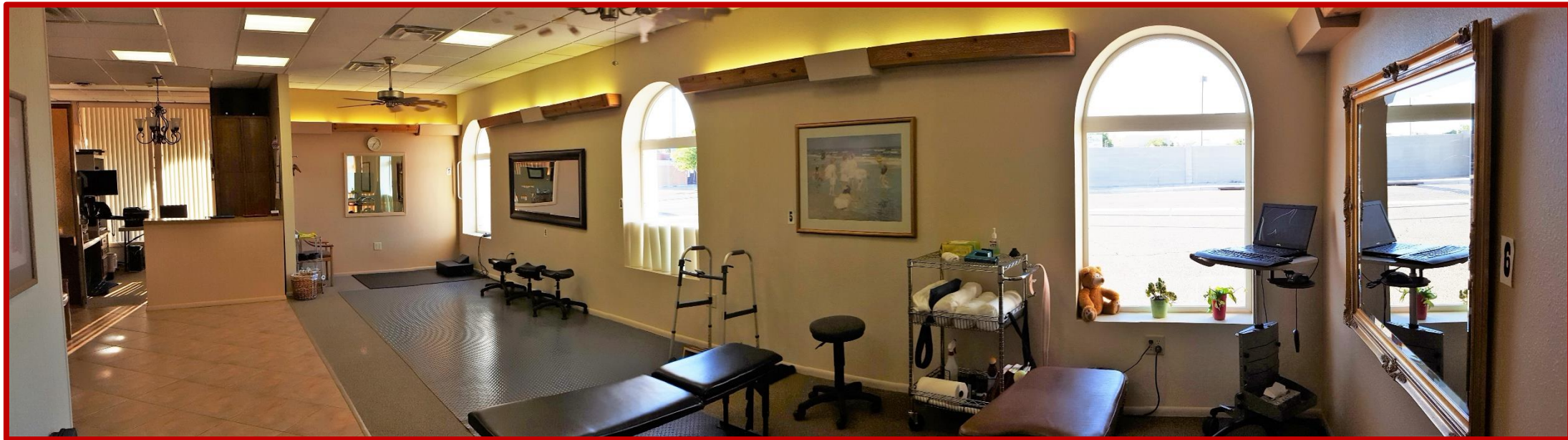
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