

**For  
Sale**



# Versatile Turn-Key Modern Condos

WITH RESTURANT/BAR BUILD-OUTS



**ONLY TWO CONDOS LEFT!**

**OWNER FINANCING AVAILABLE**

6001 Osuna Rd. NE | Albuquerque, NM 87109

*NEQ San Mateo Blvd. & Osuna Rd. NE*

LOCATED IN A DESIRABLE FAR NORTHEAST HEIGHTS TRADE AREA

**NASunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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For Sale

# VERSATILE TURN-KEY MODERN CONDOS

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## PROPERTY

### AVAILABLE

**Condo C: ±4,512 SF**  
\$995,000 (\$220.52)

**Condo D: ±3,760 SF**  
\$859,000 (\$228.46)

**Total: ±8,272 SF**  
\$1,854,000 (\$224.12/SF)

### HIGHLIGHTS

- Two condos located within a proven retail trade area
- Convenient access to I-25
- Multiple retail/office build-out spaces
- Ample shared parking
- Enclosed patio space
- Great location for an entertainment group, restaurants, coffee shop, etc.
- All FFE included in the sale
- Owner financing available to qualified buyers

**ZONING** NR-C 



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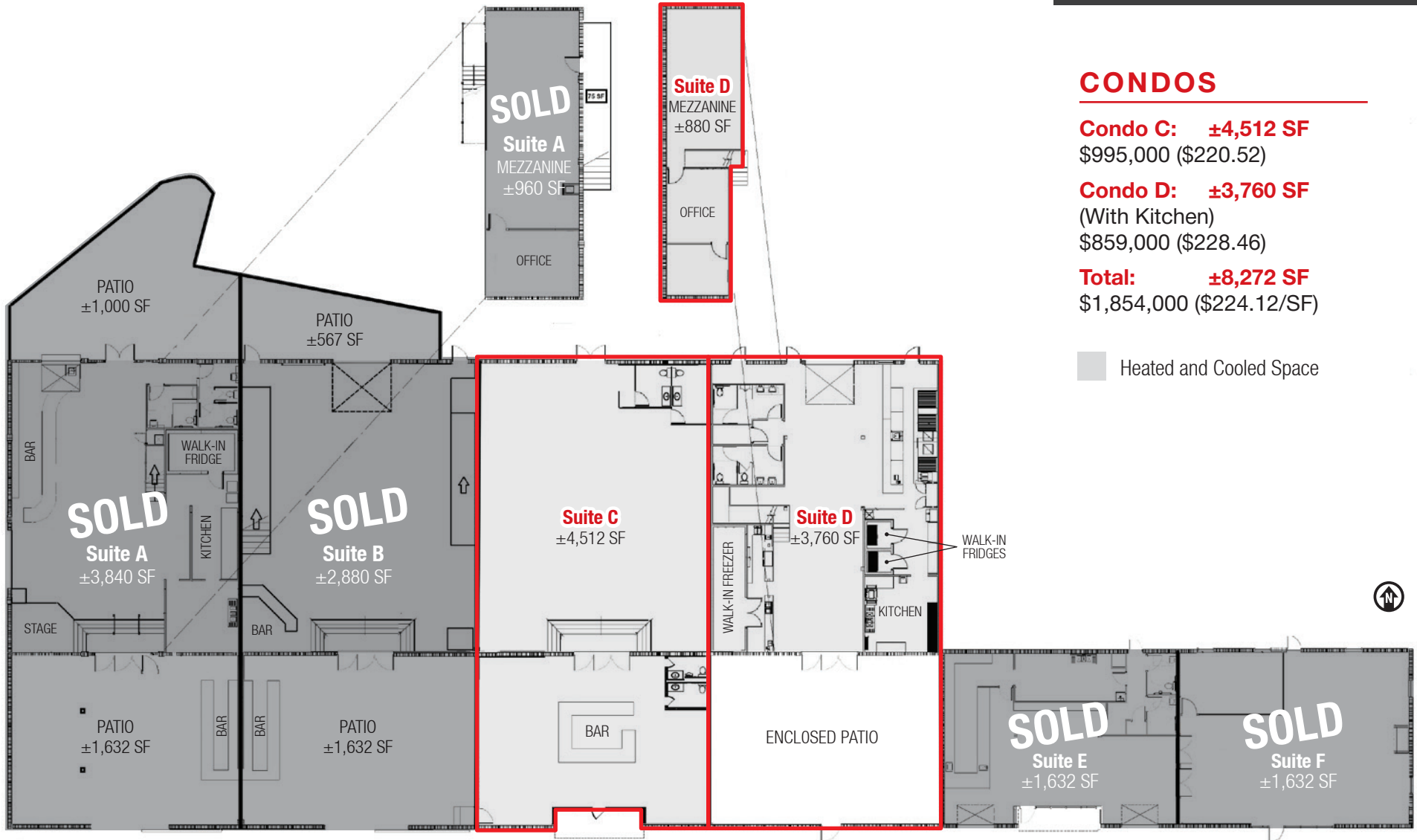
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## FLOOR PLAN



### CONDOS

**Condo C: ±4,512 SF**

\$995,000 (\$220.52)

**Condo D: ±3,760 SF**

(With Kitchen)

\$859,000 (\$228.46)

**Total: ±8,272 SF**

\$1,854,000 (\$224.12/SF)

Heated and Cooled Space

For Sale

## VERSATILE TURN-KEY MODERN CONDOS

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### CONDO C

#### SALE PRICE

**\$995,000 (\$220.52)**

- ±4,512 SF lounge and bar buildout
- Open seating area with full bar
- Multiple sets of restrooms (two in dining area and two in bar area)
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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### CONDO D

#### SALE PRICE

**\$859,000 (\$228.46)**

- ±3,760 SF buildout
- ±1,632 covered patio
- ±880 SF mezzanine with multiple offices and restroom
- 8' x 10' roll-up door
- Restrooms
- Large kitchen with 2 hoods, multiple food prep locations, 2 walk-in fridge units and 1 walk-in freezer.
- Ceiling height: 15'9" (bottom of beams) – 17'6" (deck)



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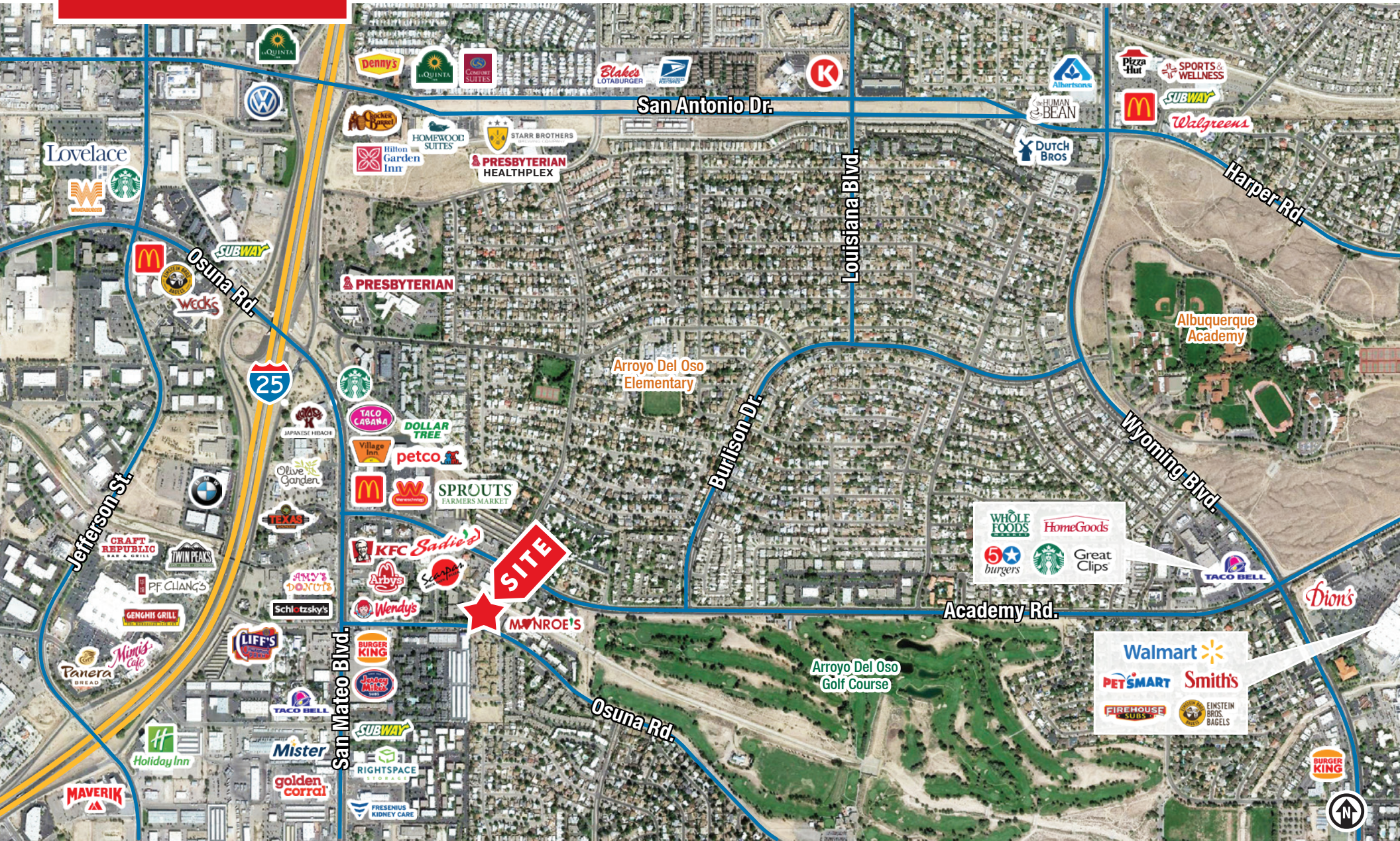
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### 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
<b>Summary</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
Population	13,023		100,736		248,666	
Households	6,465		46,605		113,421	
Families	2,947		25,105		60,437	
Average Household Size	2.00		2.14		2.15	
Owner Occupied Housing Units	2,701		27,302		66,796	
Renter Occupied Housing Units	3,764		19,303		46,625	
Median Age	38.2		41.7		42.3	
<b>Trends: 2025-2030 Annual Rate</b>	<b>State</b>		<b>State</b>		<b>State</b>	
Population	0.32%		0.32%		0.32%	
Households	0.45%		0.45%		0.45%	
Families	0.26%		0.26%		0.26%	
Owner HHs	0.59%		0.59%		0.59%	
Median Household Income	2.54%		2.54%		2.54%	
<b>Households by Income</b>	<b>2025</b>		<b>2025</b>		<b>2025</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	477	7.4%	3,395	7.3%	9,951	8.8%
\$15,000 - \$24,999	663	10.3%	3,971	8.5%	8,761	7.7%
\$25,000 - \$34,999	552	8.5%	3,981	8.5%	8,501	7.5%
\$35,000 - \$49,999	970	15.0%	5,233	11.2%	11,523	10.2%
\$50,000 - \$74,999	1,553	24.0%	9,261	19.9%	21,867	19.3%
\$75,000 - \$99,999	640	9.9%	5,677	12.2%	13,627	12.0%
\$100,000 - \$149,999	719	11.1%	6,268	13.4%	16,195	14.3%
\$150,000 - \$199,999	490	7.6%	4,703	10.1%	10,906	9.6%
\$200,000+	400	6.2%	4,117	8.8%	12,088	10.7%
Median Household Income	\$57,663		\$67,620		\$70,162	
Average Household Income	\$82,160		\$96,697		\$102,698	
Per Capita Income	\$41,023		\$44,464		\$46,854	

### DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	13,023	100,736	248,666
Average HH Income	\$82,160	\$96,697	\$102,698
Daytime Employment	14,354	98,839	176,371

2025 Forecasted by Esri



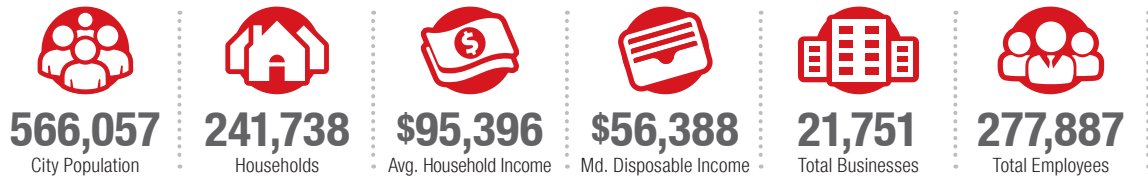
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

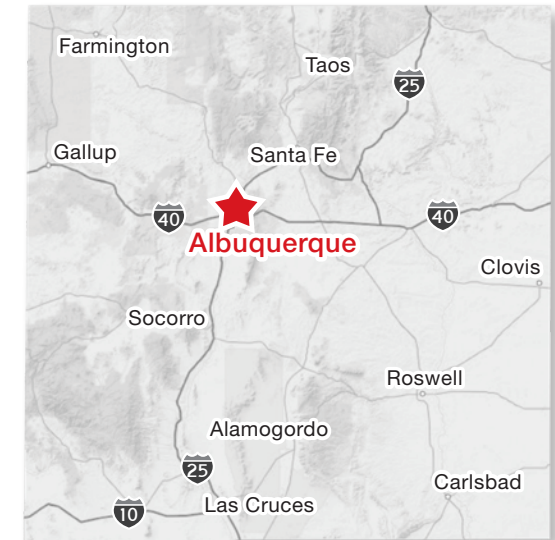
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

#### TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



#### HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



#### EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



#### COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.