

Freestanding Building with Paseo Frontage

8150 PASEO DEL NORTE BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



Details

- > Sale Price: \$1,093,000
- > Price per SF: \$241.28/SF
- > Lease Rate: \$18.00/SF NNN
- > Building Size: +/- 4,530 SF
- > Zoning: SU-2

Building Amenities

- > Great owner/user opportunity
- > Well located in highly desirable trade area
- > Excellent visibility from Paso del Norte
- > Monument signage on Paseo del Norte
- > Traffic count 44,400 VPD on Paseo
- > Built in 2007 with mezzanine ceilings and top grade finishes

Demographics

	1-Mile	3-Mile	5-Mile
Population	13,364	71,446	178,937
Households	5,315	30,573	78,369
Median HH \$	\$63,445	\$61,017	\$55,163

* Demographic data derived from 2017 US Census

Contact Us

TERRIE HERTWECK, CCIM
VICE PRESIDENT
+1 505 880 7022
ALBUQUERQUE, NM
LICENSE #13730
terrie.hertweck@colliers.com

COLLIERS INTERNATIONAL | NM
MAIN +1 505 883 7676
5051 Journal Center Blvd. NE, Suite 200
Albuquerque, NM 87109
www.colliers.com

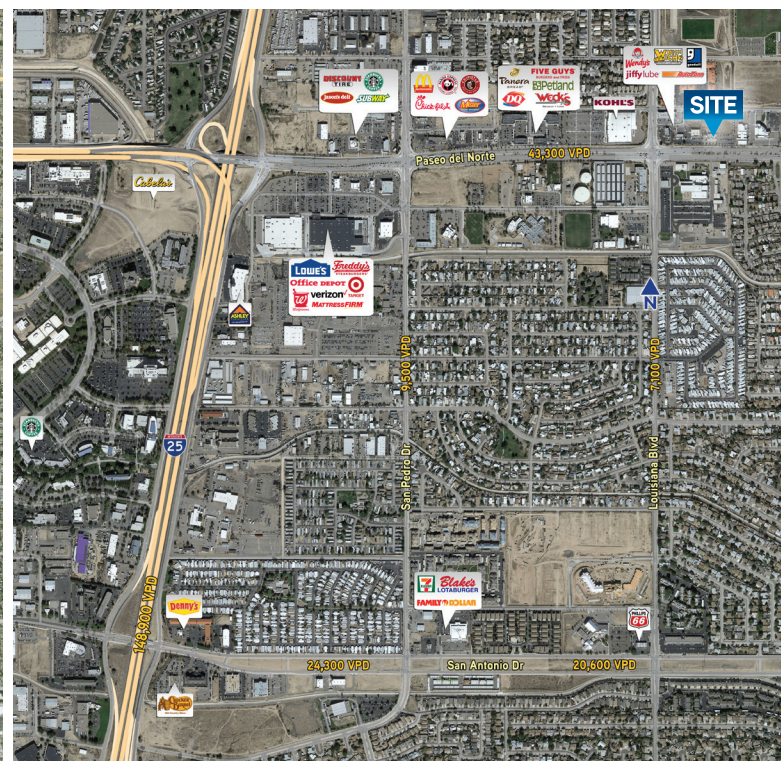
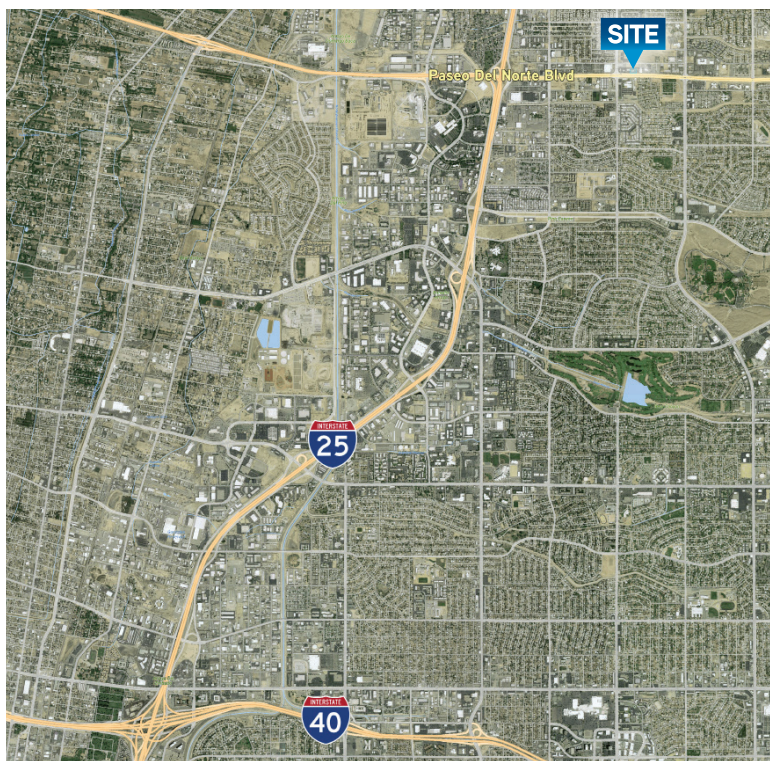
FOR SALE OR LEASE > RETAIL BUILDING

Colliers
INTERNATIONAL

Freestanding Building with Paseo Frontage

8150 PASEO DEL NORTE BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

FOR SALE OR LEASE › RETAIL BUILDING

Colliers
INTERNATIONAL

Freestanding Building with Paseo Frontage

8150 PASEO DEL NORTE BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



Contact Us

TERRIE HERTWECK, CCIM
VICE PRESIDENT
+1 505 880 7022
ALBUQUERQUE, NM
LICENSE #13730
terrie.hertweck@colliers.com

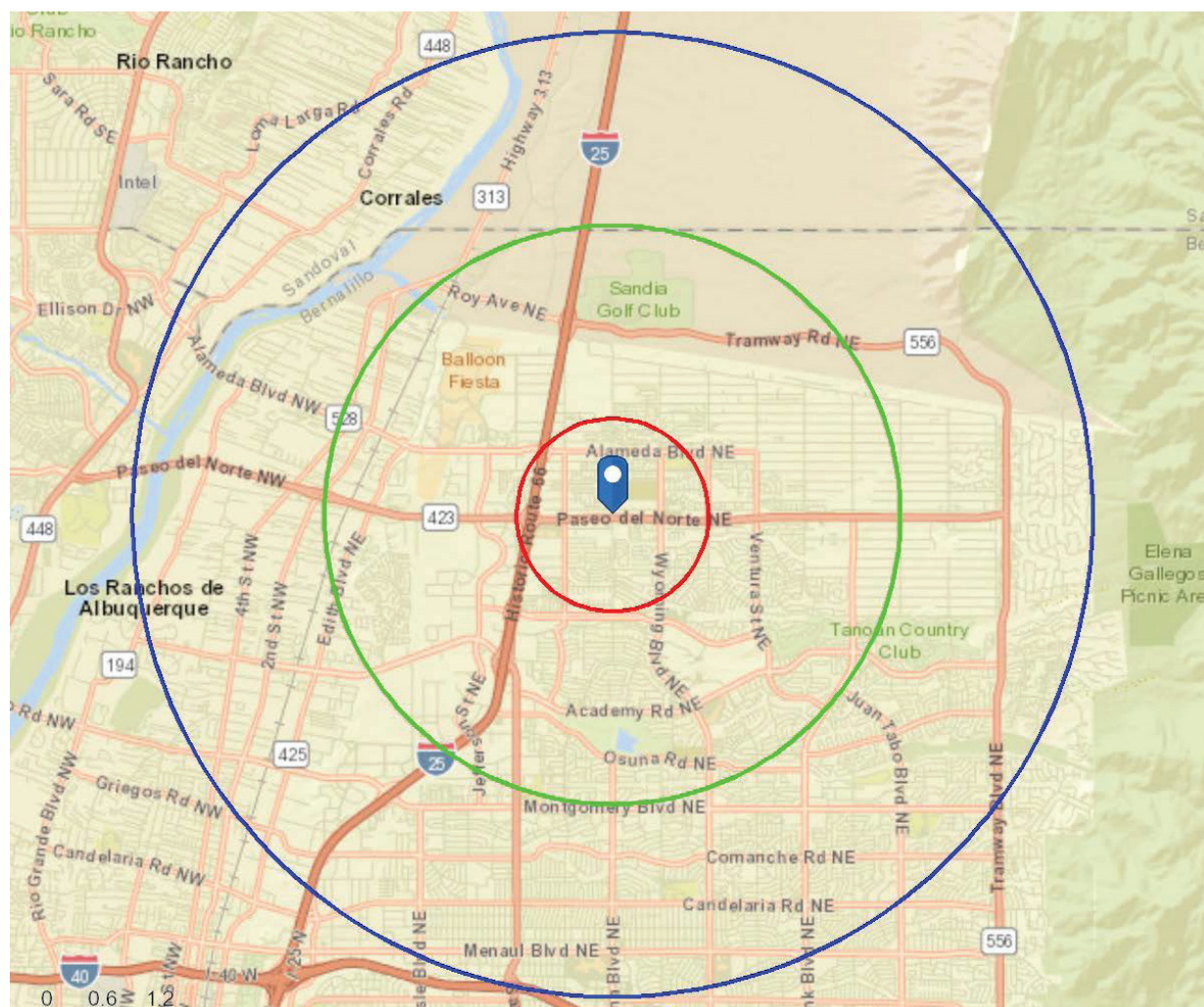
COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com

Independently Owned and Operated – The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Freestanding Building with Paseo Frontage

8150 PASEO DEL NORTE BLVD. NE, ALBUQUERQUE, NM 87113

Accelerating success.



Population Demographics

	1-Mile	3-Mile	5-Mile
Total Population	13,364	69,659	176,424
Median Age	40.4	40.7	41.8

Household & Income Demographics

	1-Mile	3-Mile	5-Mile
Total Households	5,474	30,573	78,369
# of Persons per HH	2.43	2.32	2.27
Average HH Income	\$79,414	\$82,759	\$78,642
Median HH Income	\$63,445	\$61,017	\$55,163

* Demographic data derived from 2017 US Census

Contact Us

TERRIE HERTWECK, CCIM
 VICE PRESIDENT
 +1 505 880 7022
 ALBUQUERQUE, NM
 LICENSE #13730
terrie.hertweck@colliers.com

COLLIERS INTERNATIONAL | NM | MAIN +1 505 883 7676 | 5051 Journal Center Blvd. NE, Ste. 200 | Albuquerque, NM 87109 | www.colliers.com