

**For
Lease**



Retail/Office Space

HIGHLY-DESIRABLE NORTHEAST HEIGHTS LOCATION



9720 Candelaria Rd. NE | Suite E | Albuquerque, NM 87112

±669 SF Available

NALSunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Alexis Lovato

alexis@sunvista.com | 505 639 6433

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PROPERTY

AVAILABLE

Suite E: ±669 SF

LEASE RATE

\$890/Mo. Modified Gross

HIGHLIGHTS

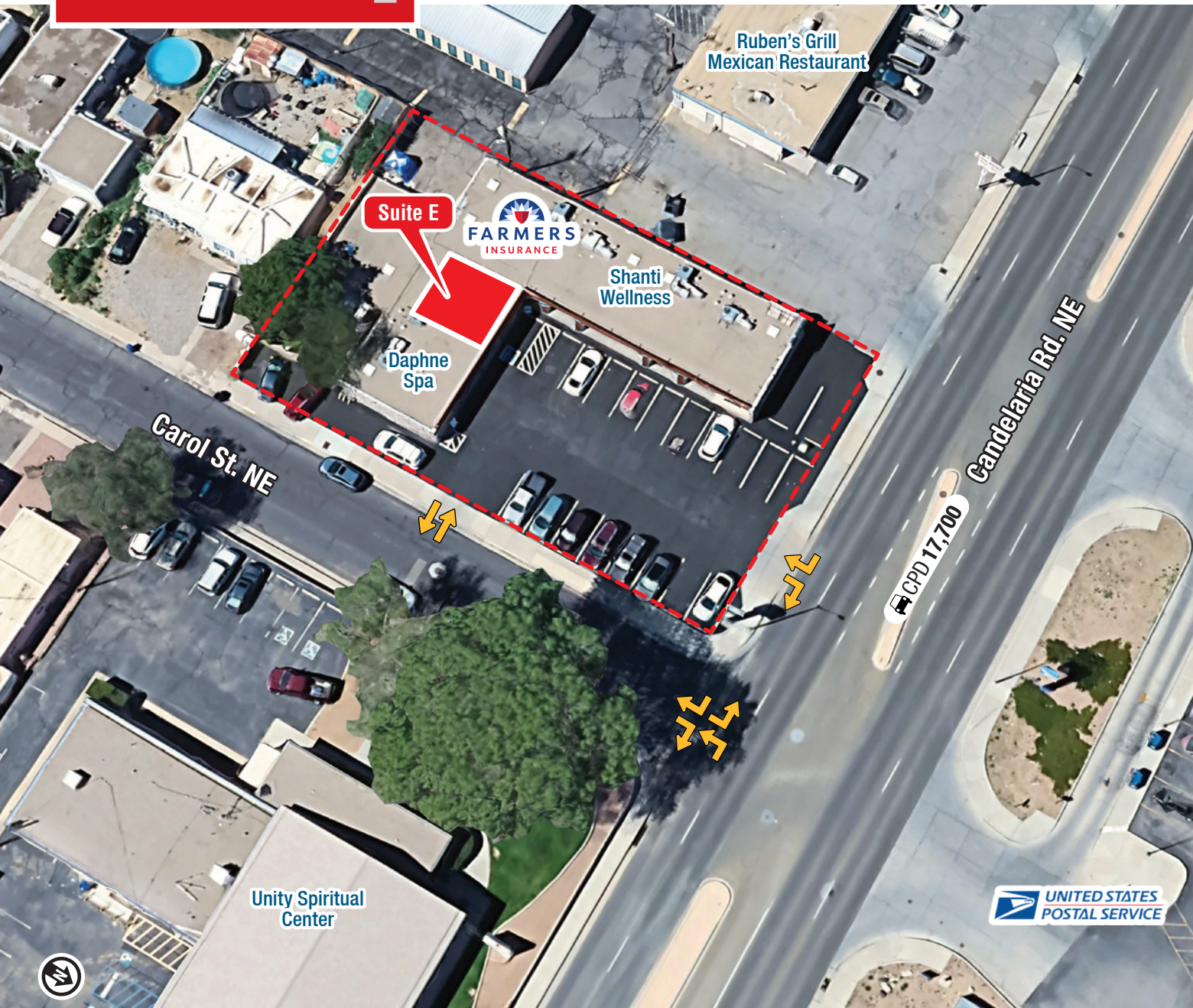
- Excellent visibility with 17,700 cars per day
- One private office and two restrooms
- Move-in ready condition
- Potential to add additional office/workspace
- Pylon signage is available
- Ideal for professional office, retail, or service use

ZONING

- **MX-L** 

LOCATION

SEQ Candelaria Rd. & Menaul Blvd. NE



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NAI SunVista

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

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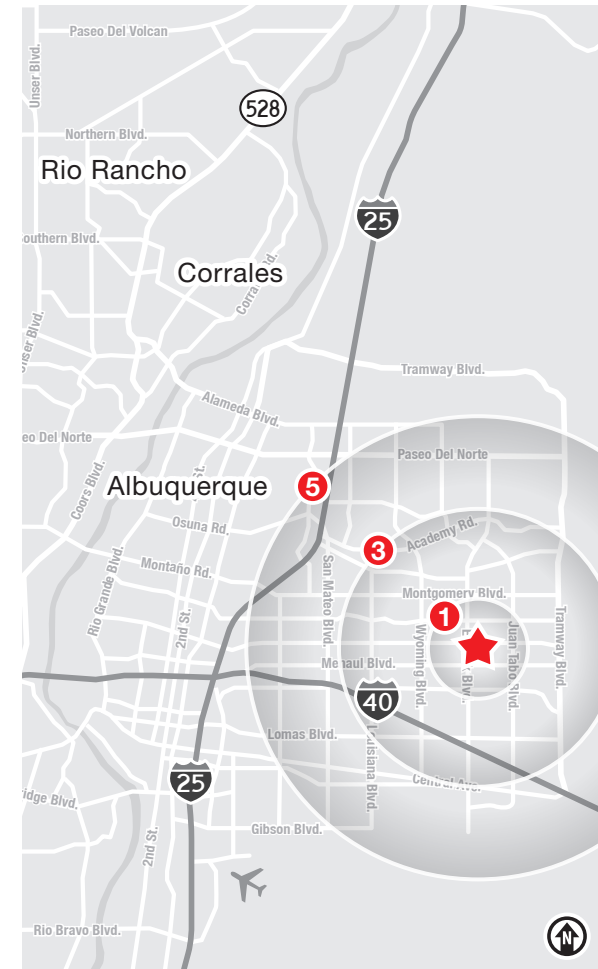
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	18,487	137,279	281,863
Average HH Income	\$80,126	\$97,244	\$98,602
Daytime Employment	4,986	52,513	151,549

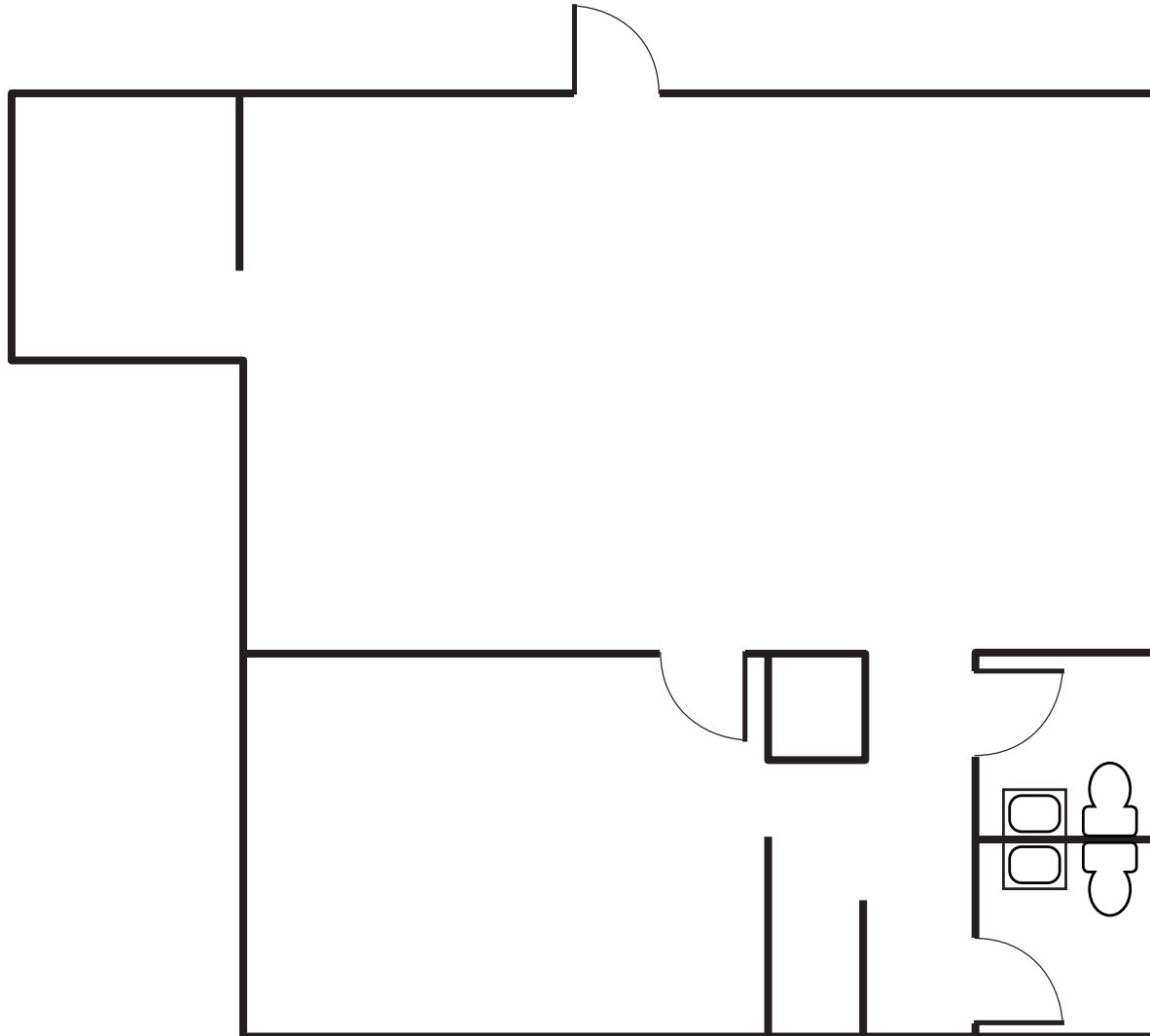
2025 Forecasted by Esri



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FLOOR PLAN



SUITE E

±669 SF

Floor plan not to scale.

