



Sale Price: \$325,000

Building Size: +/- 3,400 SF

Land Size: 0.26 Acres

Zoning: MX-M

Features:

- 6 parking spaces available
- Easy accessibility
- Great signage
- Metal Roof
- Newer Electrical

Freestanding Building

408 Arizona St. SE, Albuquerque, NM 87108

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

Consuelo Horne
505-730-7395

consuelo@go-absolute.net

Barbara Kline
505-720-6593

barbara@go-absolute.net



Property Overview



Absolute Investment Realty has been selected as the exclusive representative of the owner of 408 Arizona St SE. The property consists of approx. 3,280 sf of office warehouse space. The back portion of the building is fenced with 2 drive in entrances. There is 1 roll up door.

Property Summary

Property Address:	408 Arizona St. SE, Albuquerque, NM 87108
Property Description:	Freestanding Retail Building
Property Size:	(+/-) 0.26 Acres
Building Size:	(+/-) 3,280 SF
Zoning:	MX-
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Location:	1 block from Zuni Rd
Access to Transportation:	Located one street down from ART

Disclaimer: 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



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Site Close Up & Location Description



Property and Location Description

This property is in the Southeast Heights area of Albuquerque. It is one lot south of Zuni Rd, which is a main east west arterial connecting to Louisiana Blvd, Central Ave and Wyoming Blvd. The neighborhood comprises single and multi-family homes and a variety of retail, convenience stores, medical clinics, storage units and other businesses. The property is 2.5 miles from I-40 and 5 miles from I-25. Central Avenue, which is 3 blocks north of the site is the primary corridor of ART (Albuquerque Rapid Transit) line, which runs nearly the entire east-west width of the city.

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Pictures

Customer Reception



Open Office Space

Warehouse with Roll-up Door



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Pictures

Yard/Access Area behind Building



Dakota Street Gate

Warehouse Area



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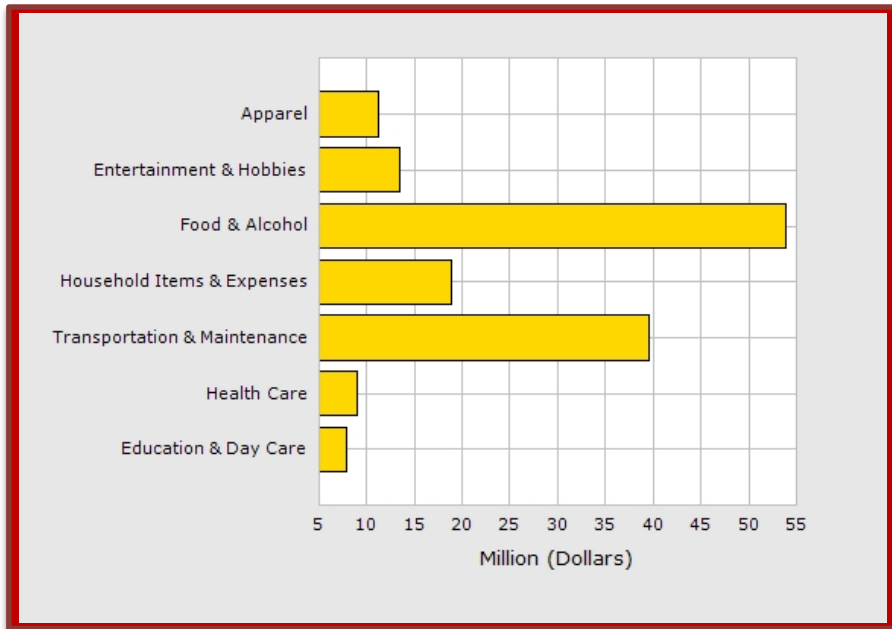
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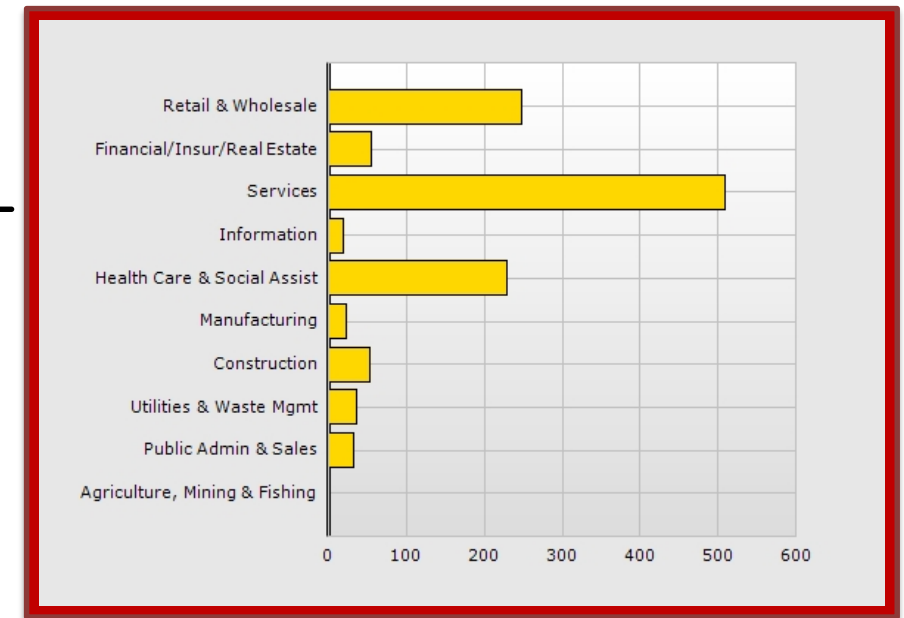


Demographics

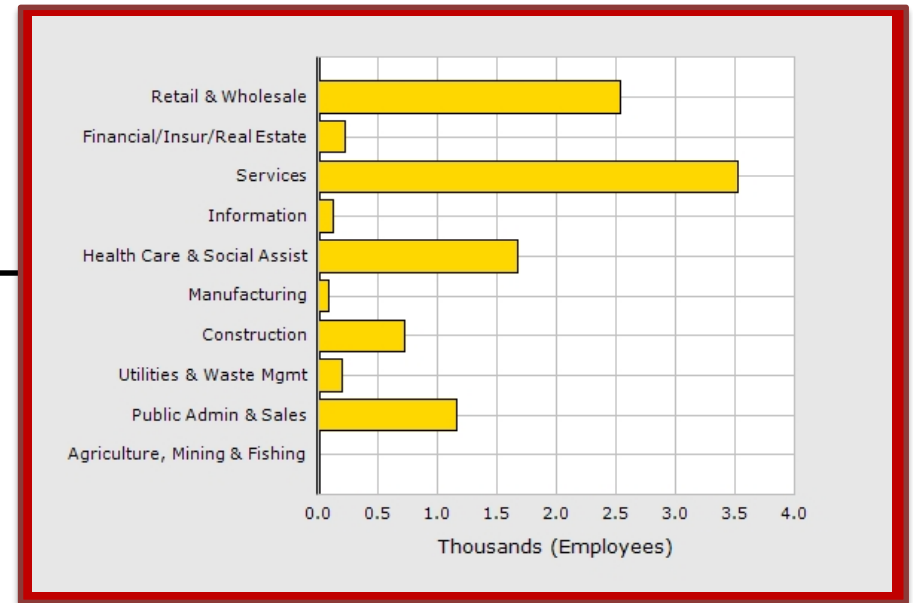
Businesses – 1 Mile



Daytime Employees – 1 Mile



Consumer Spending – 1 Mile



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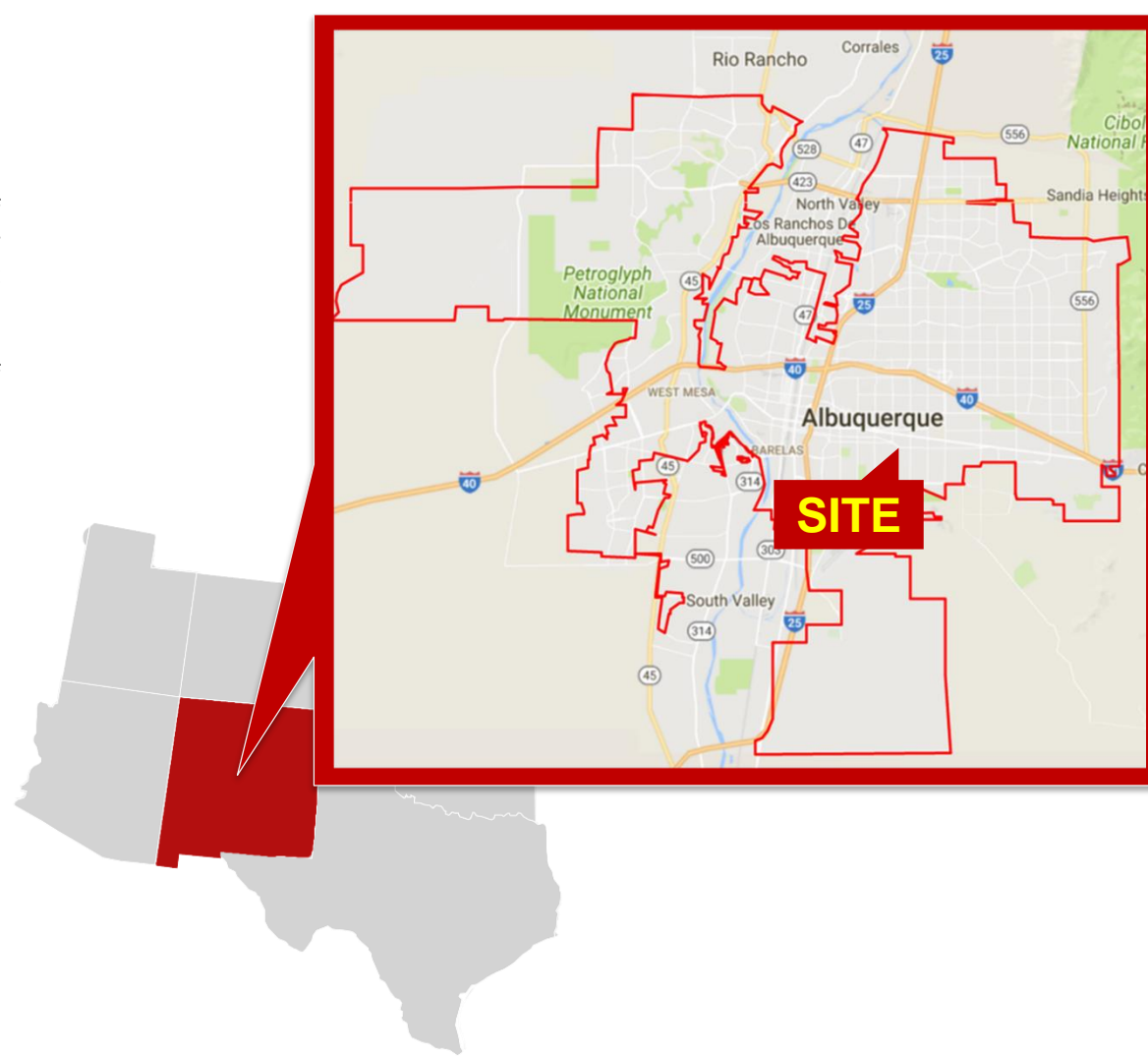
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Albuquerque, NM MSA

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 (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380



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Meet the Brokers

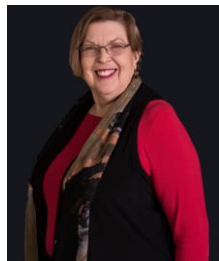


Consuelo Horne
Senior Advisor

Consuelo Gallegos Horne is a native New Mexican. Consuelo has been a Realtor in New Mexico for 20 years. Consuelo started her career as a Residential Realtor. During that time she was a Qualifying Broker and has previously owned her own company. In 2015, Consuelo decided to specialize in commercial real estate. Consuelo has knowledge, creativity and experience in marketing properties. Consuelo has an extensive background in contract analysis. Consuelo has a degree in Accounting and has worked for international companies in this field.



Some of Consuelo's Recent Transactions



Barbara Kline
Associate Broker
Business Broker

Barbara became a commercial realtor in 2016 and specializes in industrial, office and multi-family properties. She is a Certified Business Broker and, as such, provides transactional broker services to business owners and those seeking to purchase businesses. She has been a real estate investor for more than 30 years and has managed both commercial and residential properties. She has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is a member of CARNM, CREW and Corrales Mainstreet.

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 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 provide expert advise 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.

How We Help Our Clients Succeed

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.

Awards and Accolades

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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