



**Lease Rate: \$15.00 - \$20.00/SF**

**Lease Type: Full Service**

Available Space +/- 1,308 – 22,242 SF

Property Size: +/- 1.19 Acres

Building Size: +/- 102,000 SF

Zoning: MX-M-FB-UD – Mixed Use Form

Based Urban Development

### Features:

- Inviting Lobby with Functional Configuration
- 5 Stories
- 4 Floors of Secured Parking
- Onsite Security
- Credit Anchor Tenants
- Onsite Management
- Great Visibility on Lomas
- Easy Access to 1-25, Downtown, UNM
- Incredible Views
- Hard Corner



## Prime Downtown Office Space for Lease

**111 Lomas Blvd. NW, Albuquerque, NM 87102**

Absolute Investment Realty | 131 Madison St NE Ste 200, Albuquerque, NM 87108 | 505-346-6006 | [Info@go-absolute.net](mailto:Info@go-absolute.net)

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Andria Barrenechea  
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# Property Overview



Absolute Investment Realty is the proud owner's representative of this prime downtown location. This property is located in the heart of Albuquerque close to The University of New Mexico and the state's 3 largest hospitals, Presbyterian Hospital, Lovelace, UNMH as well as the Heart Hospital of New Mexico. This high-quality office space offers multiple configurations to suit various types of businesses. Property boasts monument signage, daytime security and nighttime patrol. Easy Access to 1-25 and 1-40. Rail Runner and Bus System available. Free parking structure. Proximity to Courthouse, City-County Buildings, Albuquerque Convention Center

Desired Users: Law Office, Government Entity, Mortgage or Real Estate Company, Medical Billing, Call Center.

## Property Summary

Property Address:	111 Lomas Blvd. NW
Property Description:	Two lit intersection on main thoroughfare
Property Size:	+/- 1.19 Acres
Ingress/Egress:	Multiple full turn access points
Zoning:	MX-M
Access:	Right in from Lomas Blvd. NW 1 <sup>st</sup> Street and 2 <sup>nd</sup> Street access
Traffic Counts:	27, 800
Visibility:	Excellent hard corner visibility
Location:	Located on Lomas Blvd NW between 1 <sup>st</sup> and 2 <sup>nd</sup> Street
Unit Types:	Suite 101: +/-1,308 SF - \$20.00 Suite 103: +/-4,822 SF - \$19.00 Suite 120: +/-4,733 SF - \$20.00 Suite 205: +/-3,450 SF - \$18.00 Suite 230: +/-4,183 SF - \$19.00 3 <sup>rd</sup> Floor Available +/- 22,242 SF - \$15.00 Suite 410: +/-3,716 SF - \$18.00 Suite 430: +/-2,484 SF - \$18.00

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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## Site Close Up



### LOCATION DESCRIPTION

The property is located on Lomas Ave. positioned between the intersections of 1<sup>st</sup> Street and 2<sup>nd</sup> Street in the heart of Albuquerque's busy down-town, the hub of the city. The location offers excellent visibility among two lit intersections to a high volume of vehicles per day. With major metropolitan court houses nearby and hotels such as the Double Tree and Hyatt and national tenants, including Starbucks, Subway, Carls' Jr., McDonalds, and Pizza Hut. It features excellent access from both 1<sup>st</sup> St. and 2nd St., which runs the length of the city, crossing through downtown and I40.



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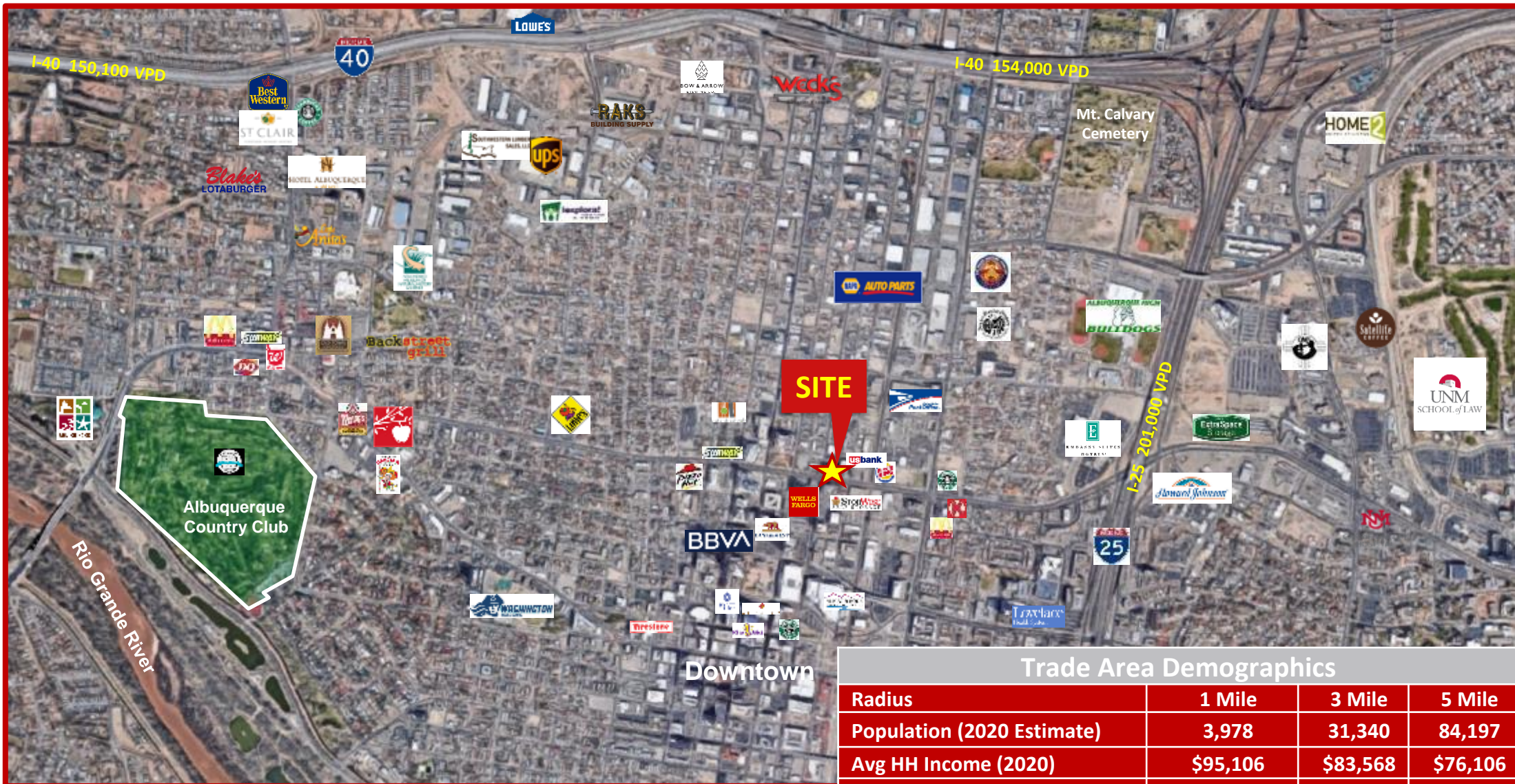
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# Trade Area Map



Trade Area Demographics			
Radius	1 Mile	3 Mile	5 Mile
Population (2020 Estimate)	3,978	31,340	84,197
Avg HH Income (2020)	\$95,106	\$83,568	\$76,106
Daytime Employees (2020)	815	6,224	27,238
Consumer Spending (2020)	\$46,109,000	\$300 M	\$860 M



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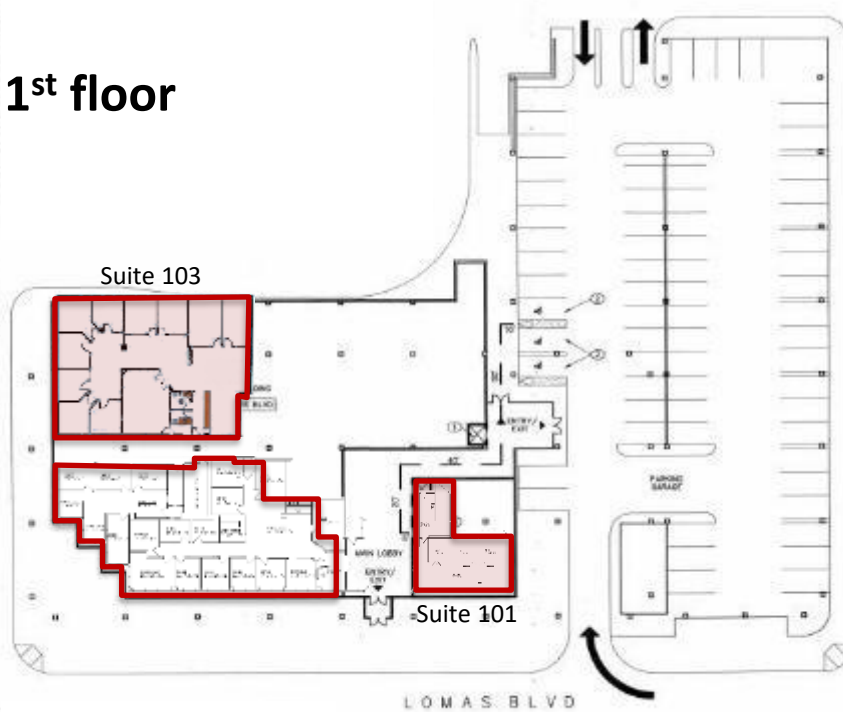
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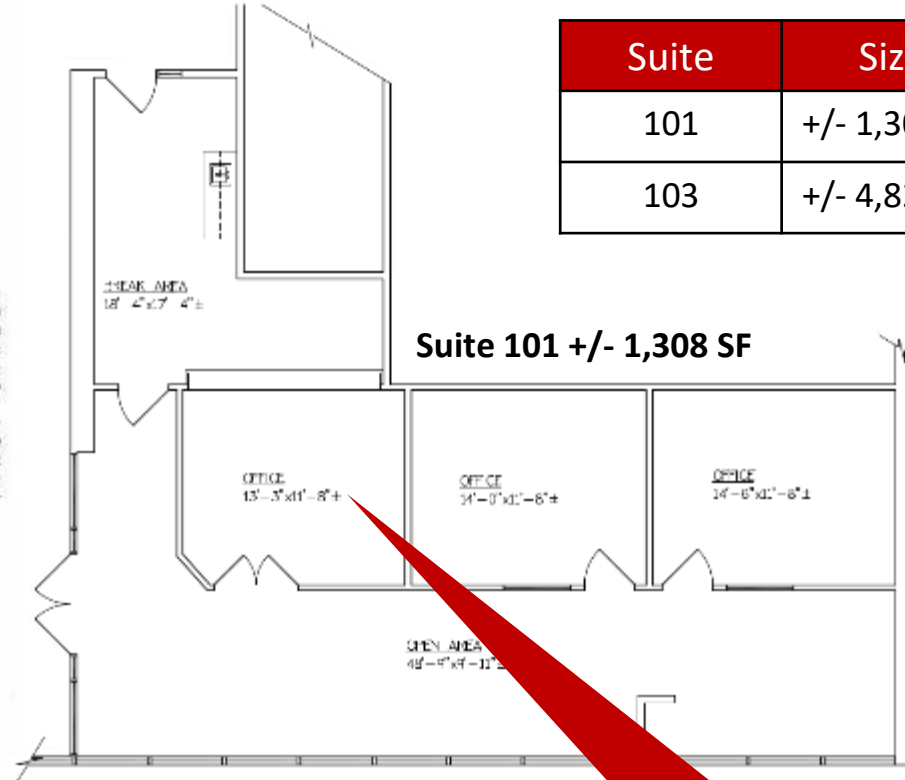
# 1<sup>st</sup> floor

SECOND STREET



Suite	Size	Rate
101	+/- 1,308 SF	\$20.00
103	+/- 4,822 SF	\$19.00

FIRST STREET



## Suite 103 +/- 4,822 SF



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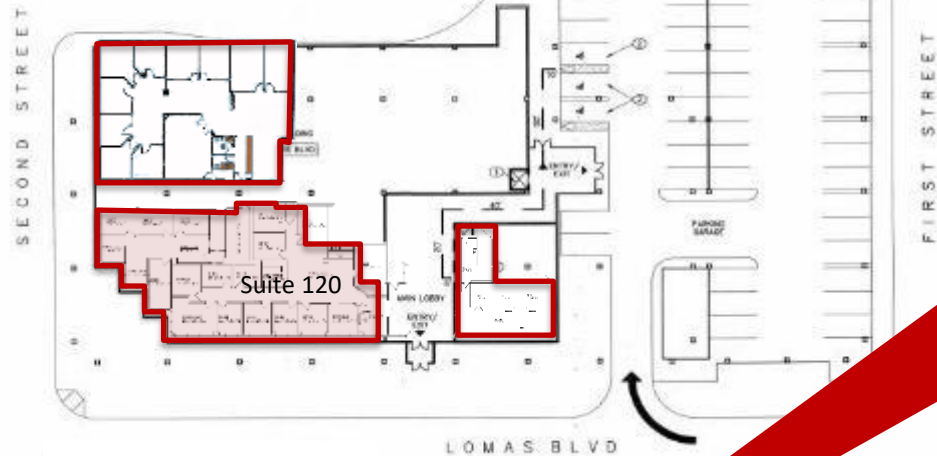
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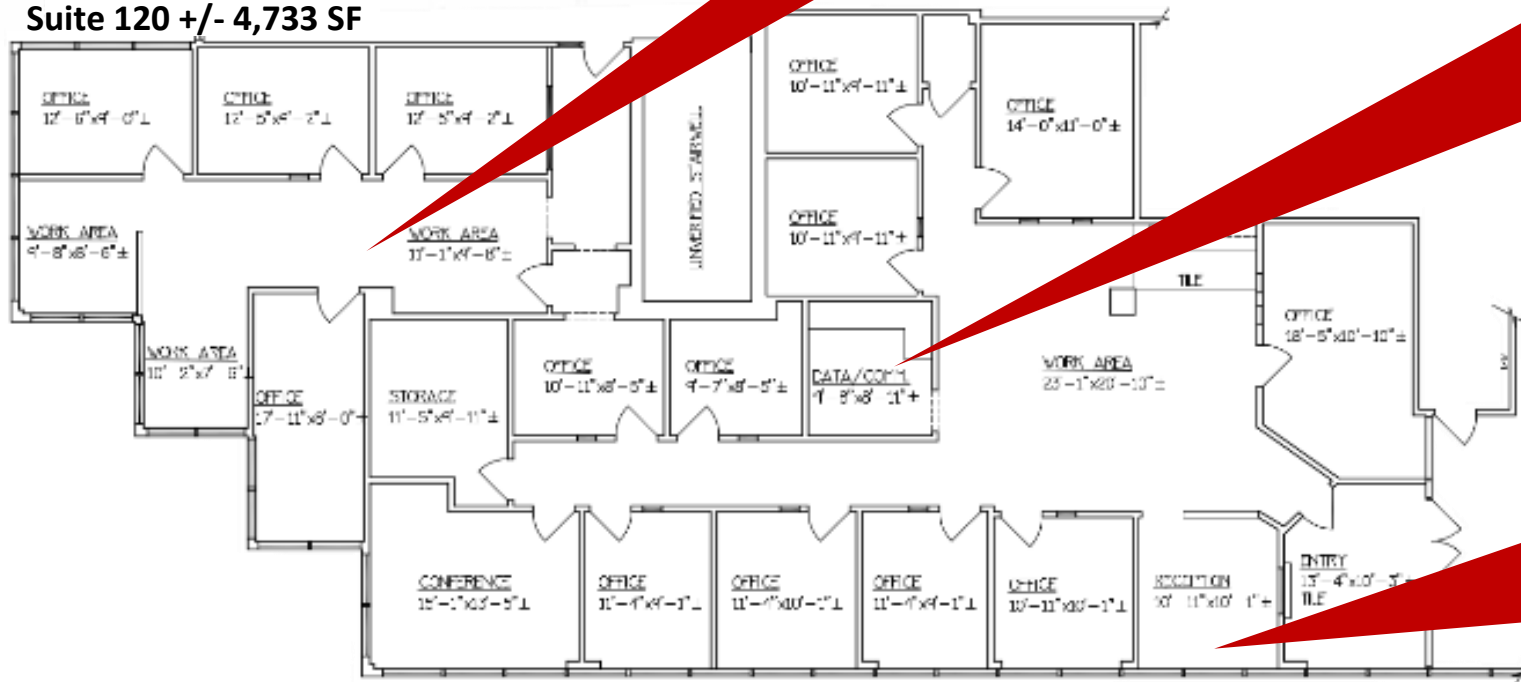
# 1<sup>st</sup> floor

## Suite 120

Suite	Size	Rate
120	+/- 4,733 SF	\$20.00



## Suite 120 +/- 4,733 SF



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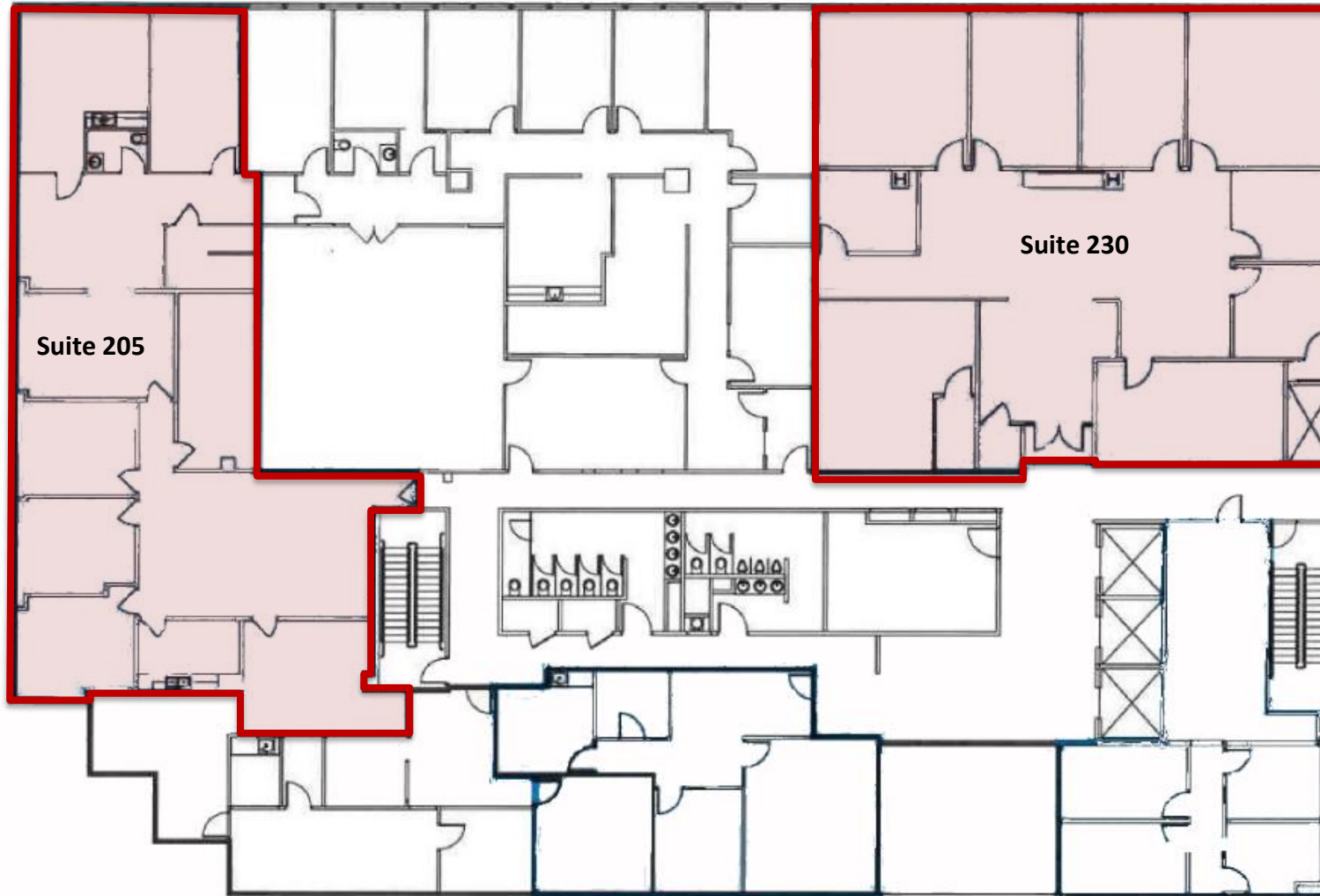


## 2<sup>nd</sup> Floor



Suite 205

Suite	Size	Rate
205	+/- 3,450 SF	\$18.00
230	+/- 4,183 SF	\$19.00



Suite 230

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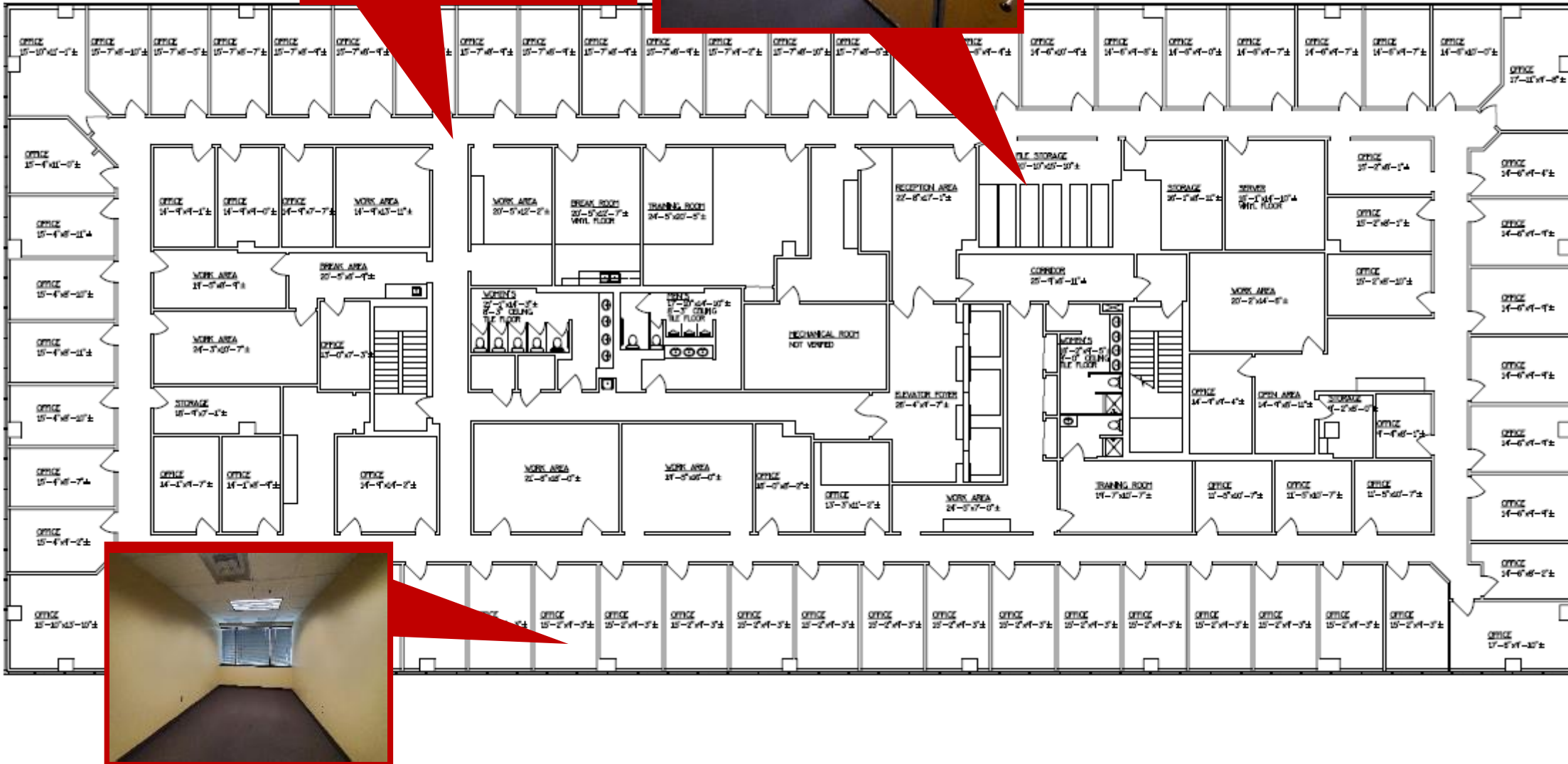
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Suite	Size	Rate
3 <sup>rd</sup> Floor	+/- 22,242 SF	\$15.00



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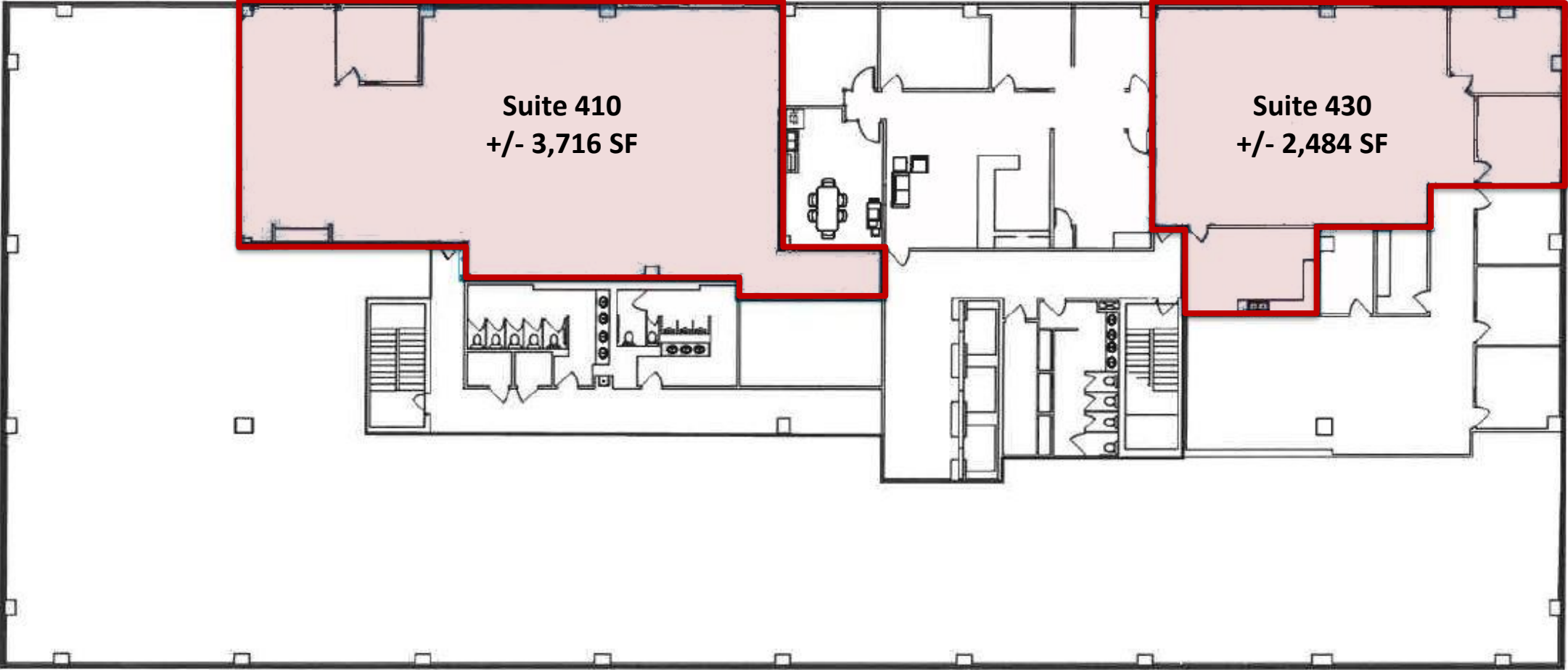


4<sup>th</sup> Floor



Suite	Size	Rate
410	+/- 3,716 SF	\$18.00
430	+/- 2,484 SF	\$18.00

Suite 430



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## Property Photos



Lobby 1<sup>st</sup> Floor



Suite 103



Suite 101



Suite 120



Suite 230



4<sup>th</sup> Floor Lobby



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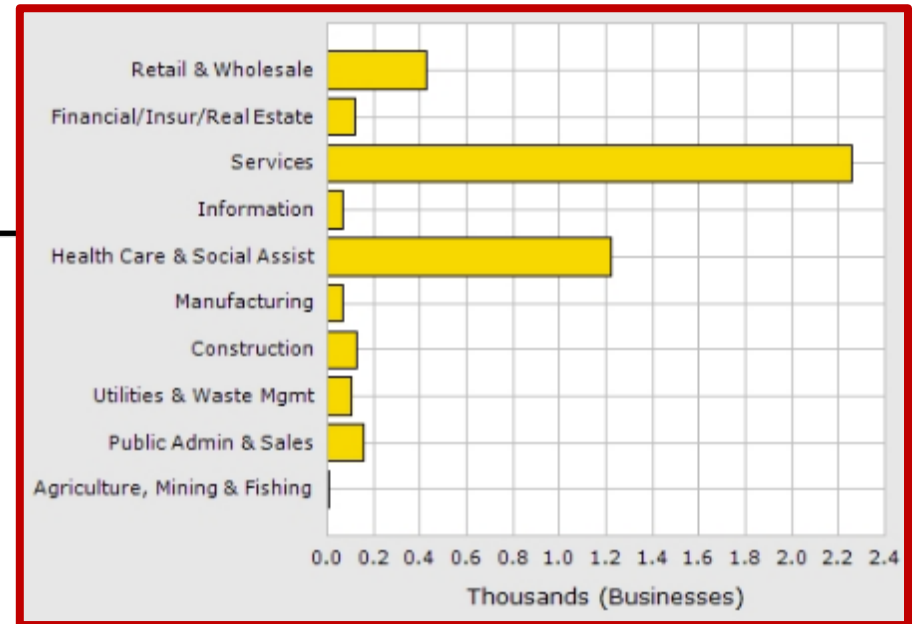
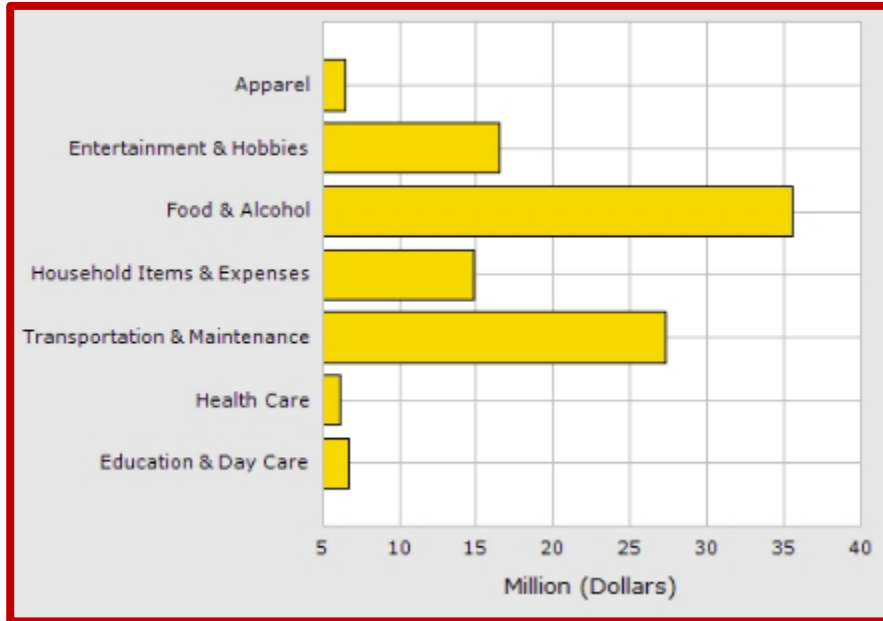
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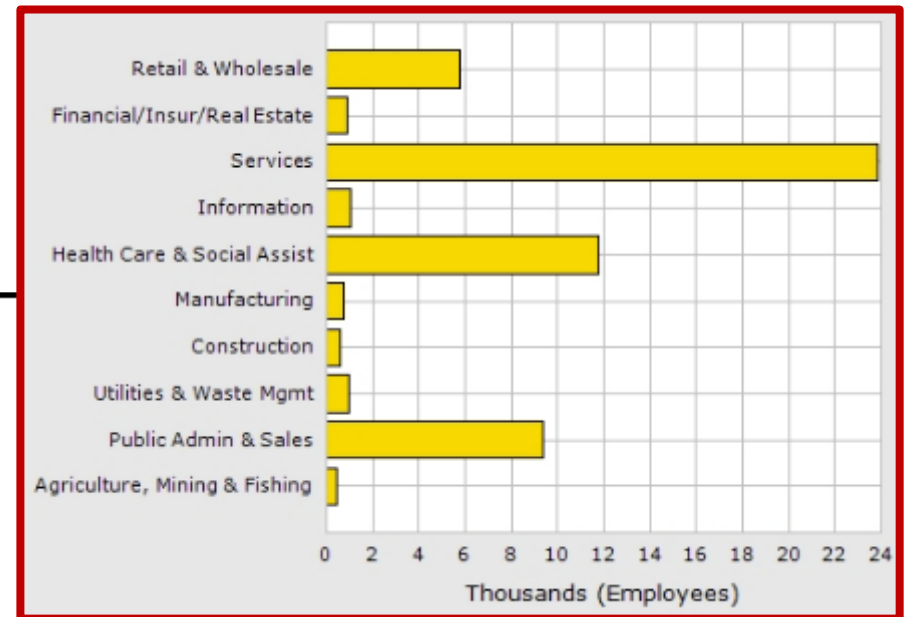
# Demographics

## Businesses – 1 Mile



## Consumer Spending Totals – 1 Mile

## Daytime Employees – 1 Mile



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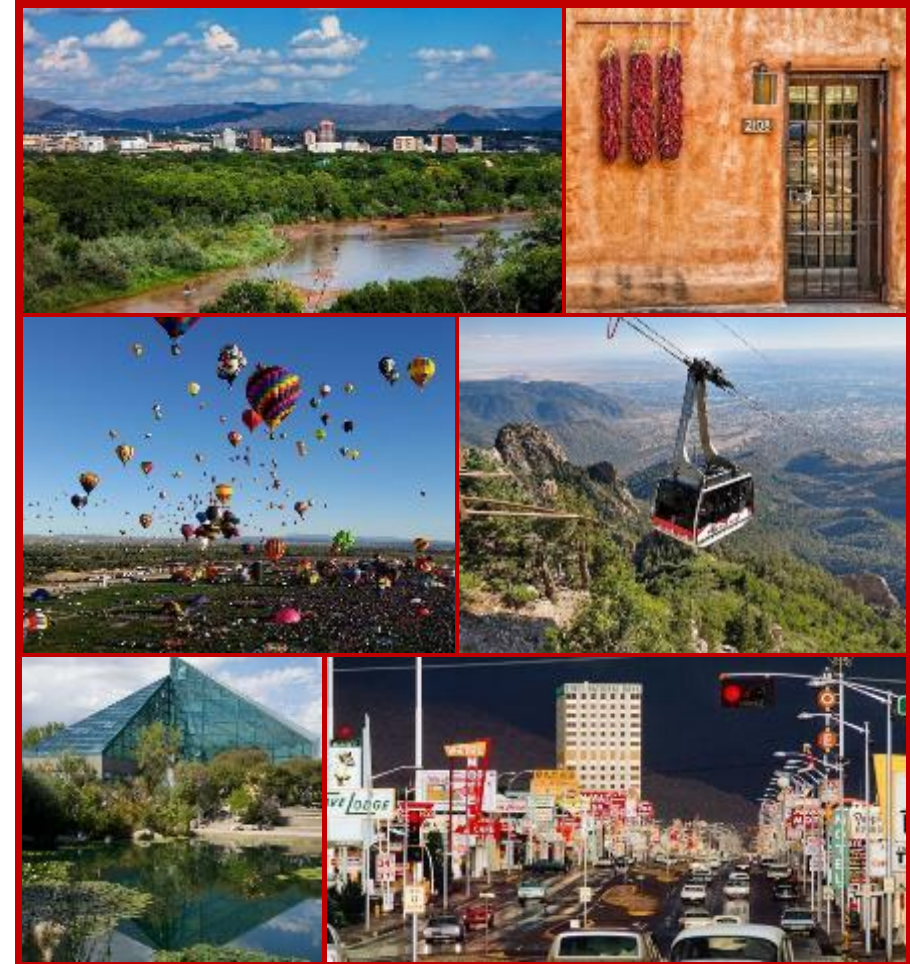
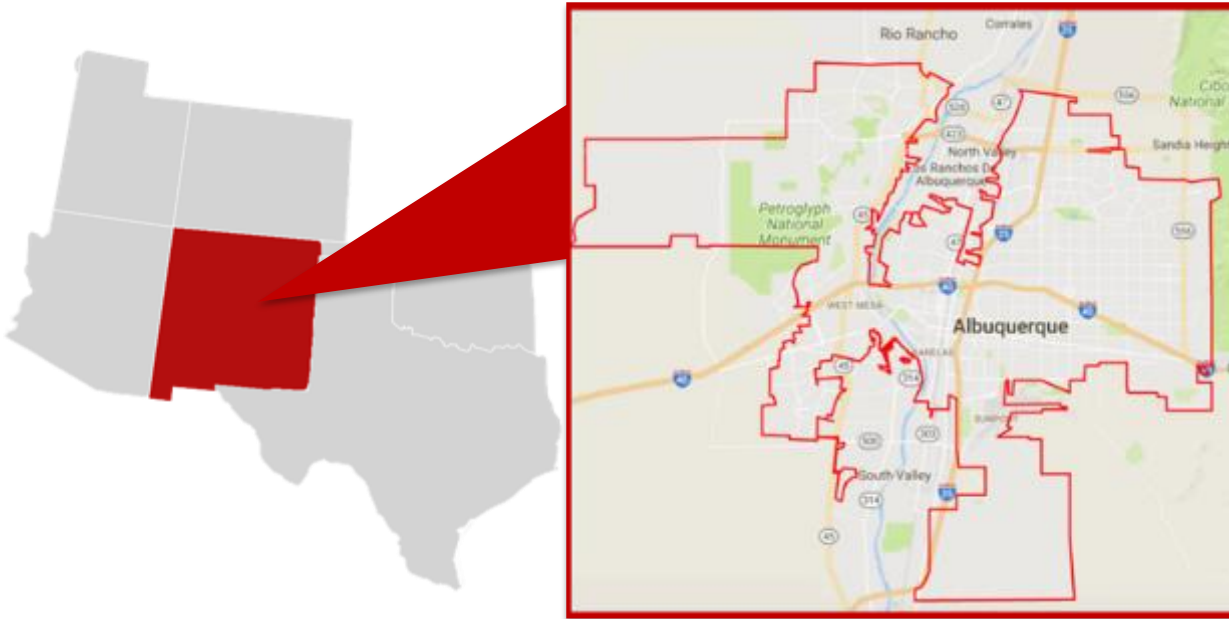
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# Albuquerque, NM MSA

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 (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.



Sue Gray  
Associate Broker

I have a background professionally and personally where I have increased sales within organizations to boost income for business and non-profit enterprises. In addition, my passion is to assist people in deriving skills and programs to assist them in increase their ability to improve their professional and personal situation. I have a wide network of business and personal partners. Well versed in contract negotiations within the private and public sector. Experienced with integration of small and large companies.



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 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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