



**Lease Rate: \$14.00 SF / Modified Gross**

**Available Space: +/- 1,498 – 3,018**

**Property Size: +/- 1.958 Acres**

**Building: +/- 20,525**

**Features:**

- Across from Lovelace Westside Location
- Easy Access
- Great Visibility
- ADA Accessible
- Ample Parking
- Near Rust Medical Center



**Medical Office Building For Lease**  
**4824 McMahon NW Albuquerque, NM 87114**

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

Rita Cordova  
505-489-8538  
[rita@go-absolute.net](mailto:rita@go-absolute.net)

# Property Summary



Absolute Investment Realty has been selected as the exclusive representative for the owner of this attractive medical office building located in the heart of Albuquerque's westside. The property's location and build-out make it perfect for any number of medical disciplines. The property is located across the street from Lovelace Westside Hospital and near Rust Medical Center. Additionally, the property is near Paseo Del Norte as well as Rio Rancho.

Suite 109 offers 4 Exam Rooms, 1 X-ray Room, 2 bathrooms, a Therapy Room, Large Private Office as well as a reception area with waiting room.

Suite 114 offers 5 Exam Rooms, 1 Office, 1 Restroom, Reception area with Waiting Room.

Suite 115 offers 4 Exam Rooms, 1 Office, 1 Restroom, Reception area with Waiting Room. Suites 114 and 115 can be currently combined.

Property is in very nice condition. Perfect for a second location for an exiting practice or for a start up practice.

## Property Information Summary

Zoning:	MX-T – Mixed Use- Transition
Property Address:	4824 McMahon NW Albuquerque, NM 87114
Property Description:	Medical/Office
Total Available Space:	+/- 5,406 SF
Lease Rate:	\$14 /SF
Lease Type:	Modified Gross
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Office/ Medical

\*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 (2019 Estimate)	13,560	80,992	166,070
Avg HH Income (2019)	\$96,837	\$87,166	\$84,788



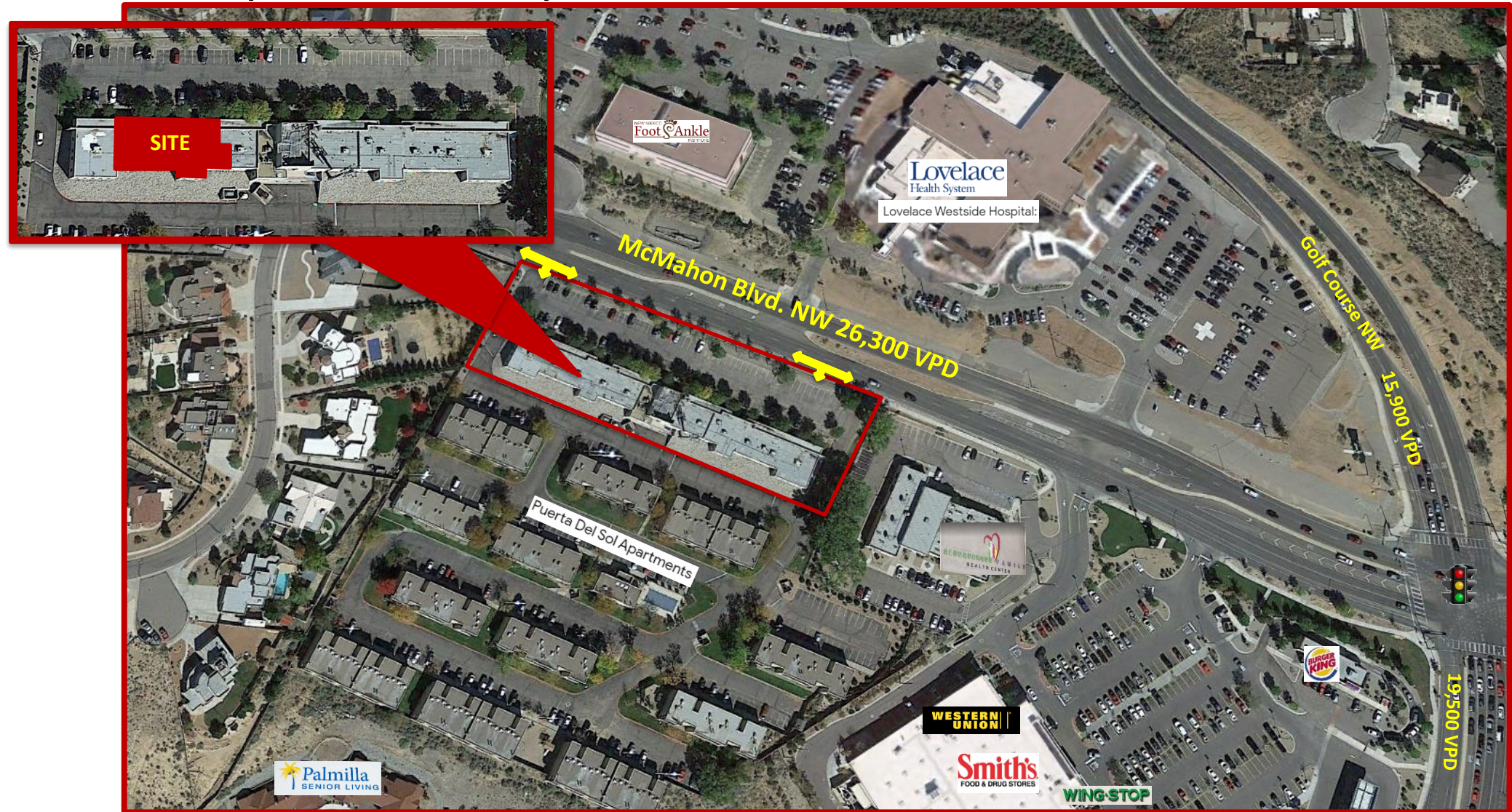
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# Site Close Up & Location Description



## LOCATION DESCRIPTION

Property is located near the intersection of Golf Course & McMahon and can also be accessed off Unser and McMahon. It is directly across from Lovelace Westside Hospital and very near Presbyterian Rust Medical Center. The property has easy access and is beautifully landscaped with ample parking. Nearby booming companies and fast food chains include Smith's Grocery Store, Wing Stop, Burger King, Palmilla Senior Living, Subway, Perico's Mexican Food Restaurant as well as many specialty doctor's offices. This popularly accessed location is valuable because it is surrounded by businesses that service thousands of people daily, especially the neighboring suburban community.

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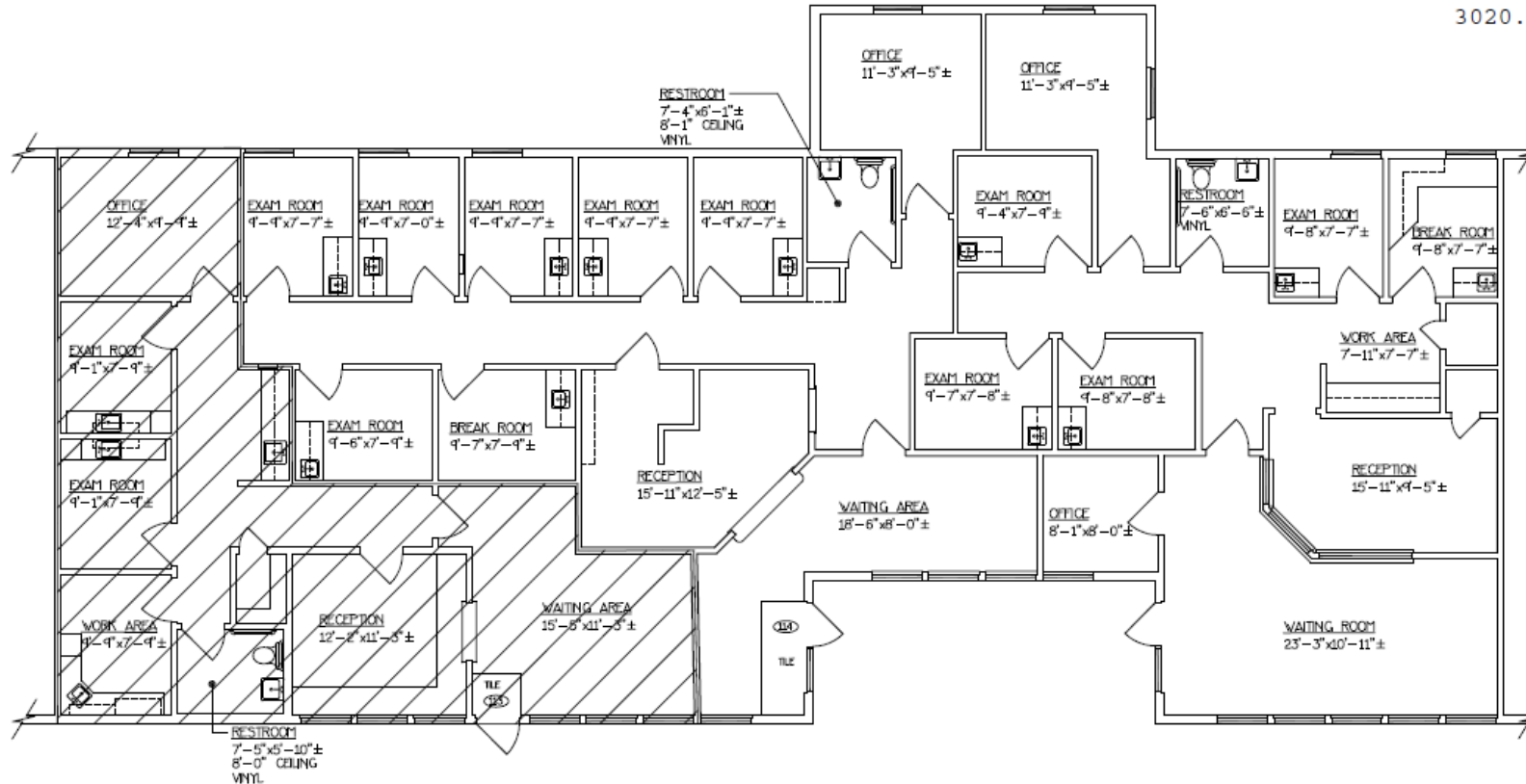


# Floor Plans Suites 113, 114, & 115

EXHIBIT B

### AREA CALCULATIONS:

SUITE 113 AREA (HATCHED)	XXXXXX.XXXX
SUITE 114 AREA	1535.64 SQ. FT.
SUITE 115 AREA	1484.55 SQ. FT.
	<b>3020.19 SQ. FT.</b>



### NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



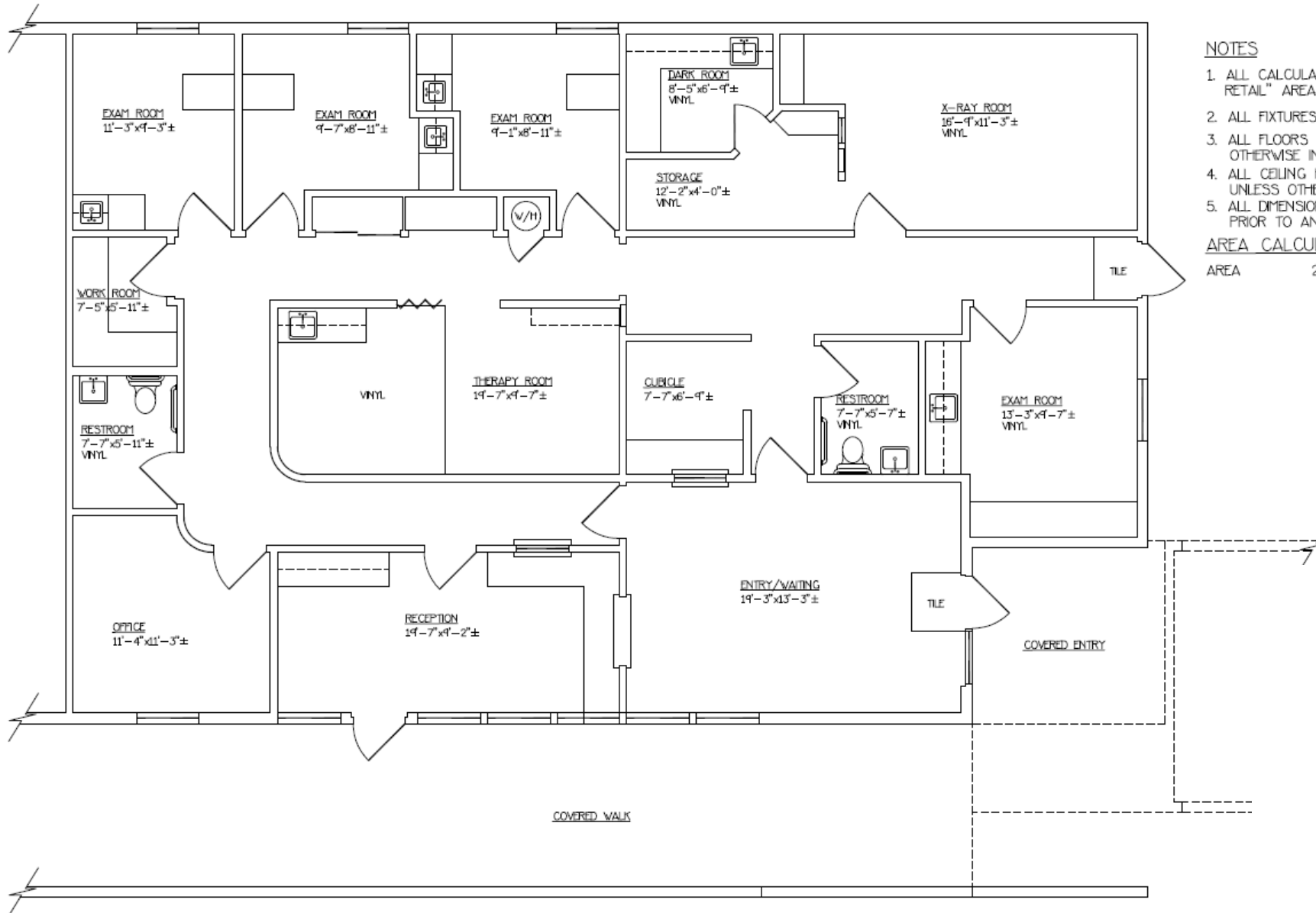
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# Floor Plans Suite 109



## NOTES

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2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 7'-11" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

## AREA CALCULATIONS:

AREA 2387.89 SQ. FT.



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## Property Photos



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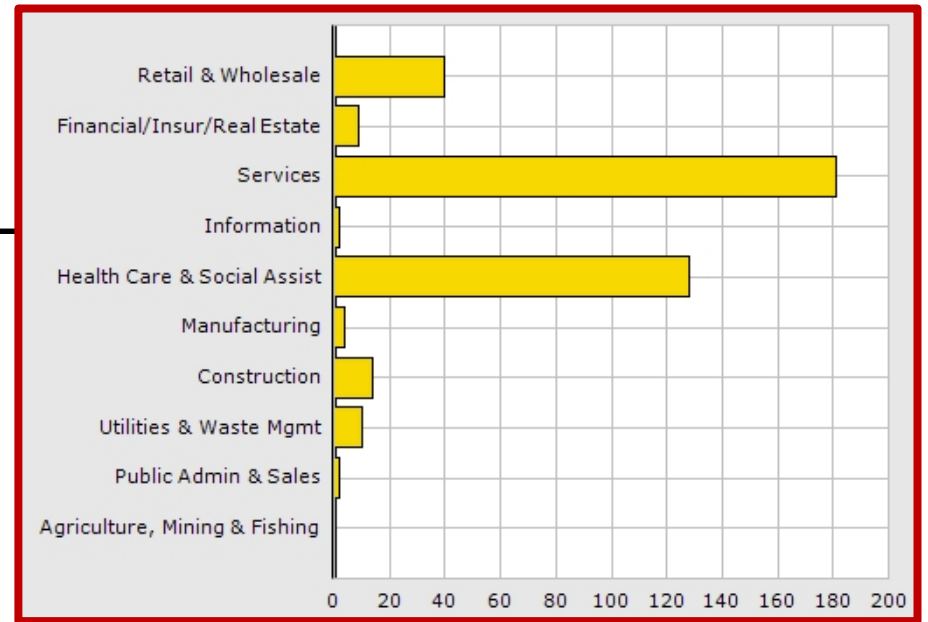
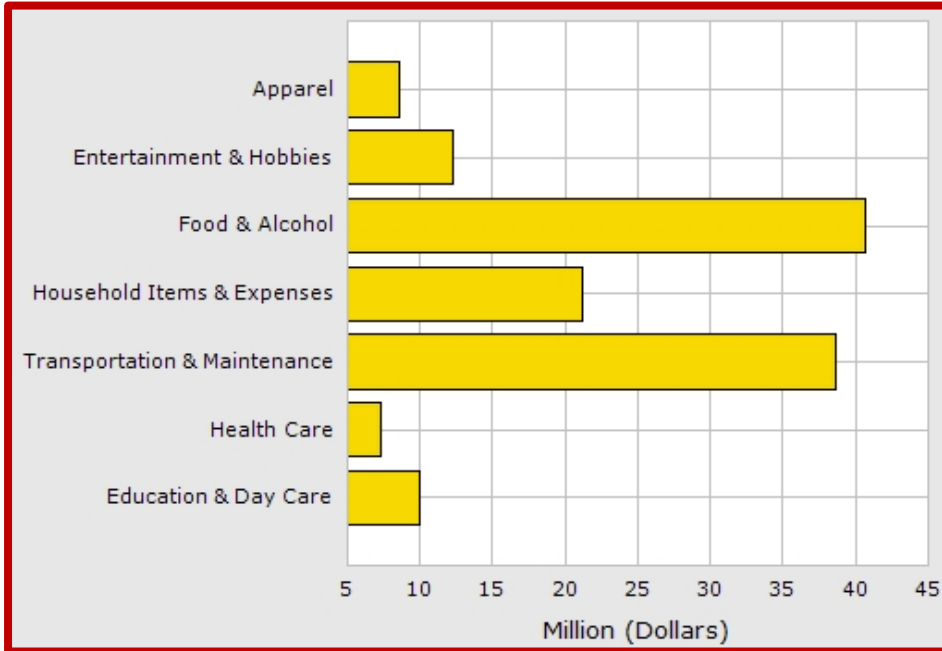
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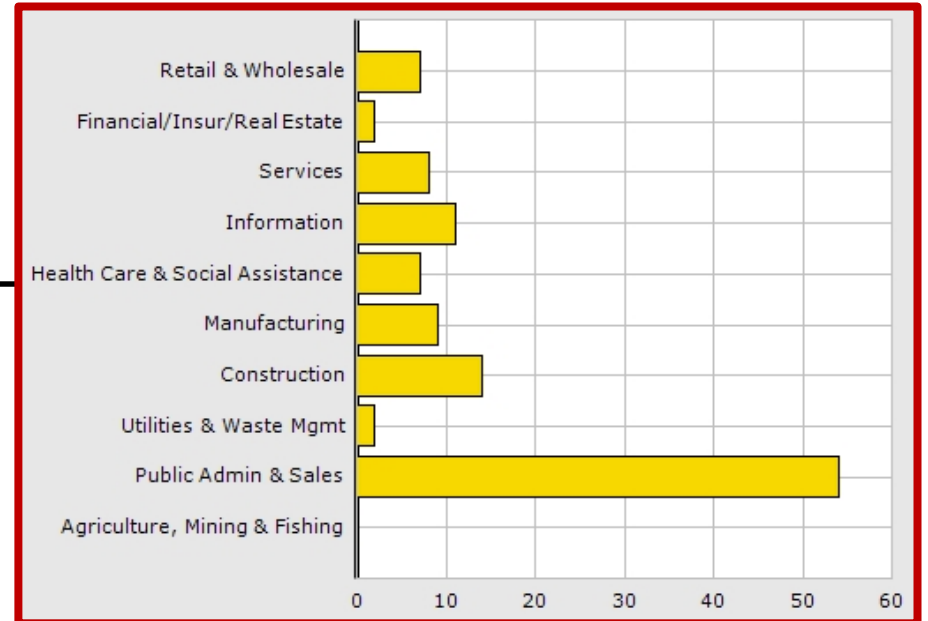
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# Demographics

## Businesses – 1 Mile



## Consumer Spending – 1 Mile



## Daytime Employees – 1 Mile



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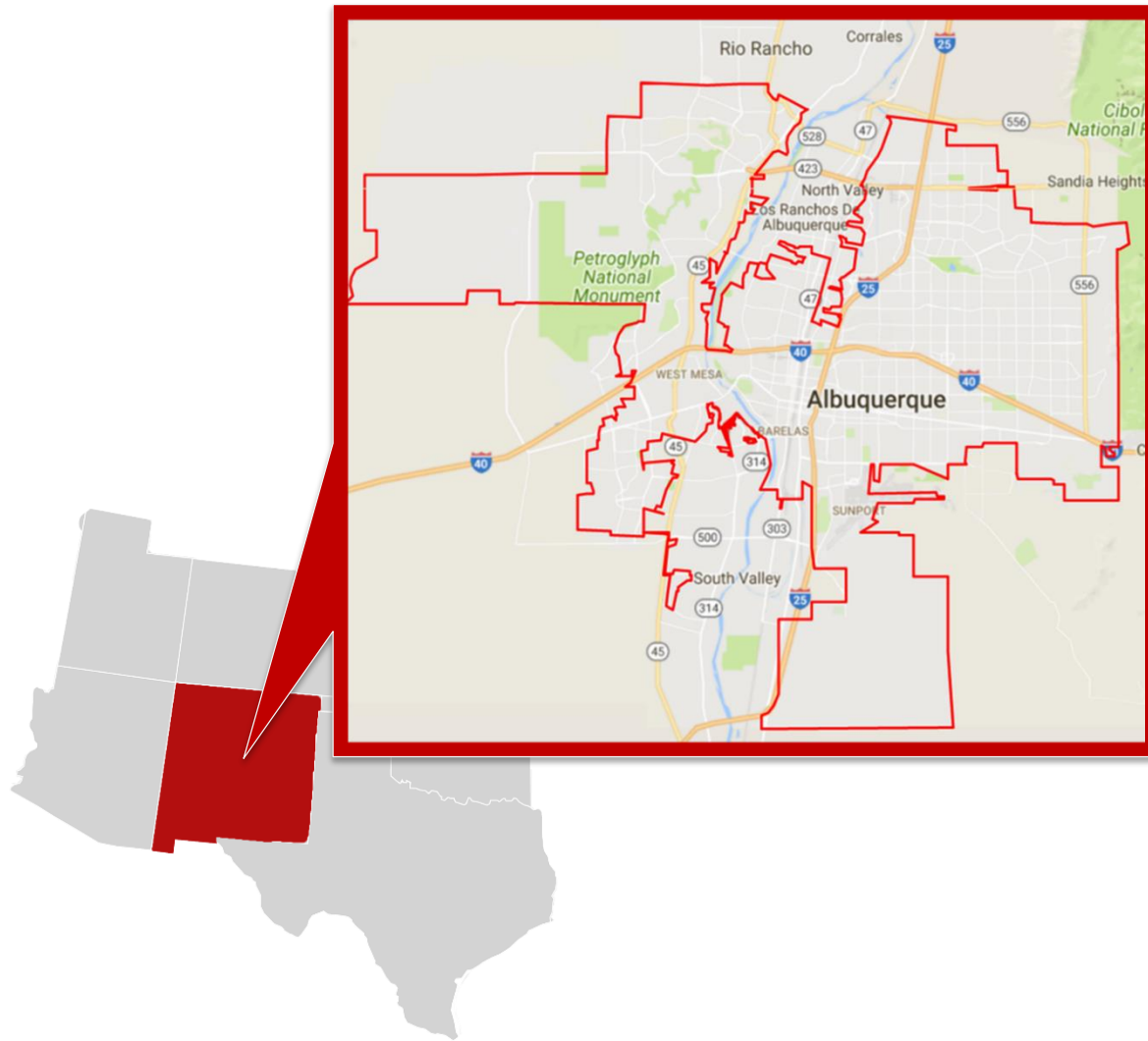
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# Albuquerque, NM MSA

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 2,000–2010, 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, Northrup Grumman, and Titan Aerospace (recently purchased by Google). 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, it also holds 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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# 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.



CoStar  
**POWER BROKER**  
2015 Top Firm Award



CoStar  
**POWER BROKER**  
2016 Top Firm Award



CoStar  
**POWER BROKER**  
2017 Top Firm Award

Some of Rita's Recent Transactions

## 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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