

Stand-Alone Office Building

CONVENIENT DOWNTOWN LOCATION

For Sale

YOUR SIGN HERE

1100

BRAND-NEW ROOF!

**±8,000 SF on ±0.33 Ac.
Available**

1100 2nd St. NW | Albuquerque, NM 87102

Ben Nolte CCIM

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DJ Brigman SIOR, CCIM

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

1100 2nd St. NW | Albuquerque, NM 87102



PROPERTY

AVAILABLE

Building: ±8,000 SF

Land: ±0.33 Acres

SALE PRICE

\$1,240,000 (\$155.00/SF)

HIGHLIGHTS

- Large open area with exposed lighting and ducting
- 2 offices, large break room, caged secure room, and large work area
- 2 separate restrooms, both with showers and lockers
- Secure, covered storage and parking with a roll-up door
- 14 surface parking spaces
- Building signage
- Brand-new roof with warranty

ZONING

- [MX-M](#) 

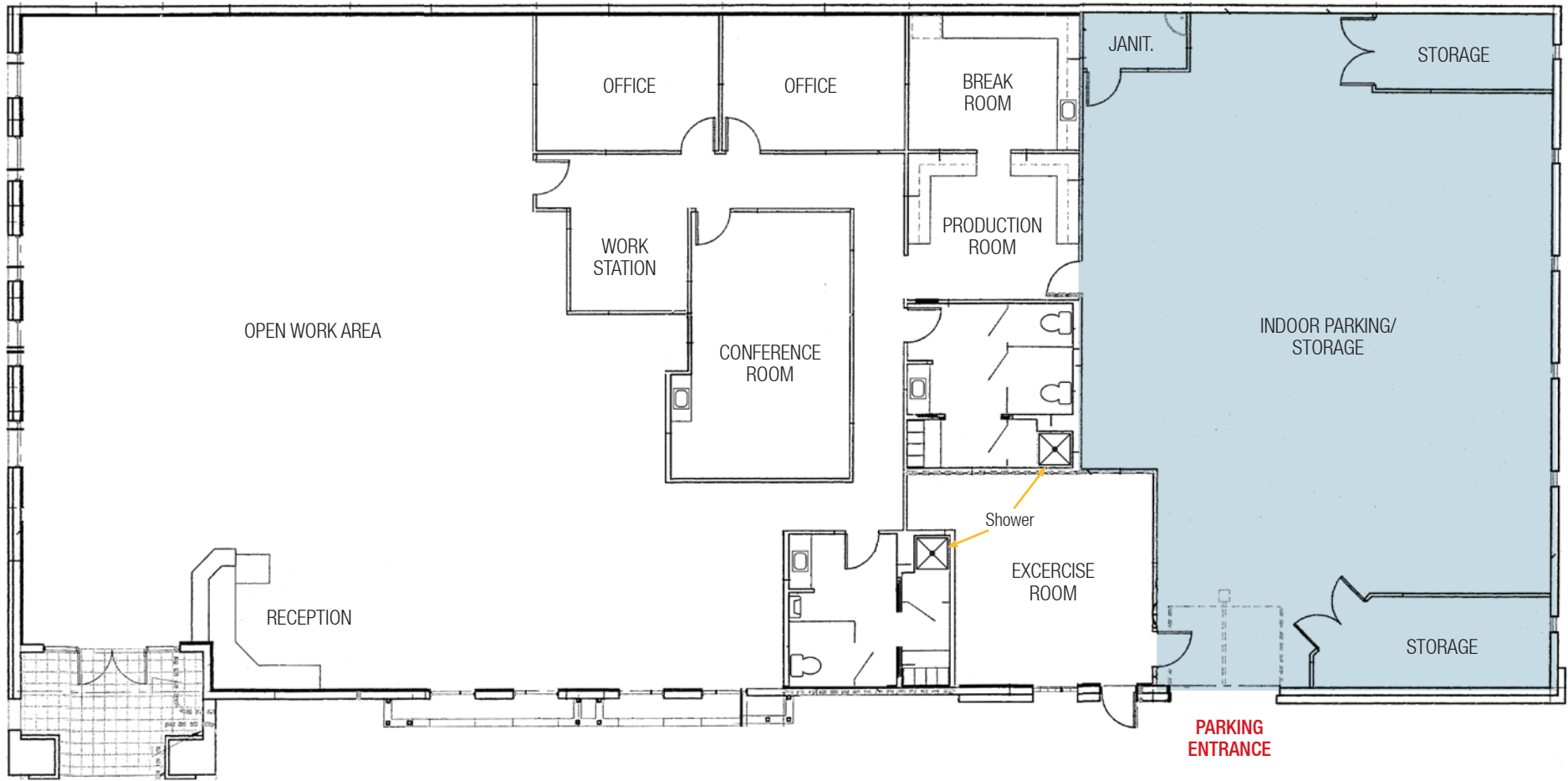
LOCATION

SEQ 2nd St. & Mountain Rd. NW

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FLOOR PLAN



MAIN ENTRANCE

PARKING ENTRANCE

□ Office ■ Parking/Storage

AVAILABLE

±8,000 SF



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Parking Garage

NAI SunVista

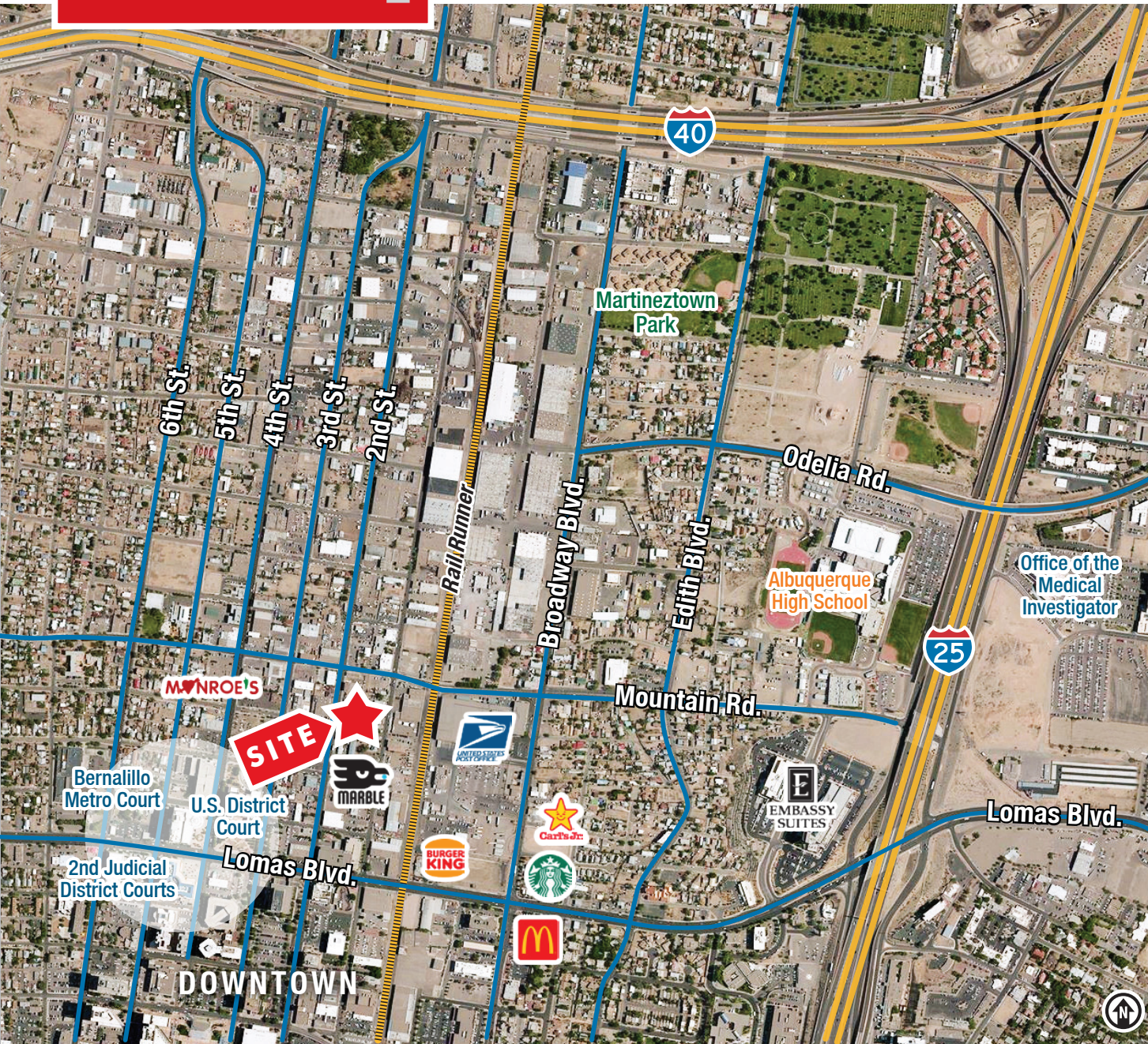
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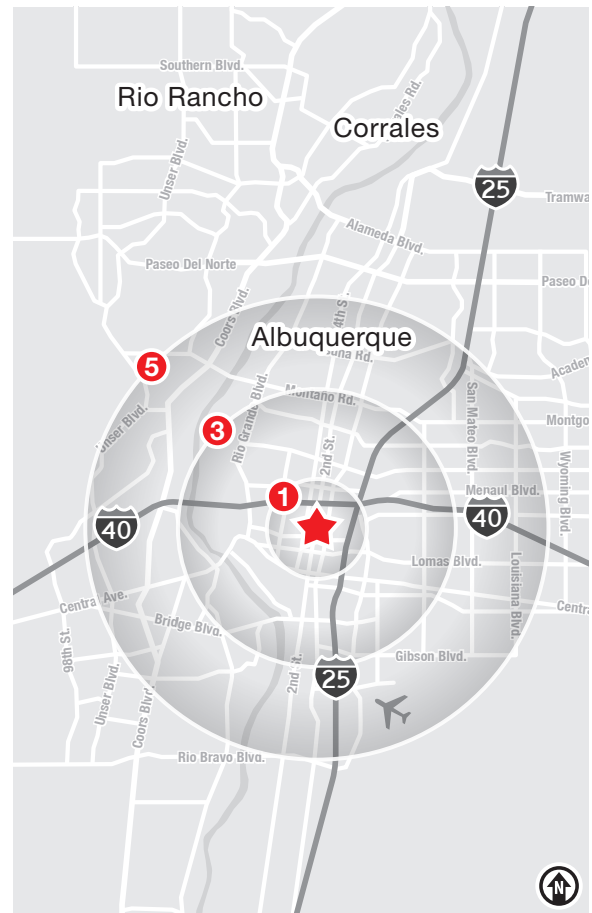


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,411	92,629	241,405
Average HH Income	\$70,594	\$83,508	\$80,248
Daytime Employment	36,893	95,154	184,817

2025 Forecasted by Esri

Opportunity Zone [MORE INFO](#)



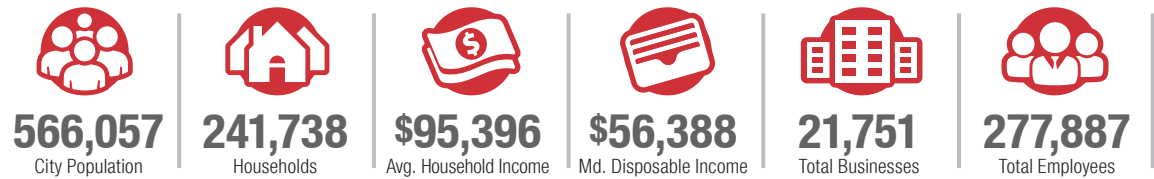
Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment for Revitalization Projects Downtown

\$36M

Investment for the Downtown Rail Trail Project

\$94M

Total (Committed and Pending) Non-City Public and Private Funding



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

THERE'S BEEN A 60% Increase in Downtown Residential Population
(Since October 2000)

