

Prime Office Building

OWNER/USER OPPORTUNITY IN THE NOB HILL AREA

For
Sale



4317 Lead Ave. SE | Albuquerque, NM 87108

**±8,047 SF on ±0.55 Ac.
Available**

Danaë Fernández

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Micah Gray CCIM

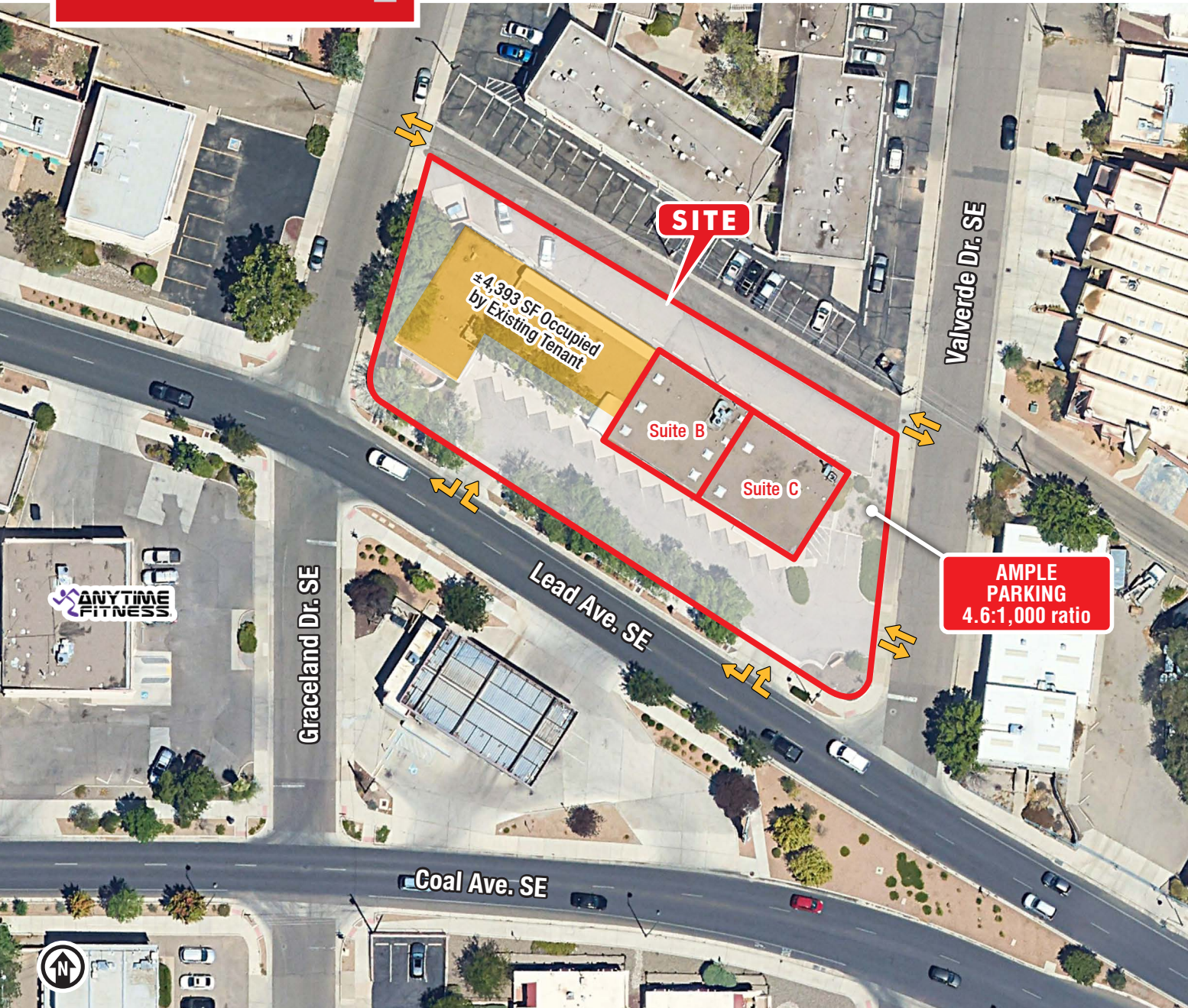
micah@sunvista.com | 505 338 9878

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

4317 Lead Ave. SE | Albuquerque, NM 87108



PROPERTY

AVAILABLE

Building: ±8,047 SF
Land: ±0.55 Acres

FOR LEASE

Suite B: ±1,731 SF
Suite C: ±1,923 SF

SALE PRICE

\$959,000 (\$119.18/SF)

HIGHLIGHTS

- Owner/user opportunity with rental income in place
- Includes open spaces, private offices, break rooms and conference rooms
- Adjacent to upscale neighborhoods
- Excellent walkability with close proximity to restaurants, boutique shops and UNM
- Private on-site parking: 4.6:1,000 ratio

ZONING

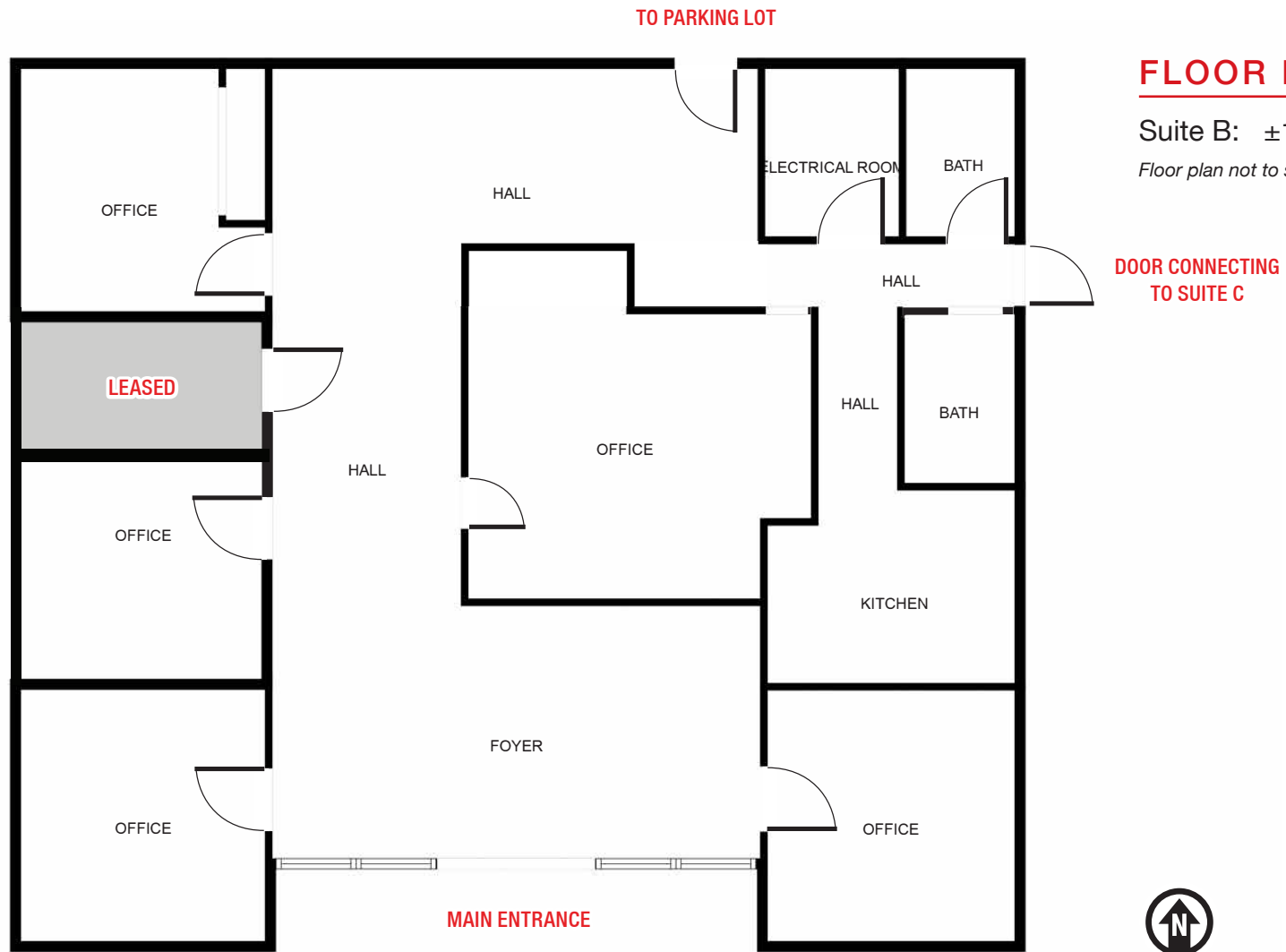
- [MX-M](#) 

LOCATION

NEQ Lead Ave. &
Washington St. SE

For Sale

4317 Lead Ave. SE | Albuquerque, NM 87108



FLOOR PLAN

Suite B: ±1,731 SF

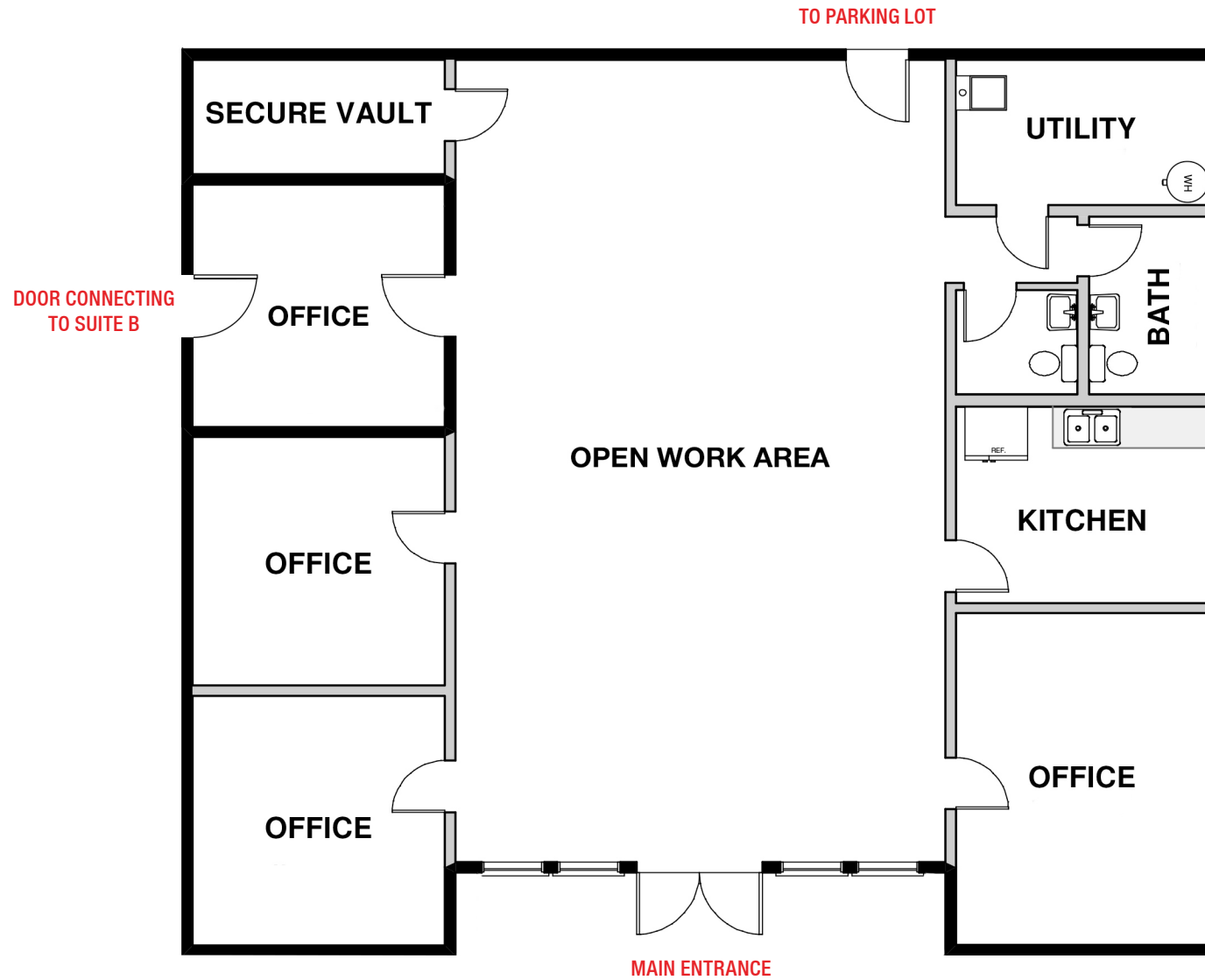
Floor plan not to scale

DOOR CONNECTING TO SUITE C



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FLOOR PLAN

Suite C: ±1,923 SF

Floor plan not to scale

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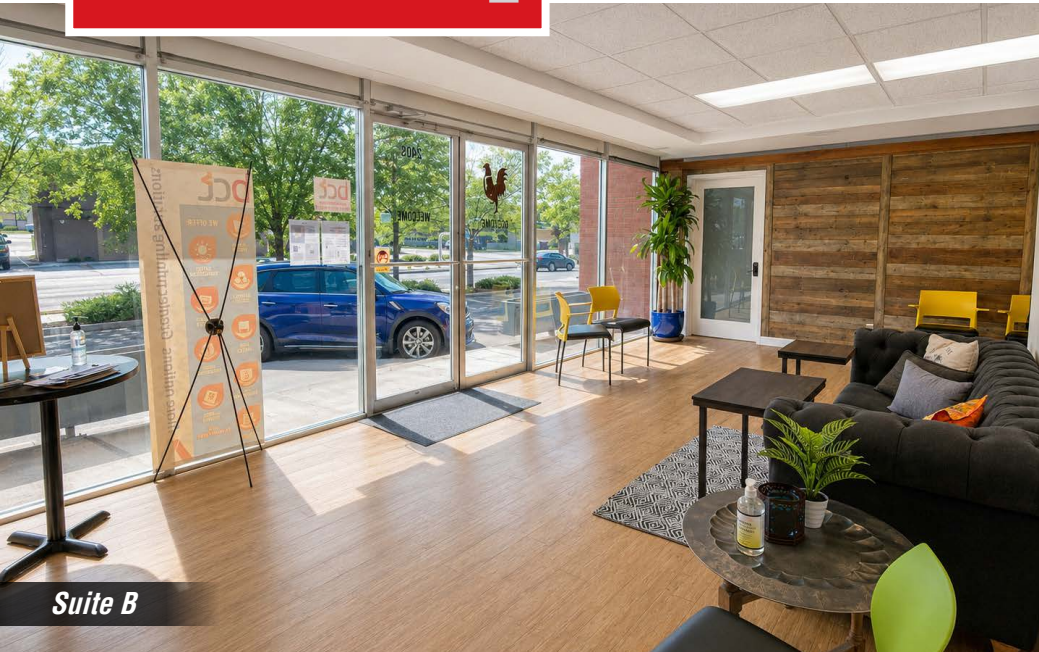
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Suite B



Suite B



Suite C

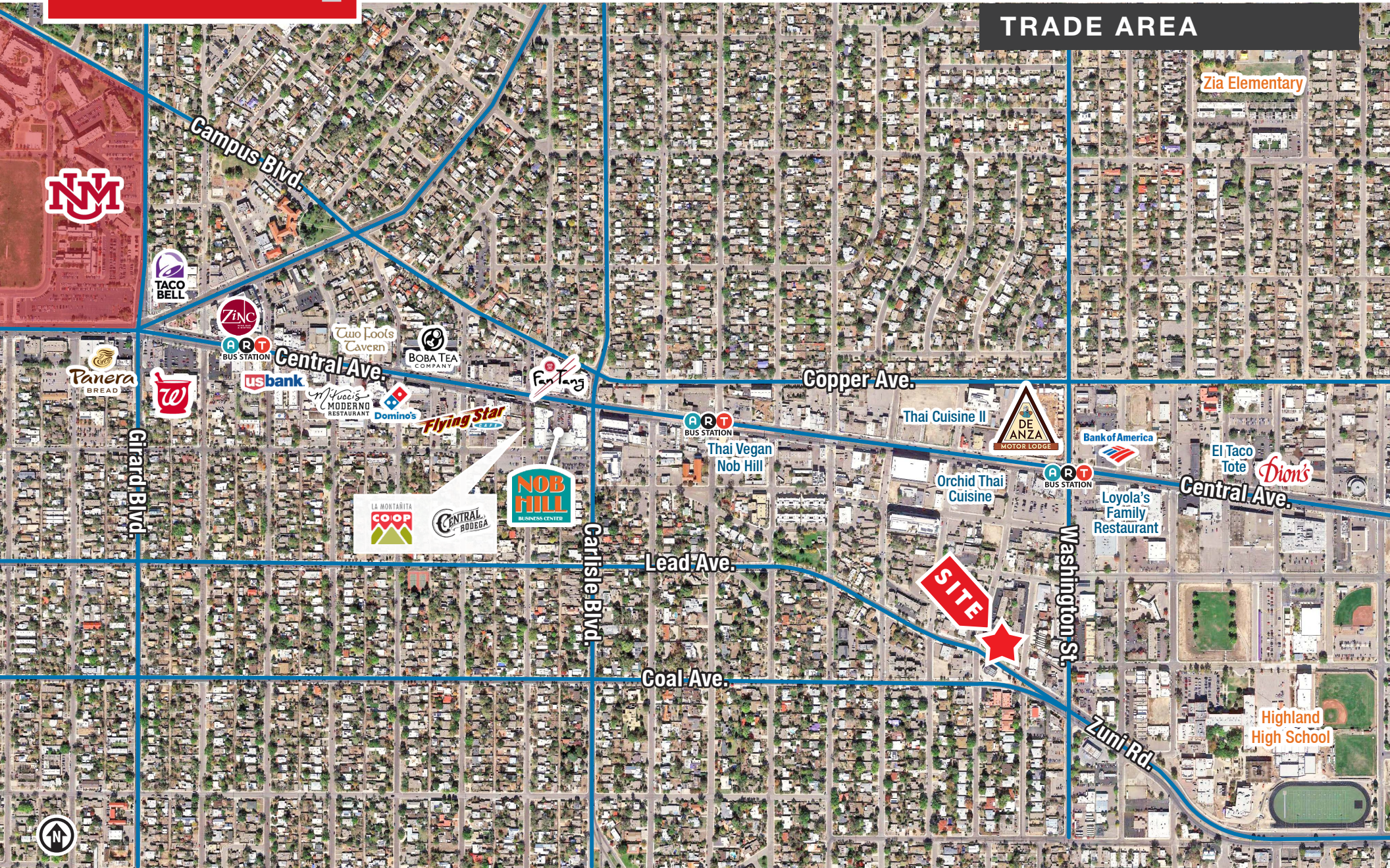


Suite C

For Sale

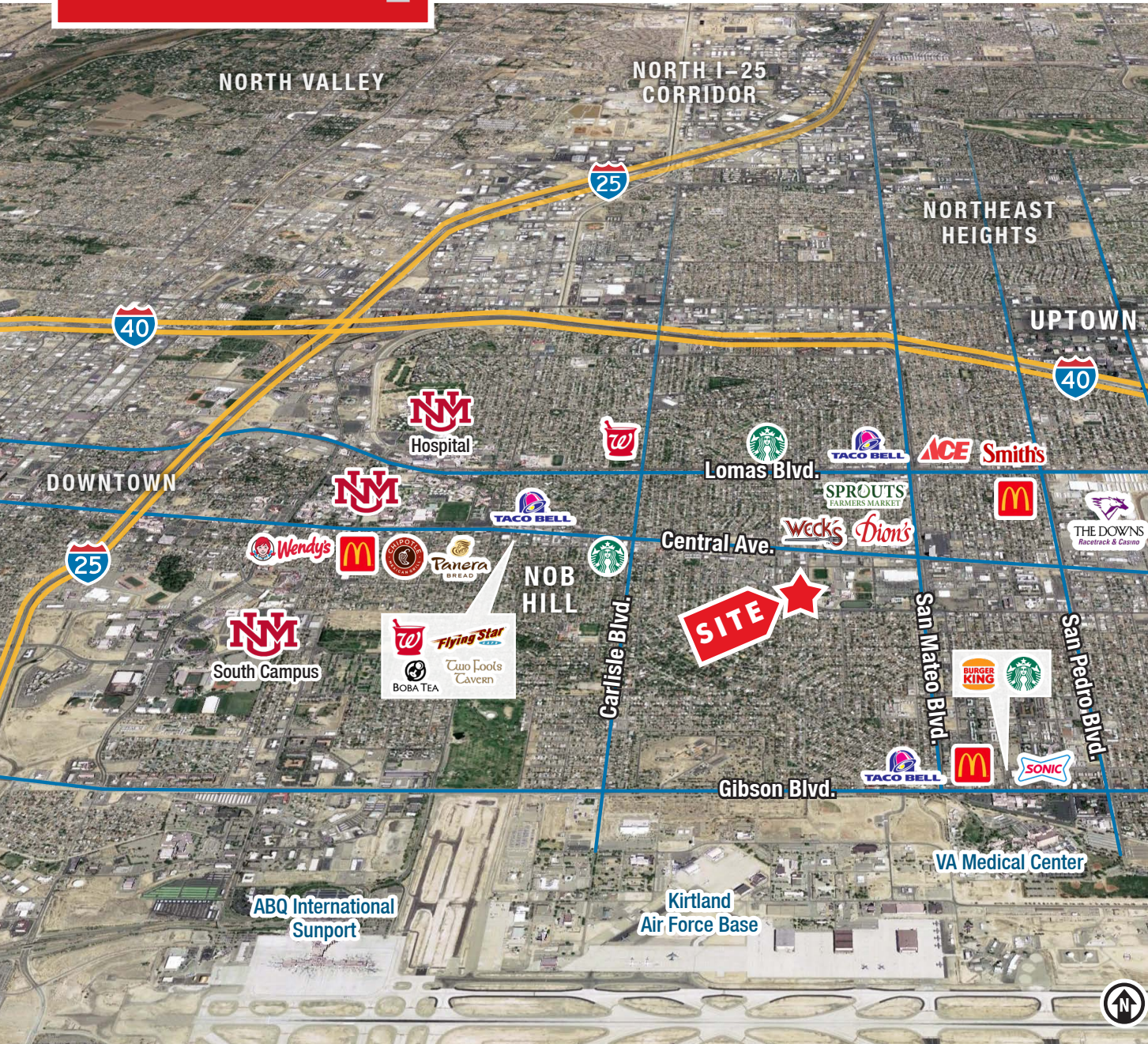
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TRADE AREA



For Sale

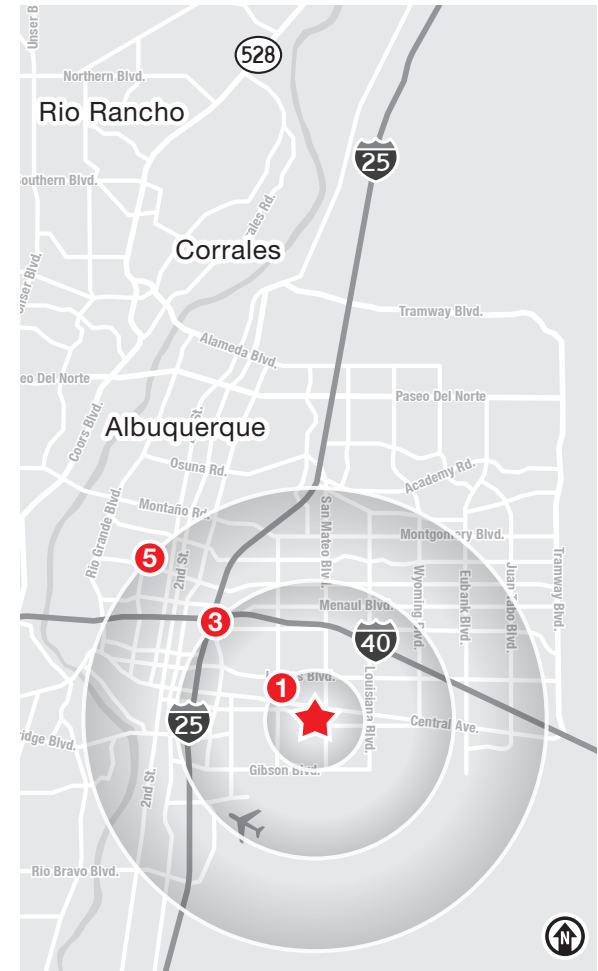
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,410	103,273	232,810
Average HH Income	\$94,639	\$73,742	\$77,529
Daytime Employment	6,877	90,446	192,752

2025 Forecasted by Esri



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Nob Hill

AREA ANALYSIS

NOB HILL | ALBUQUERQUE

Nob Hill is a vibrant district with eclectic shops, swanky dining and chic nightspots. Its Route 66 architecture and neon signs, combined with predominantly locally owned shops, galleries and restaurants, make Nob Hill a hip and fashionable area.

Central Avenue became part of Route 66 in 1937, along the trajectory from Chicago to Los Angeles. Back then, Nob Hill was a burgeoning suburb of Albuquerque's downtown area, which was only a few miles west. Located just east of the University of New Mexico, Nob Hill spans a mile-long stretch of Central Avenue and is marked on either end by neon arches. This lively district is bursting with activity, from food to arts to nightlife and student life.

With its historic buildings, abundant neon and high style, Nob Hill is Albuquerque's premier district for unique shopping, dining and entertainment. It's a place that locals frequent and visitors love.



Nob Hill has an abundance of great shopping and restaurant options featuring famous regional and traditional cuisine and more.

Average Household Income is
\$103,131
Within One Mile

There are
21
Shops & Attractions

There are
11
Restaurants

Walk Score **78**

Transit Score **48**

Bike Score **91**

Source: visitalbuquerque.org, walkscore.com and Esri 2024

