For Sale

100% Leased Mixed-Use Retail Center

LOCATED IN THE NORTH VALLEY



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

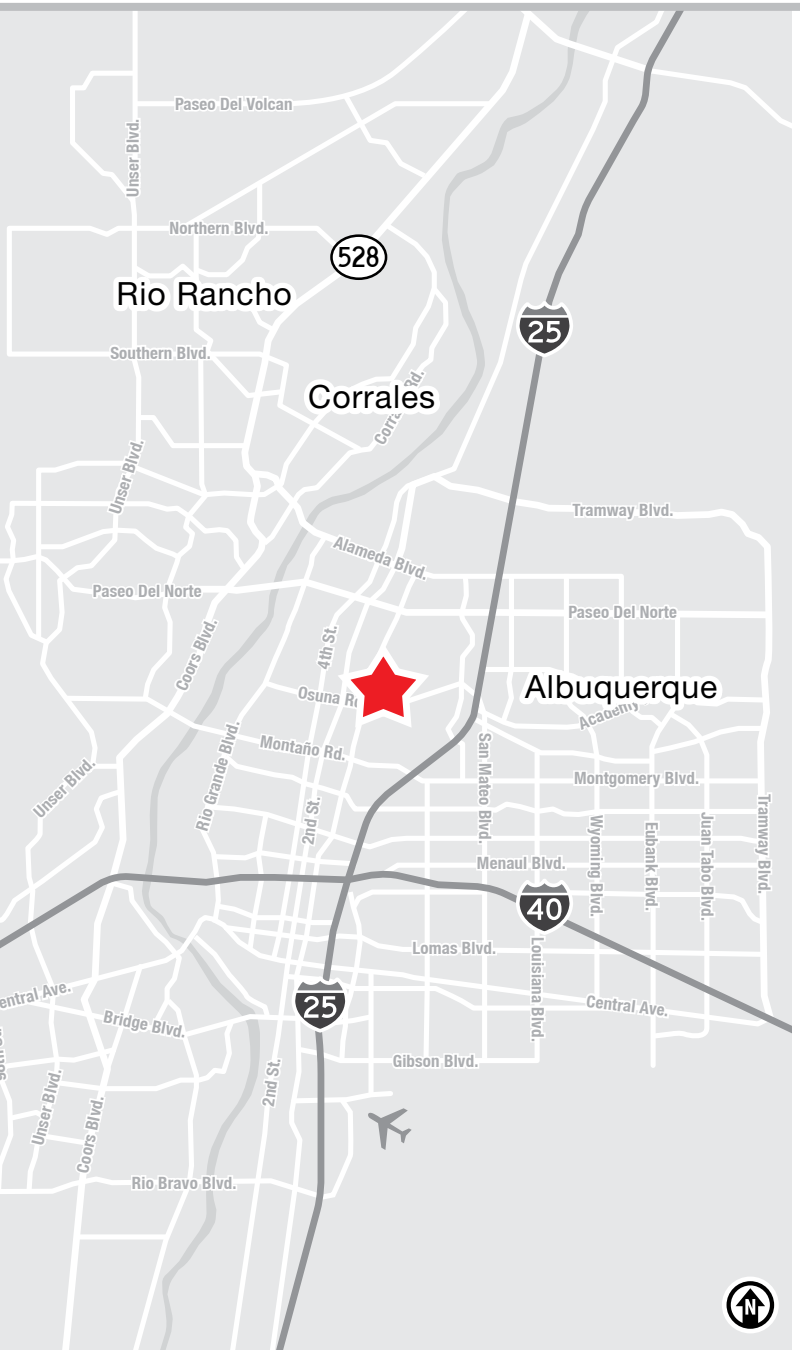
NWQ Osuna Rd. & Edith Blvd. NW

NAISunVista Got Space™
Opening the Door to Commercial Real Estate Excellence

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Property Summary



Pricing

Sale Price	$2,765,000
CAP Rate	8.0%
Net Operating Income	$221,193

Mini-Apod

Actual Rental Income	$235,877
Less 3% Vacancy	$7,076
Other Income	$44,329
Operating Expenses	$51,937
Net Operating Income	$221,193

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

- 100% Leased
- Estimated NNN: $3.50/SF
- Tenants include Amadeo's Pizza, Subway, Volcanic Training, Home Instead Home Care, Agave Imports, Ikandy Method, VibrantCare Rehabilitation
- Some 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
- Please do not disturb tenants

Property Photos



RETAIL CENTER | 585 OSUNA RD.



OFFICE BUILDING | 583 OSUNA RD.



GARAGE | 583 OSUNA RD.

Property Site



High Aerial


SITE
2 Miles
Osuna Rd. NE
Osuna Rd.
Ellison St.
Singer Blvd.
Renaissance Blvd.
Montano Rd. NE
Jefferson St.
Chappell Dr.
San Mateo Blvd. NE
4th St. NW
2nd St. NW
Edith Blvd. NE
Rail Runner
Village of Los Ranchos
Taft Middle School
Trailhead at Chamizal
NEW!
Vista del Norte Neighborhood
Desert Springs Church
Sandia Prep School
Lovelace Health System
CALVARY
Smith's
SONIC
Dion's
Blake's LOTABURGER
Sadie's
SUBWAY
BURGER KING
DUNKIN' DONUTS
Office DEPOT
Sam's CLUB
Ford
COSTCO WHOLESALE
PETSMART
REI
TOPGOLF
CENTURY THEATRES
Red Robin
Panera BREAD
Mimi's Cafe
PF CHANG'S
CRAFT REPUBLIC
Olive Garden
TEXAS ROADHOUSE
LIFE'S
TACO BELL
PAPPADEAUX
Bubba's 33
Cheddar's
OUTBACK
DEFINED FITNESS
Burlington
Denny's
Cracker Barrel
TACO CABANA
Arby's
Weck's
Auto Zone
EINSTEIN BROS. BAGELS

AREA DEMOGRAPHICS

1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
Summary	**2025**	**2025**	**2025**
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
Trends 2025 - 2030	**State**	**State**	**State**
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

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2025 Demographics)*

566,057	241,738	$95,396	$56,388	21,751	277,887
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	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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