

**FOR SALE OR LEASE**

1404 Lead Ave. SE | Albuquerque, NM 87106

SWQ Lead Ave. & University Blvd. SE

# Church/School Opportunity

IN THE SHADOW OF DOWNTOWN  
PRESBYTERIAN HOSPITAL



Visit Our YouTube Channel  
to See this Property Video



This property is in a **HUB Zone** For small companies operating/  
employing people in Historically  
Underutilized Business Zones.



This property is located in an **Opportunity Zone** A new way to  
finance in under-  
served areas.



## Sale Price:

- \$3,661,200

## Lease Rate:

- \$8.00/SF + \$1.10/SF NNN

## Available:

- Building: ±27,120 SF
- Land: ±1.34 Acres
- Commissary: ± 1,000 SF  
(\$2,000 / Month + \$1.10/SF NNN)

## IDO Zoning [R-ML](#)



## Property Highlights

- 14 generously-sized classrooms, gym-assembly room, commercial kitchen/dining area, indoor recreation area, 8 administrative offices, 9 ADA-compliant restrooms
- 27 parking spaces on the Lead Ave. side of the building, and 27 spaces on the Coal Ave. side
- Building has been completely renovated including new windows, ADA restrooms, commercial kitchen, fiber optics for faster connectivity and is fully sprinklered
- 1.34 acre campus stretches from Lead to Coal (N-S) and Maple to Sycamore (E-W)

**NAI SunVista**

6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 [sunnvista.com](http://sunnvista.com)



For more information:

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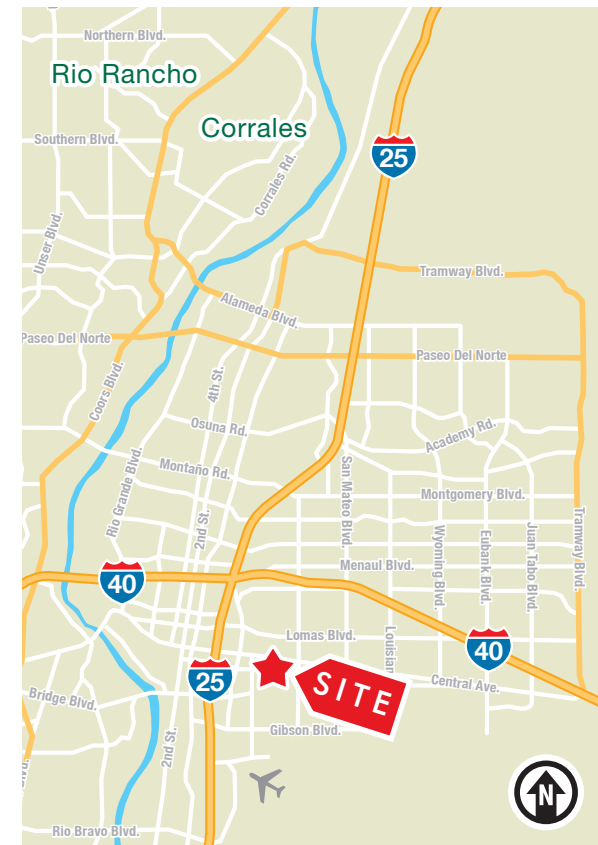
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2020 Demographics	1 mile	3 mile	5 mile
Total Population	13,844	90,085	234,249
Average HH Income	\$45,515	\$59,314	\$57,209
Daytime Employment	15,526	112,050	191,724

2020 Forecasted by Esri



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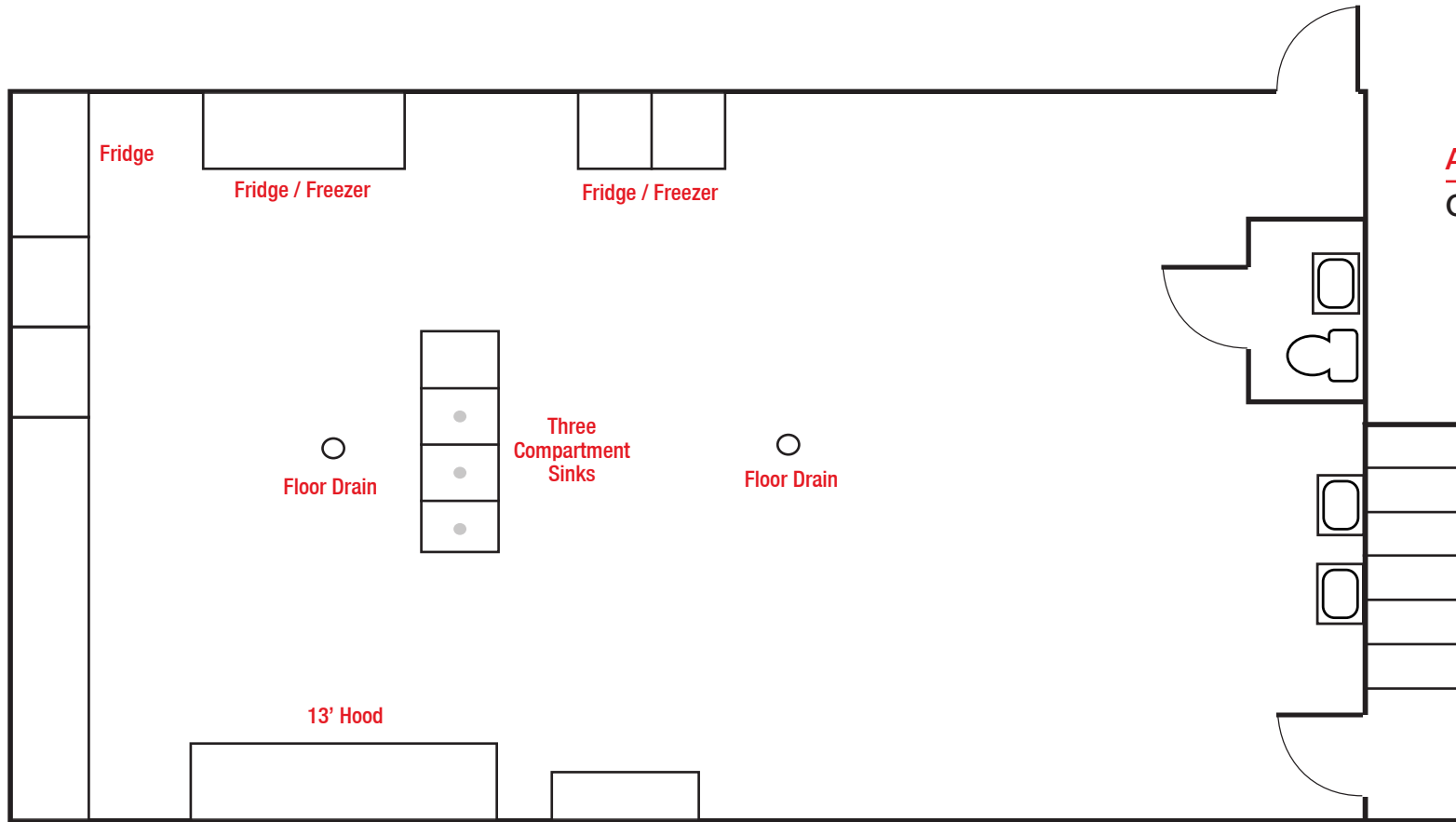
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**AVAILABLE**

**Commissary: ±1,000 SF**

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## First Level



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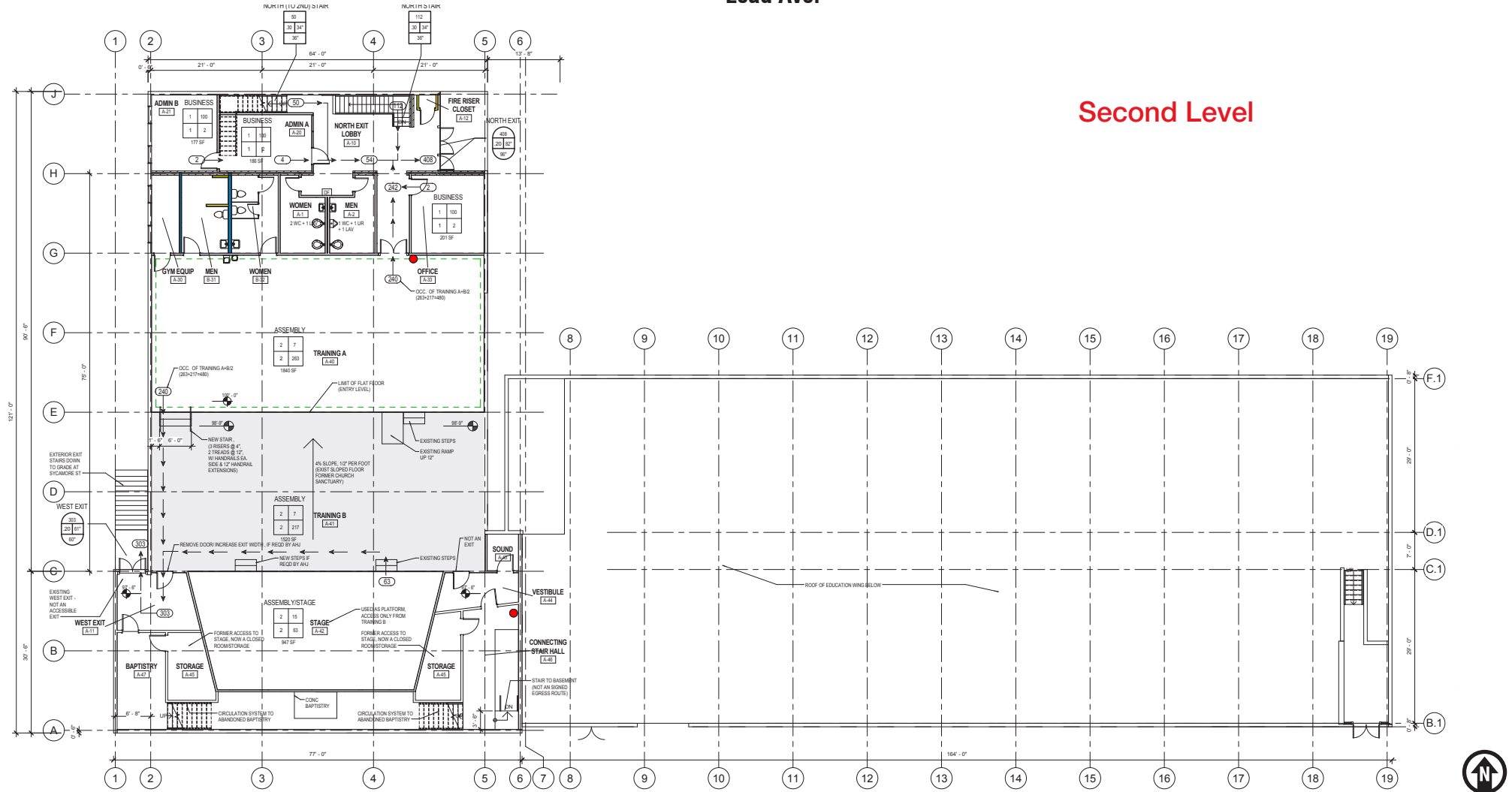
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Lead Ave.

Second Level



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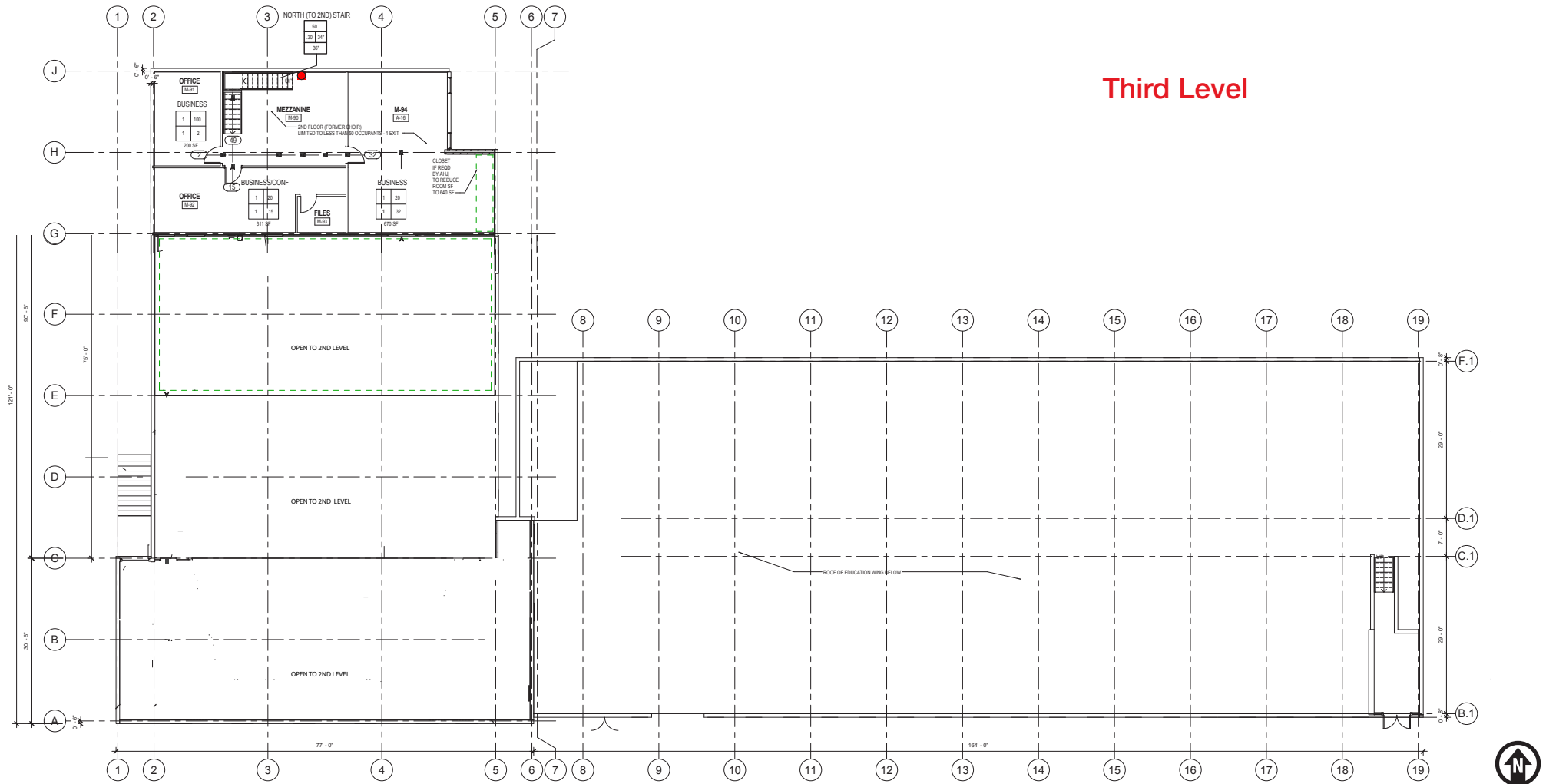
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**Lead Ave.**

**Third Level**



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