

**For  
Sale**



# Stand-Alone Office Building

CONVENIENT DOWNTOWN LOCATION



1100 2nd St. NW | Albuquerque, NM 87102

**N** SunVista **]** Got Space™

Opening the Door to Commercial Real Estate Excellence

**±8,000 SF on ±0.33 Ac.  
Available**

**Ben Nolte** CCIM

ben@sunvista.com | 505 270 4386

**DJ Brigman** SIOR, CCIM

DJ@sunvista.com | 505 998 1562



# For Sale

1100 2nd St. NW | Albuquerque, NM 87102



## PROPERTY

### AVAILABLE

Building:  $\pm 8,000$  SF

Land:  $\pm 0.33$  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

### ZONING

- [MX-M](#) 🏠

### LOCATION

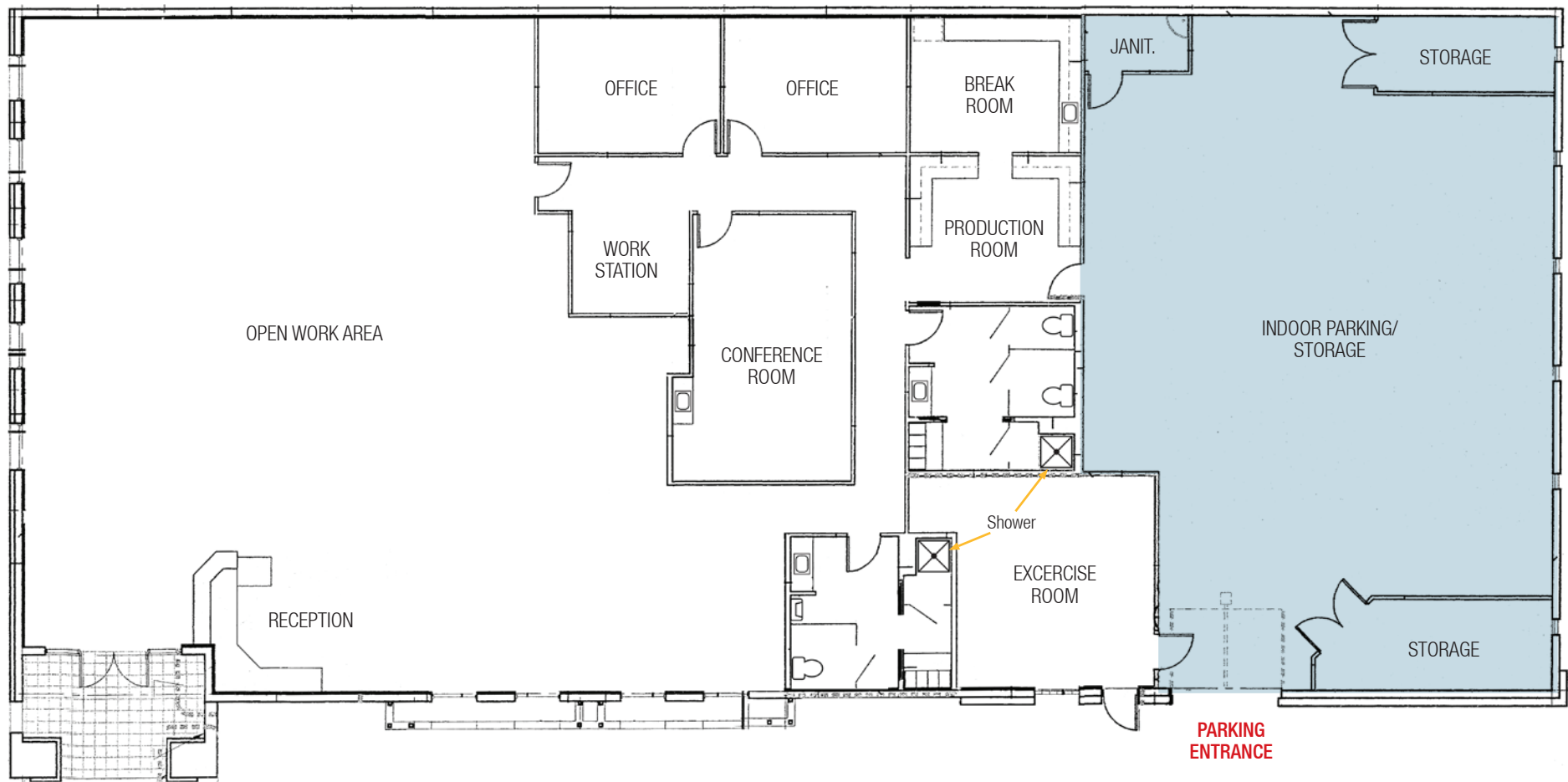
SEQ 2nd St. & Mountain Rd. NW



For Sale

1100 2nd St. NW | Albuquerque, NM 87102

## FLOOR PLAN



MAIN ENTRANCE

PARKING  
ENTRANCE

□ Office    ■ Parking/Storage

**AVAILABLE**

±8,000 SF



**For Sale**

1100 2nd St. NW | Albuquerque, NM 87102



*Parking Garage*

**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

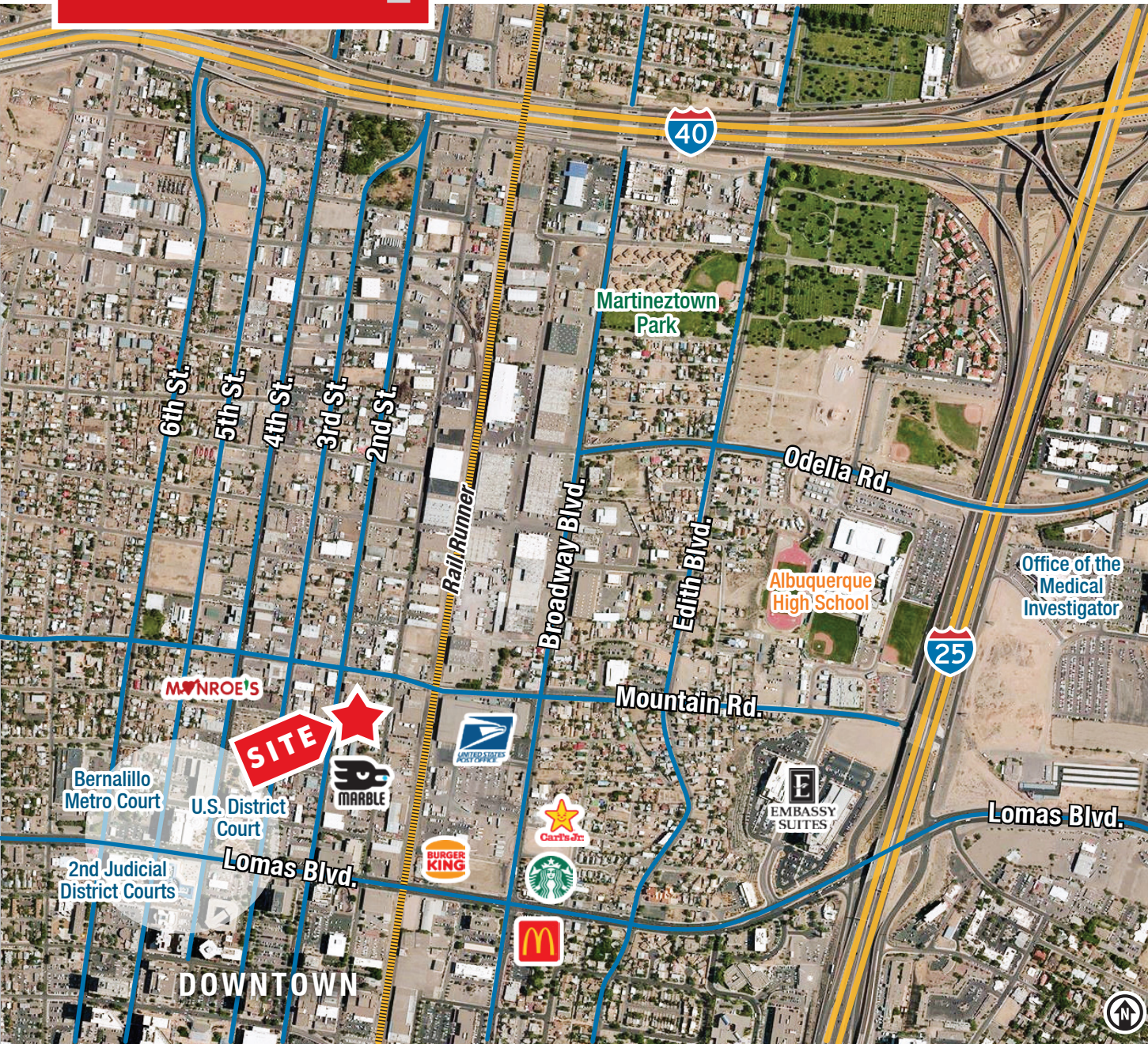
**Ben Nolte** CCIM  
[ben@sunvista.com](mailto:ben@sunvista.com)  
505 270 4386

**DJ Brigman** SIOR, CCIM  
[DJ@sunvista.com](mailto:DJ@sunvista.com)  
505 998 1562



# For Sale

1100 2nd St. NW | Albuquerque, NM 87102



## 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](#)



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com)  
2424 Louisiana Blvd. NE | Suite 100  
Albuquerque, NM 87110

**Ben Nolte** CCIM  
[ben@sunvista.com](mailto:ben@sunvista.com)  
505 270 4386

**DJ Brigman** SIOR, CCIM  
[DJ@sunvista.com](mailto:DJ@sunvista.com)  
505 998 1562



# 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)

