

**For  
Lease**



## **Stand-Alone Retail/Warehouse Near KAFB**

**VERSATILE... VISIBLE... READY FOR YOU!**



**±3,168 SF on ±0.18 Ac.  
Available**

**241 Wyoming Blvd. SE | Albuquerque, NM 87123**

**Alexis Lovato**

alexis@sunvista.com | 505 639 6433

**Jim Hakeem**

jim@sunvista.com | 505 878 0006

**NAISunVista** ] **Got Space™**

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## PROPERTY

### AVAILABLE

Building: ±3,168 SF  
Land: ±0.18 Acres

### LEASE RATE

\$14.00/SF + \$1.54/SF NNN

### HIGHLIGHTS

- Excellent visibility along Wyoming Blvd.
- Minutes from the Kirtland AFB Wyoming Gate
- One 9' x 10' grade-level overhead door
- 13' ceiling heights
- Two ±10' x 12' private offices
- Full drive-around circulation that's ideal for an auto dealer
- Fully gated & fenced yard space for vehicles or storage

**ZONING** NR-C

### LOCATION

- SWQ Central Ave. & Wyoming Blvd. SE



**NAI SunVista**

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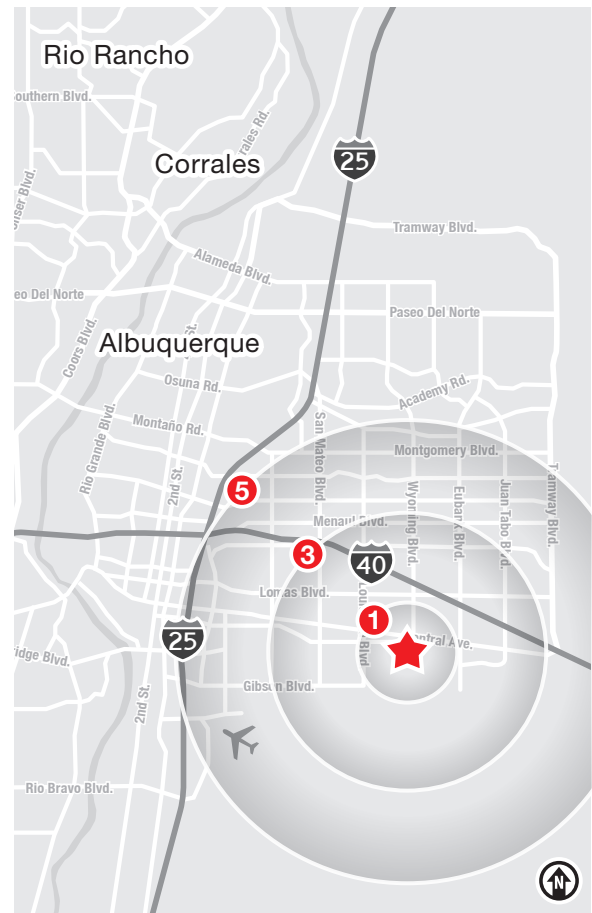


## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	21,514	114,279	235,829
Average HH Income	\$50,349	\$74,599	\$84,397
Daytime Employment	12,854	63,648	132,072

2025 Forecasted by Esri

## HUB Zone



**NAISunVista**

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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