

**For
Sale**



Hard-Corner Retail/Office Condo

GREAT STOREFRONT IN THE HEART OF DOWNTOWN

YOUR SIGN HERE

PRICE REDUCED!

±5,060 SF Available

401 Copper Ave. NW | Albuquerque, NM 87102

Genieve Posen

genieve@sunvista.com | 505 998 1568

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

For Sale

401 Copper Ave. NW | Albuquerque, NM 87102



PROPERTY

AVAILABLE ±5,060 SF

Suite A: ±2,600 SF

Suite B: ±2,451 SF

SALE PRICE

\$490,000 (\$96.00/SF)

HIGHLIGHTS

- Flexible floor plan allows for large suites that can be combined or divided
- Abundant natural light
- Over \$200,000 of improvements to the property including HVAC units, new lighting/ceiling tiles, updated electrical, new sprinkler and fire safety system
- Inviting storefront that opens onto a patio/plaza at the hard corner
- Prime downtown location with a daytime population of almost 37,000 within one-mile radius
- Highly visible to more than 3,200 cars per day at intersection
- Close to restaurants, hotels, businesses and more
- Street parking and public parking garage (immediately south) available
- Seller financing available to qualified buyers

ZONING [MX-FB-UD](#) 

LOCATION

NWC 4th St. & Copper Ave. NW

NAI SunVista

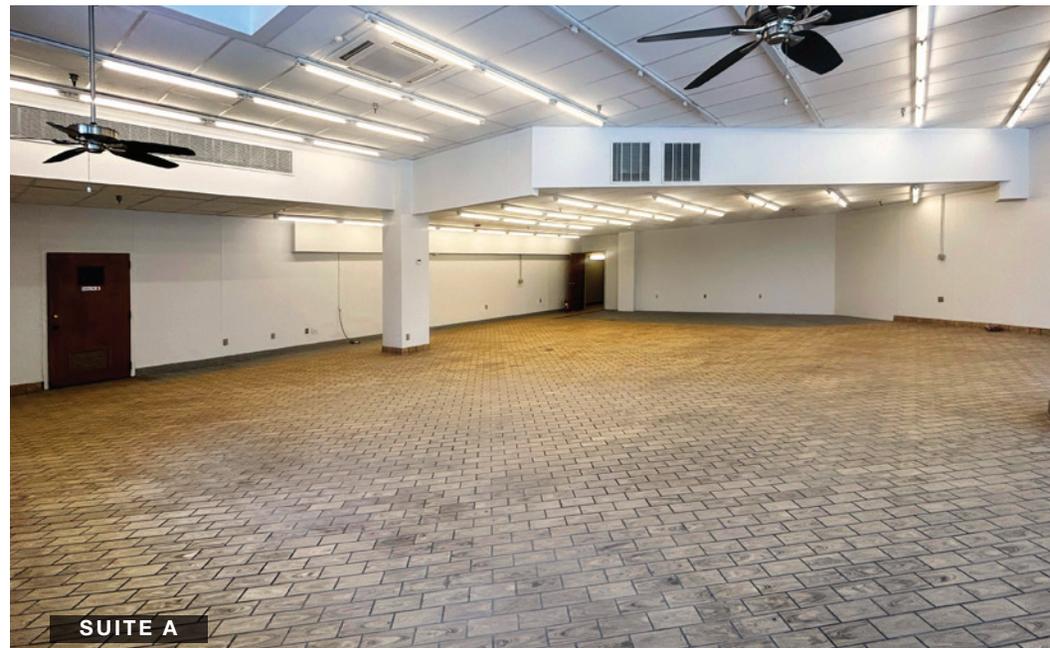
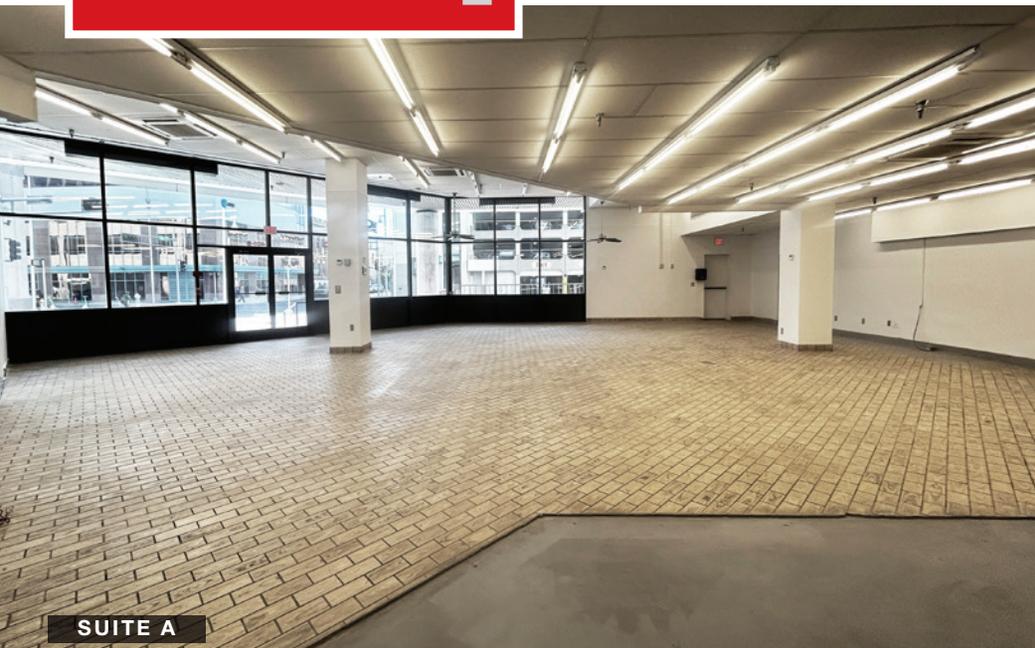
505 878 0001 | [sunvista.com](#)
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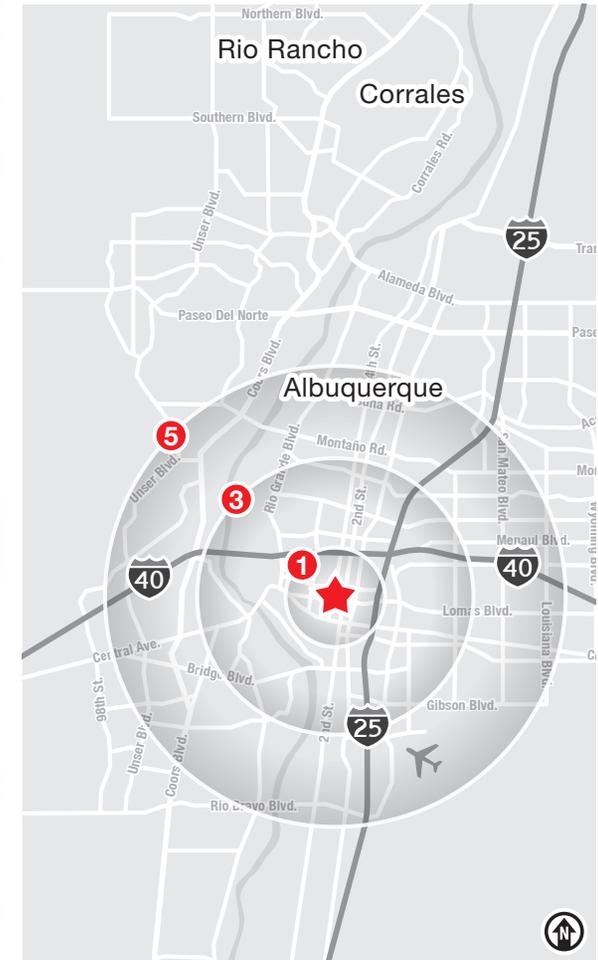
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,186	91,507	238,733
Average HH Income	\$71,114	\$79,644	\$79,562
Daytime Employment	36,827	90,192	168,681

2025 Forecasted by Esri



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DOWNTOWN



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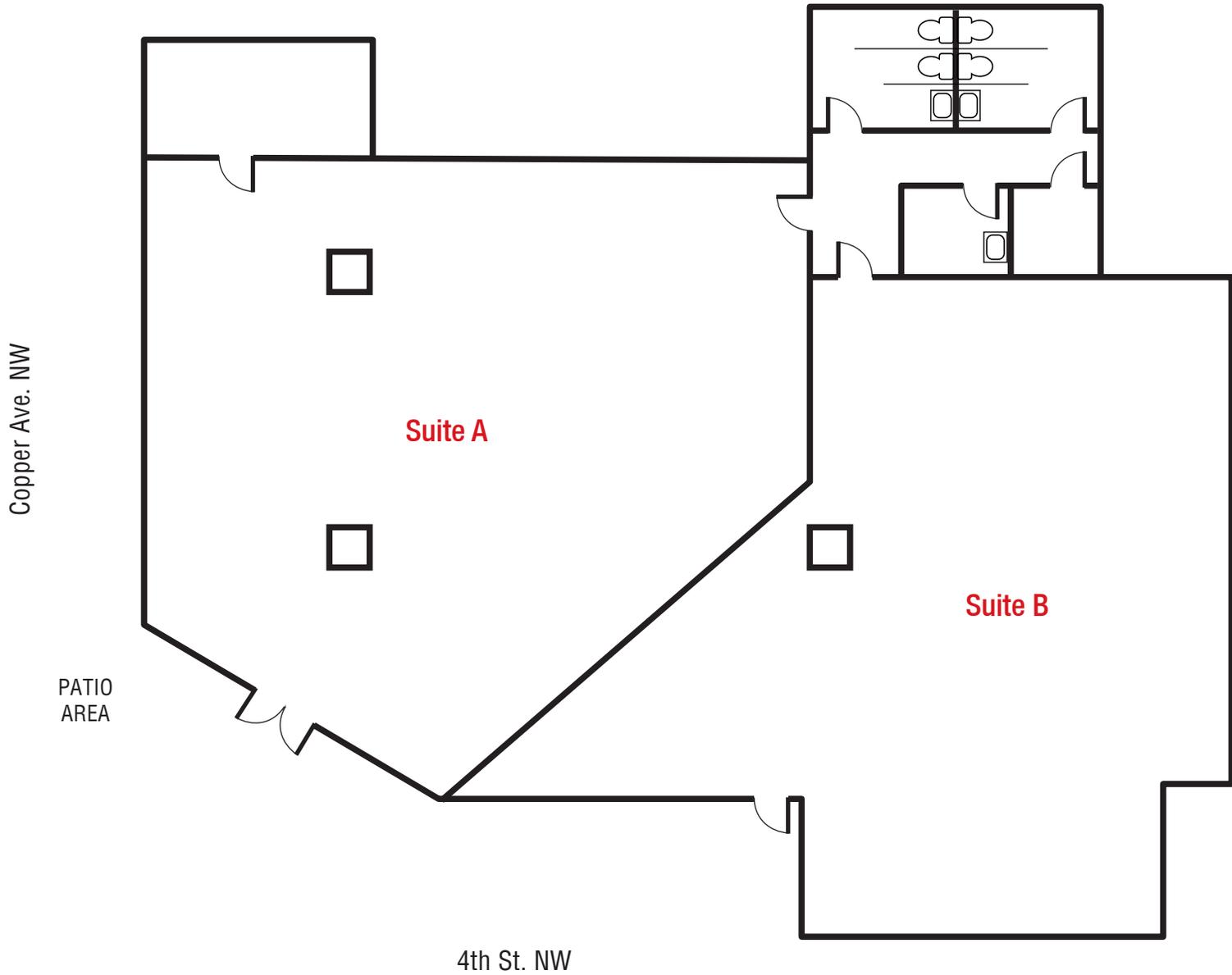
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FLOOR PLAN



GROUND LEVEL

Suite A: ±2,600 SF
Suite B: ±2,451 SF
Total: ±5,060 SF

Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

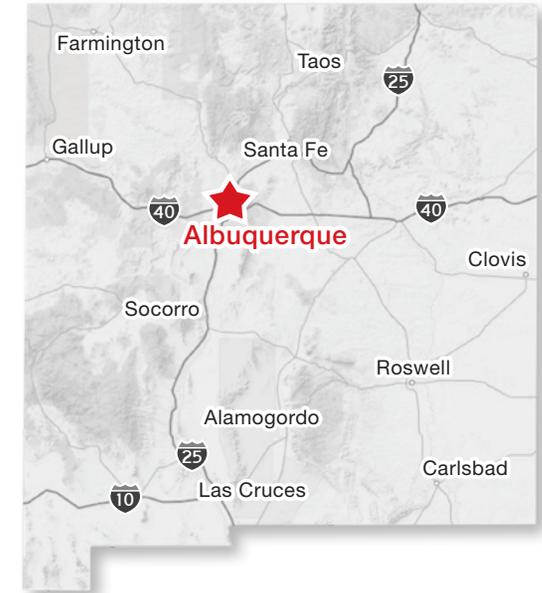
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment for Revitalization Projects Downtown

\$36M

Investment for the Downtown Rail Trail Project

\$94M

Total (Committed and Pending) Non-City Public and Private Funding



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

THERE'S BEEN A 60% Increase in Downtown Residential Population
(Since October 2000)

