

**For
Sale**



Uptown Owner/User Office Building

ACROSS FROM CORONADO SHOPPING CENTER



OWNER FINANCING AVAILABLE

2425 San Pedro Dr. NE | Albuquerque, NM 87110

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±6,938 SF on ±0.44 Ac.
Available**

Shelly Branscom CCIM

shelly@sunvista.com | 505 414 2669

2425 San Pedro Dr. NE | Albuquerque, NM 87110

**AVAILABLE**

Building: ±6,938 SF
Land: ±0.44 Acres

SALE PRICE

\$1,100,000

HIGHLIGHTS

- Easy access to I-40
- Pride of ownership – Well-maintained property
- 3 HVAC units – West unit new in 2021, NE & SE units new in 2024
- TPO roof replaced in 2012
- 10' wide by 14' deep garage
- Parking lot recently slurry coat/stripping
- Fenced parking (4:1,000 ratio)
- Pylon signage on San Pedro Dr.

ZONING MX-M

LOCATION

NWQ San Pedro Dr. &
Uptown Blvd. NE

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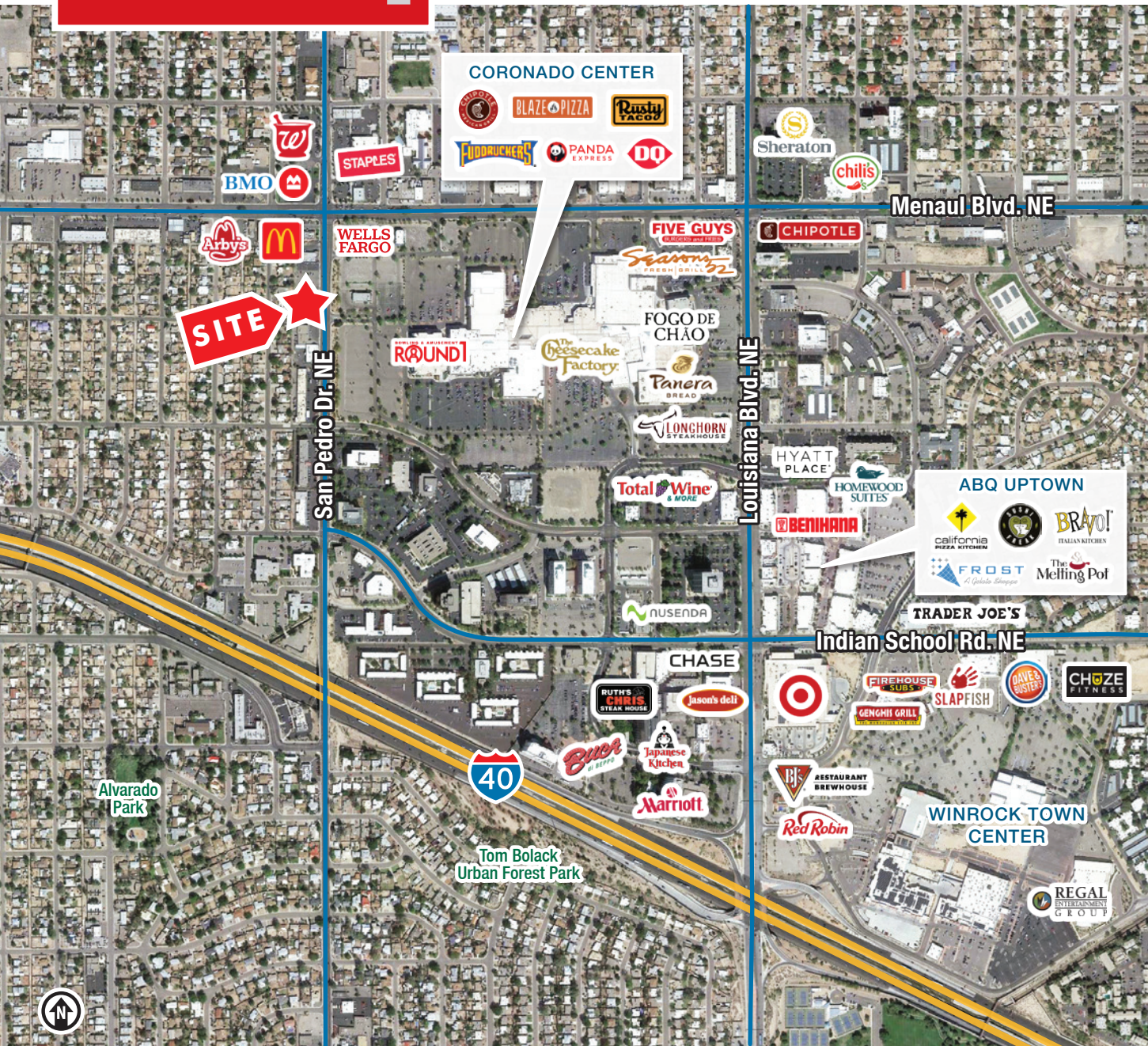
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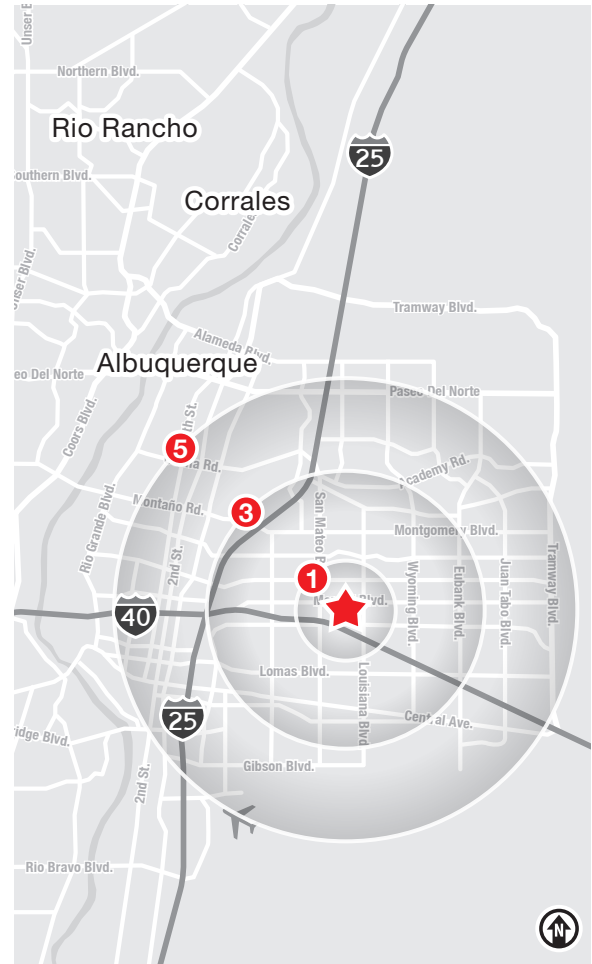
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,497	132,224	313,234
Average HH Income	\$81,592	\$80,385	\$86,225
Daytime Employment	17,908	89,706	238,315

2025 Forecasted by Esri



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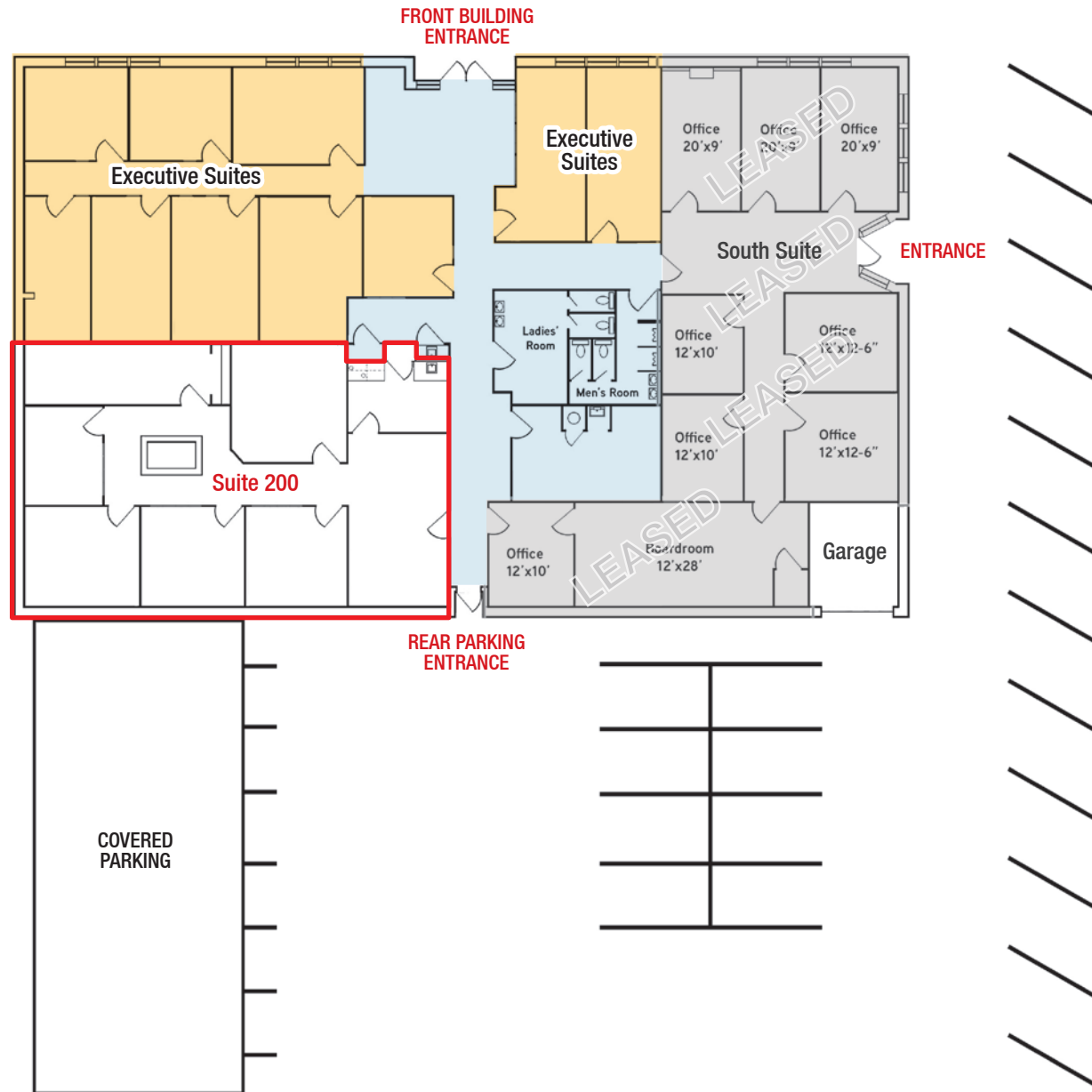
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San Pedro Dr. NE

FLOOR PLAN



OPPORTUNITIES

- Suite 200:** ±2,030 RSF
Vacant
- South Suite:** ±1,878 RSF
Leased thru 5/31/2027
- Executive Suites**
Short-term lease options provide maximum flexibility and availability
- Common Area**
Shared by all tenants



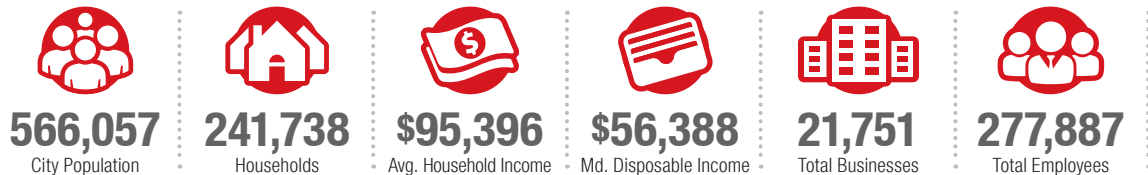
Albuquerque

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)



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*



932,477
Albuquerque Metro Population



The Largest
City in the State



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.