

**For  
Sale**



# Mixed-Use Retail Center Opportunity

LOCATED IN THE NORTH VALLEY



583 & 585 Osuna Rd. NE | Albuquerque, NM 87113

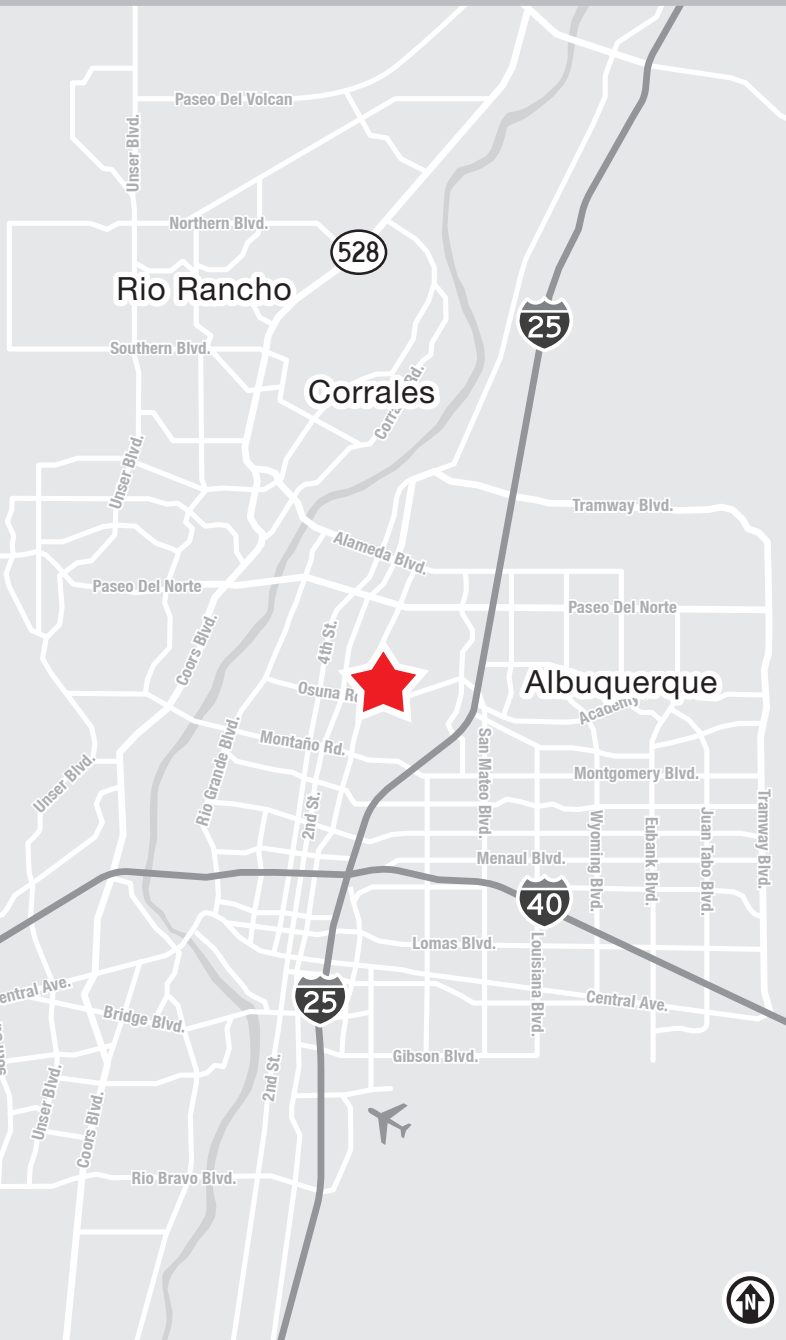
*NWQ Osuna Rd. & Edith Blvd. NW*

**NAISunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## Pricing

Sale Price	<b>\$2,800,000</b>
Proforma CAP Rate	<b>7.5%</b>
Proforma Net Operating Income (Proforma rents at \$18.00/SF + NNN)	<b>\$209,942</b>

## Mini-Apod

Potential Rental Income	<b>\$220,992</b>
Less 5% Vacancy	<b>\$11,050</b>
Net Operating Income	<b>\$209,942</b>
True NNN	<b>-0-</b>

## Investment Overview

### LOCATION

The northeast quadrant of Edith Blvd. & Osuna Rd. NE

### ADDRESS

583 & 585 Osuna Rd. NE  
Albuquerque, NM 87113

### TOTAL BUILDINGS SIZE

±14,160 SF

### LAND SIZE

±1.23 Acres

### ZONING

C-1, Bernalillo County

## Investment Highlights

- Vacancy: ±4,000 SF (28%)
- Estimated NNN: \$3.50/SF
- Tenants include Amadeo's Pizza, Subway, Volcanic Training and Home Instead Home Care
- Tenants have been in the center since 2011
- Great owner/user opportunity
- Located directly across from Sandia Prep
- Less than 1/2 mile from Vista del Norte neighborhood
- Great visibility to ±20,200 cars per day
- 5:1,000 parking ratio
- A unique opportunity for an experienced retail investor or owner/user to buy a property under replacement costs
- Please do not disturb tenants



RETAIL CENTER | 585 OSUNA RD.



OFFICE BUILDING | 583 OSUNA RD.



GARAGE | 583 OSUNA RD.



**SITE**  
Bldgs: ±14,160 SF  
Land: ±1.23 Acres



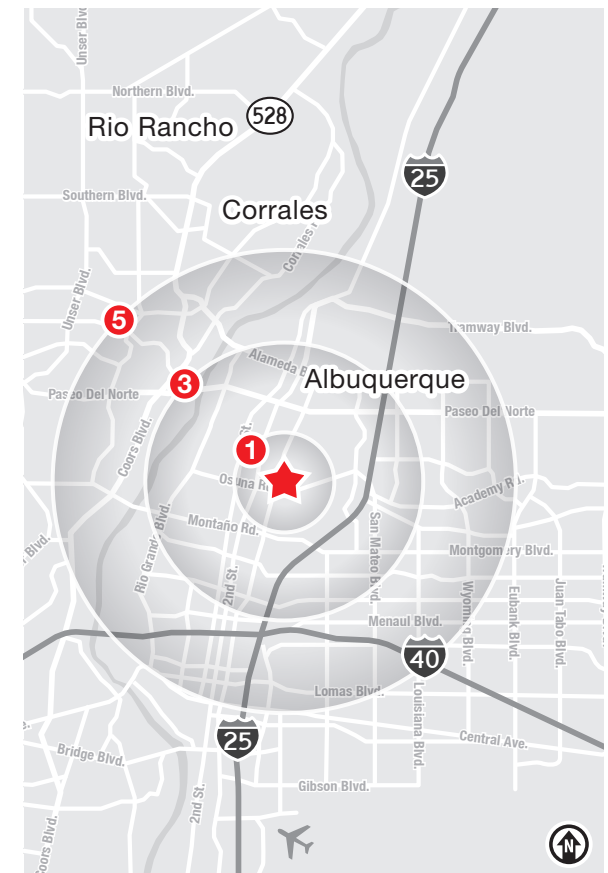
# AREA DEMOGRAPHICS

## 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
<b>Summary</b>	<b>2025</b>	<b>2025</b>	<b>2025</b>
Total Population	6,140	69,777	226,664
Total Households	2,820	32,409	103,027
Family Households	1,674	16,681	55,128
Average Household Size	2.17	2.13	2.16
Owner Occupied Housing Units	2,152	18,031	61,085
Renter Occupied Housing Units	668	14,378	41,942
Median Age	46.1	41.5	41.7
<b>Trends 2025 - 2030</b>	<b>State</b>	<b>State</b>	<b>State</b>
Population	0.3%	0.3%	0.3%
Households	0.5%	0.5%	0.5%
Family Population	0.3%	0.3%	0.3%
Owner Occupied Housing Units	0.6%	0.6%	0.6%
Median Household Income	2.5%	2.5%	2.5%
Median Household Income	\$75,237	\$61,819	\$71,246
Average Household Income	\$99,135	\$86,092	\$101,978
Per Capita Income	\$43,836	\$39,960	\$46,461

Demo Snapshot	1 mile	3 mile	5 mile
Total Population	6,140	69,777	226,664
Average HH Income	\$99,135	\$86,092	\$101,978
Daytime Employment	6,173	84,685	197,187

2025 Forecasted by Esri



## 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.



**932,477**  
Albuquerque Metro Population



**The Largest**  
City in the State

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



**566,057**  
City Population



**241,738**  
Households



**\$95,396**  
Avg. Household Income



**\$56,388**  
Md. Disposable Income



**21,751**  
Total Businesses



**277,887**  
Total Employees

### 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.



OFFERED EXCLUSIVELY BY:



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