Well-Positioned Small Retail/Office Space

HIGH-TRAFFIC NORTH VALLEY LOCATION

For Lease



223 Montaño Rd. NW | Albuquerque, NM 87107

±1,161 SF Available

Micah Gray CCIM
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Genieve Posen
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NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

223 Montaño Rd. NW | Albuquerque, NM 87107



PROPERTY

AVAILABLE

Suite A-1: ±1,161 SF

LEASE RATE

$2,200/Month

- Tenant responsible for gas and electric

HIGHLIGHTS

- Prime North Valley location
- Great visibility from Montaño Blvd. with 23,700 cars per day
- On the "going home" side of the street
- Located on one of eight metro river crossings
- In a proven trade area with an adjacent mix of national and local retailers
- End-cap suite
- Ample parking

ZONING

MX-M

LOCATION

NWQ 2nd St. & Montaño Blvd. NW

NAI SunVista

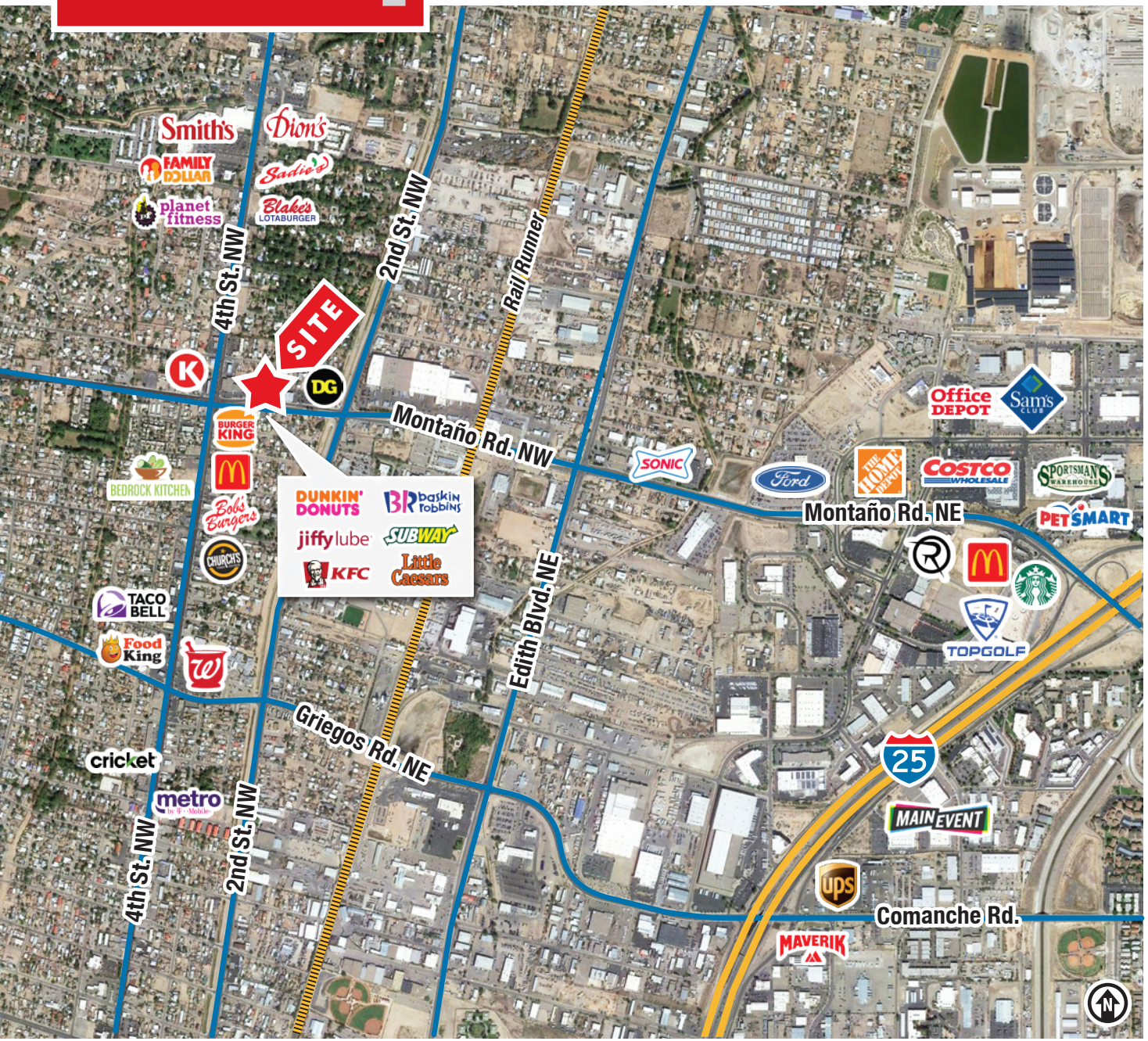
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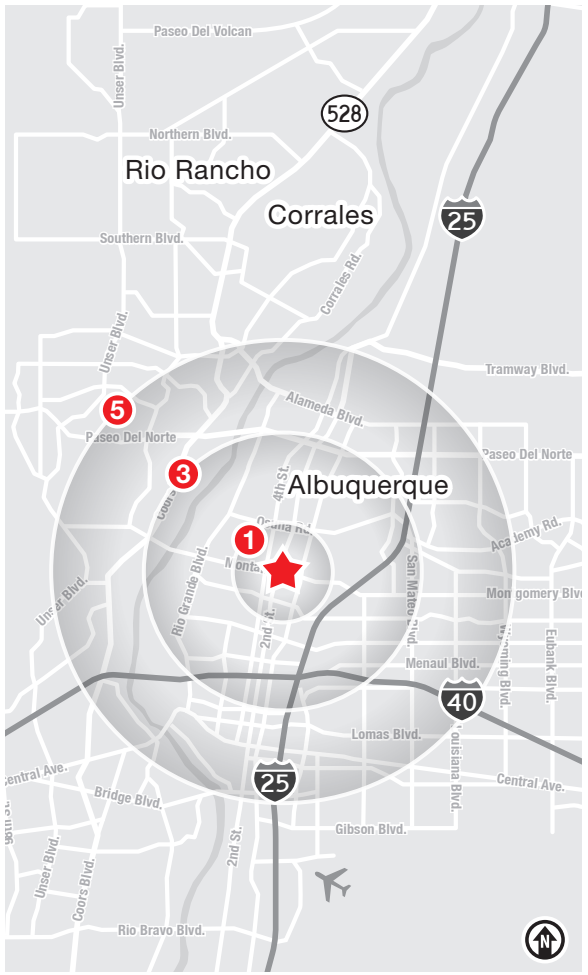
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,304	63,708	235,834
Average HH Income	$91,878	$97,951	$98,824
Daytime Employment	6,751	64,031	202,923

2026 Forecasted by Esri



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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.

939,327
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556	242,757	$101,287	$59,375	21,689	277,623
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.

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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