

**For
Sublease]**

Modern Turn-Key Dispensary or Retail

PRIME NORTHEAST HEIGHTS LOCATION



START OPERATIONS NOW!

3520 Wyoming Blvd. NE | Albuquerque, NM 87111

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±1,414 SF Available

Lisa Mercer CCIM

lisa@sunvista.com | 505 235 8503

Martha Carpenter

martha@sunvista.com | 505 228 0154

For Sublease

3520 Wyoming Blvd. NE | Albuquerque, NM 87111



PROPERTY

AVAILABLE

±1,414 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- Fully built-out dispensary/retail
- Modern, updated finishes
- Designated on-site parking for product pick-ups
- Ideal for dispensary, boutique, salon, or speciality retail
- Pylon signage available
- FF&E available for purchase
- Master Lease expires 2/28/2028

ZONING

- **MX-L** 

LOCATION

SEC Wyoming Blvd. &
Comanche Rd. NE

For Sublease

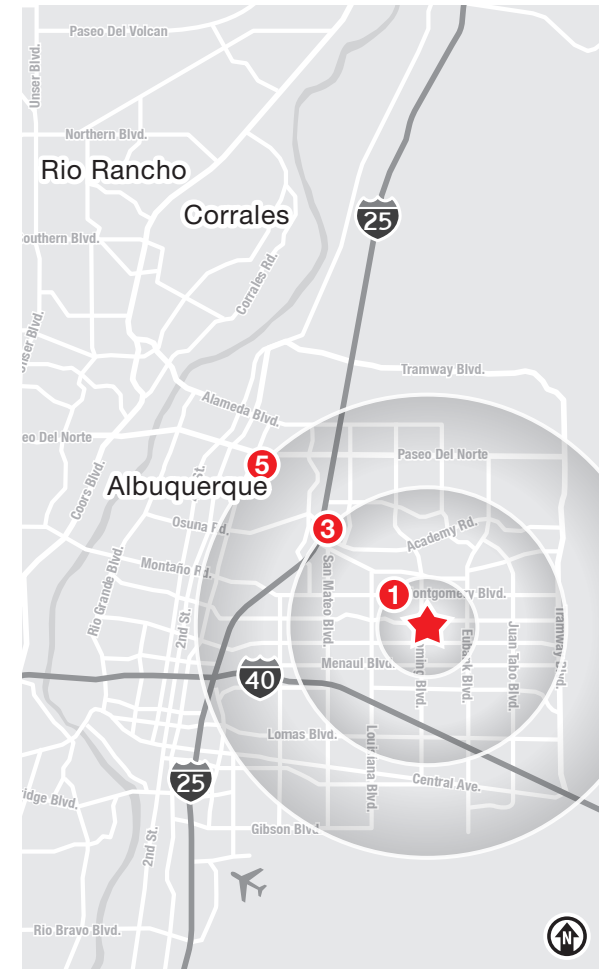
3520 Wyoming Blvd. NE | Albuquerque, NM 87111



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,882	140,239	302,852
Average HH Income	\$103,084	\$93,312	\$99,067
Daytime Employment	5,043	67,329	187,299

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Lisa Mercer CCIM
lisa@sunvista.com
505 235 8503

Martha Carpenter
martha@sunvista.com
505 228 0154

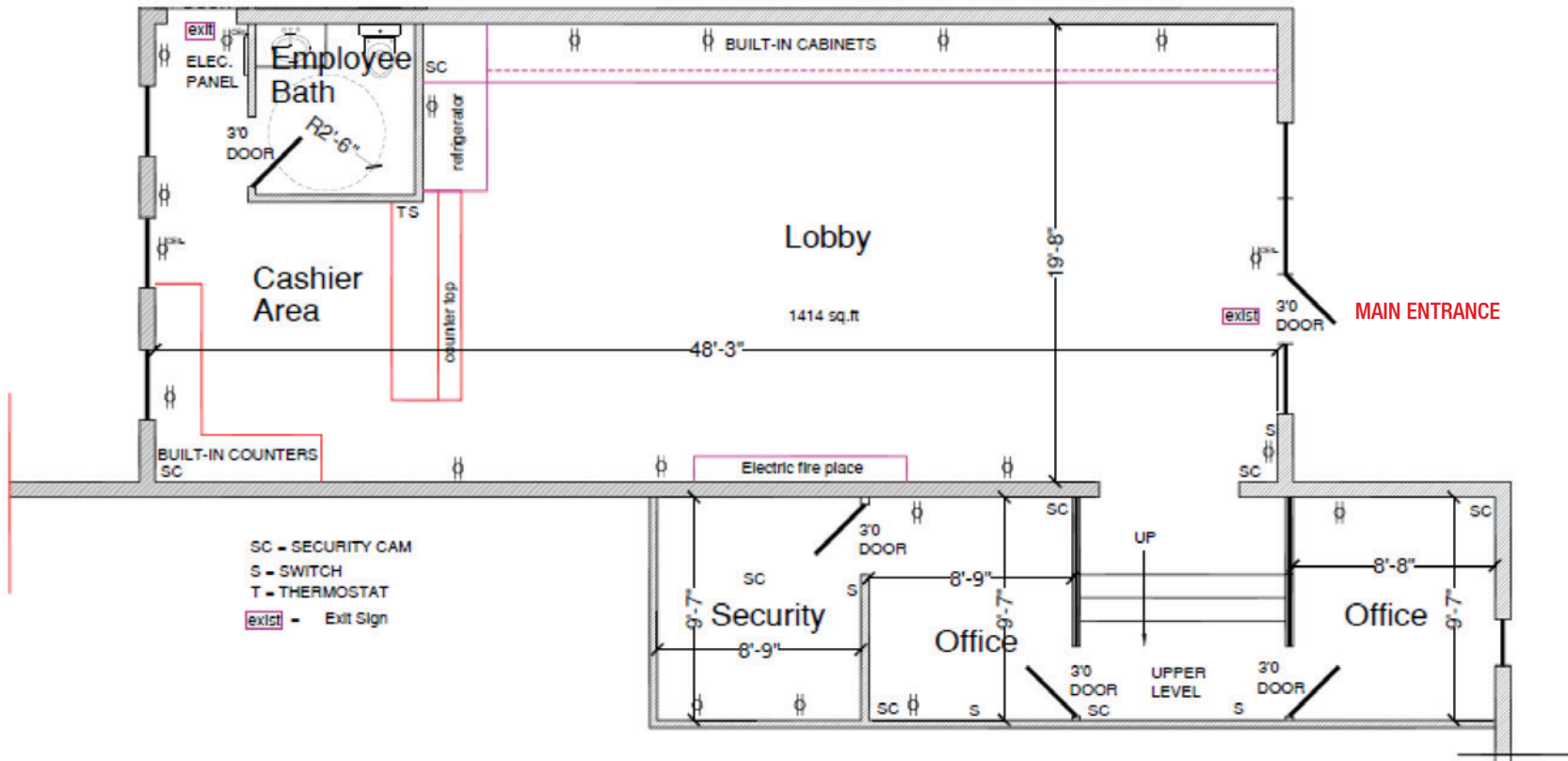
For Sublease

3520 Wyoming Blvd. NE | Albuquerque, NM 87111

FLOOR PLAN

AVAILABLE

±1,414 SF



Wyoming Blvd. NE

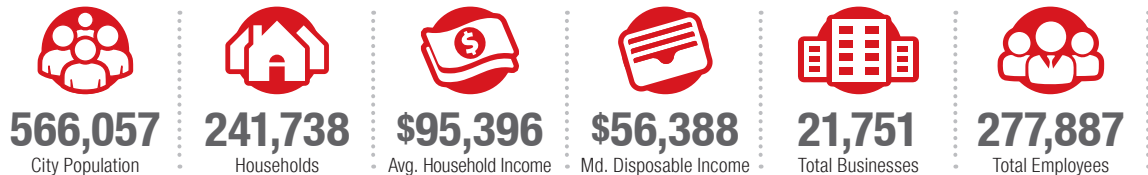
Albuquerque

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.