

For Lease

Perfectly-Located Retail/Office Space

FLEXIBLE SPACE IN A HIGH-VISIBILITY LOCATION



**±1,170 - 2,886 SF
Available**

8311 San Pedro Dr. NE | Albuquerque, NM 87113

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

- Suite 4 (1st Level): $\pm 1,170$ SF
\$22.50/SF + \$4.18/SF NNN
(\$2,600/Mo. Including NNN)
- Suite B-C (2nd Level): $\pm 2,886$ SF
\$17.00/SF + \$4.18/SF NNN
(\$5,064/Mo. Including NNN)

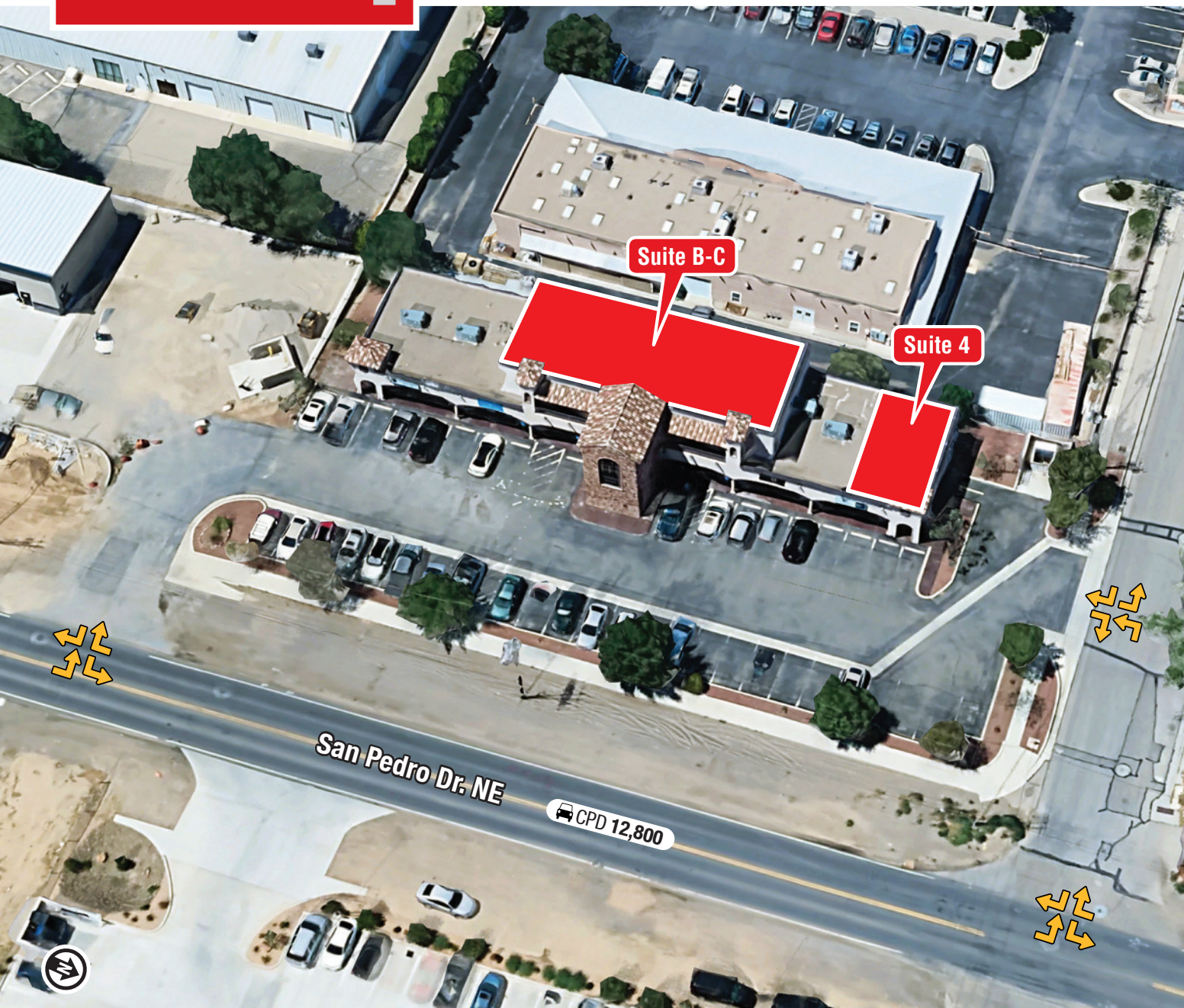
HIGHLIGHTS

- Only 1/2 mile to I-25 via Paseo del Norte or Alameda Blvd.
- 4.3:1,000 parking ratio with storefront parking
- On-building signage available
- 9' ceiling heights
- East and west facing windows on the 2nd floor
- Convenient to Far NE Heights - the highest-income demographic area in Albuquerque
- Perfect for a myriad of uses including CPA, insurance, wellness and more

ZONING NR-BP 

LOCATION

NWQ Paseo del Norte &
San Pedro Dr. NE



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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,639	64,540	166,912
Average HH Income	\$131,043	\$121,784	\$116,260
Daytime Employment	13,042	61,969	125,411

2025 Forecasted by Esri



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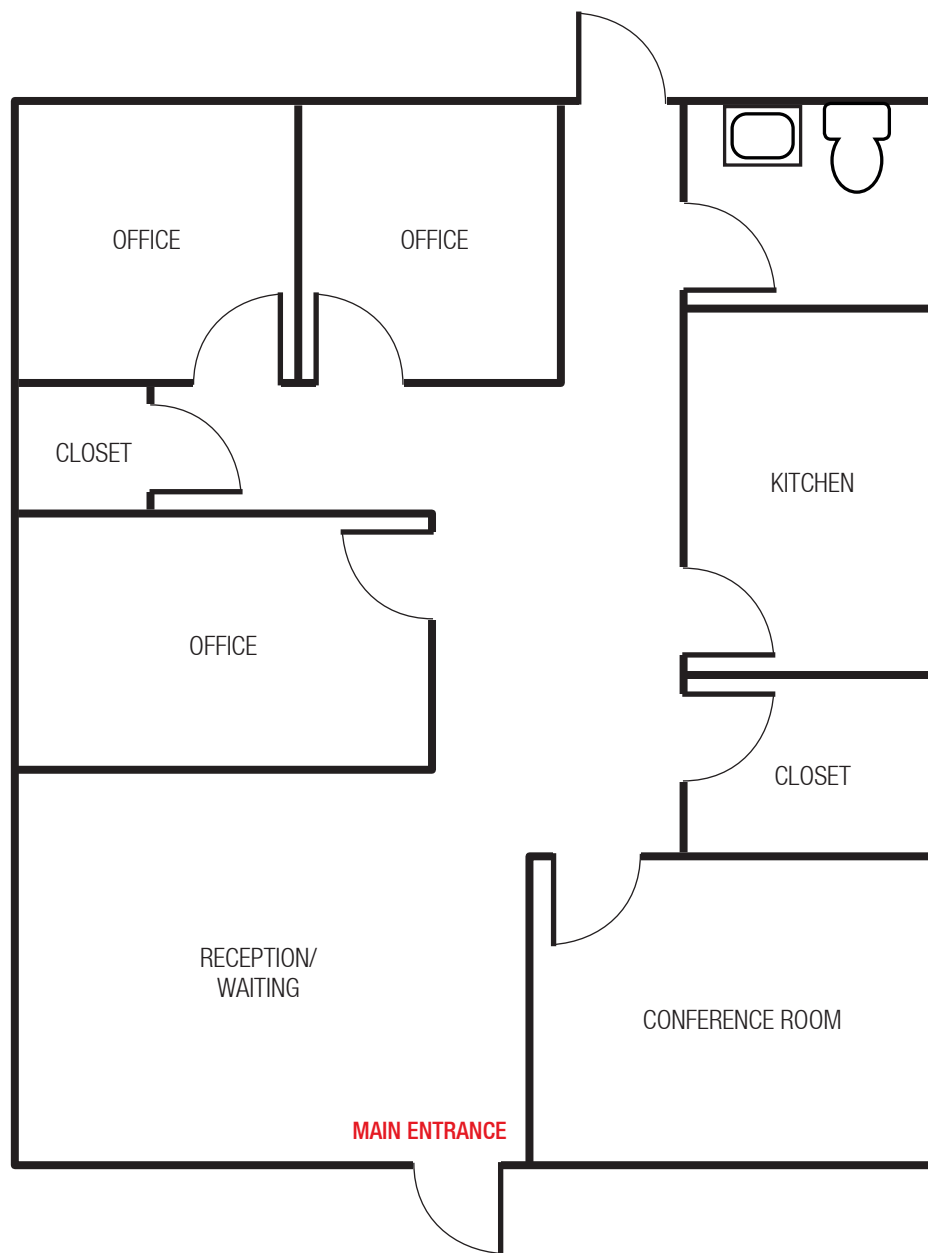
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FLOOR PLAN



AVAILABLE

Suite 4: ±1,170 SF
(1st Level)

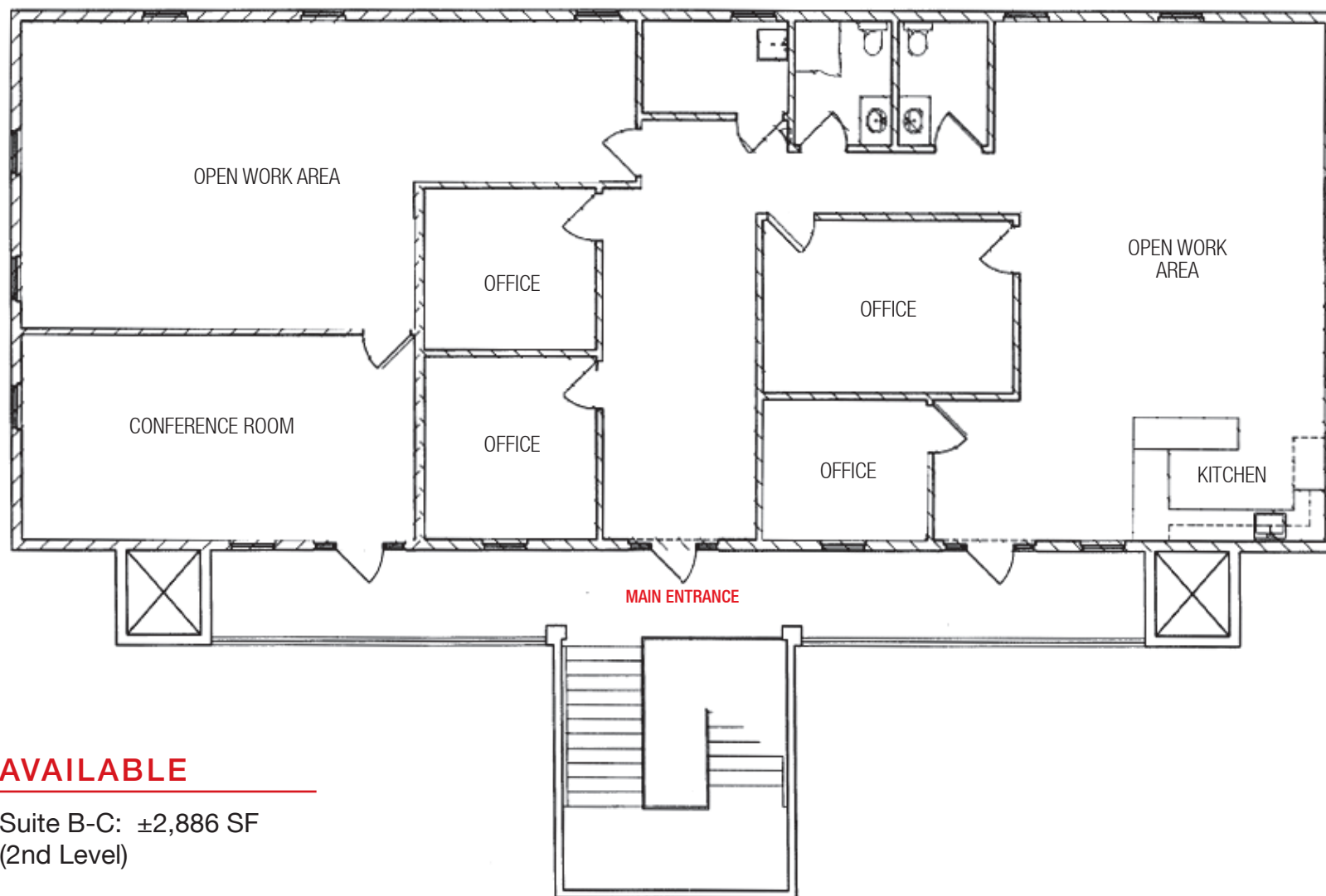
Floor plan not to scale.



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FLOOR PLAN



AVAILABLE

Suite B-C: ±2,886 SF
(2nd Level)

