

**For
Sale**



Compact Retail Site in Uptown

REDEVELOPMENT OPPORTUNITY WITH EXPANSIVE UPSIDE



2500 Louisiana Blvd. NE | Albuquerque, NM 87110

**±315 SF on ±0.34 Ac.
Available**

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

For Sale

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PROPERTY

AVAILABLE

Building: ±315 SF
Land: ±0.34 Acres

SALE PRICE

\$225,000 (\$15.19/SF)

HIGHLIGHTS

- Near the intersection of Louisiana and Menaul Blvds.
- In Uptown near:
 - Coronado Center
 - Winrock Town Center
 - ABQ Uptown
- On the corner of Prospect Pl. and Chama St.
- Potential opportunities:
 - Retail store
 - Coffee shop
 - Small office
- Utilities to site

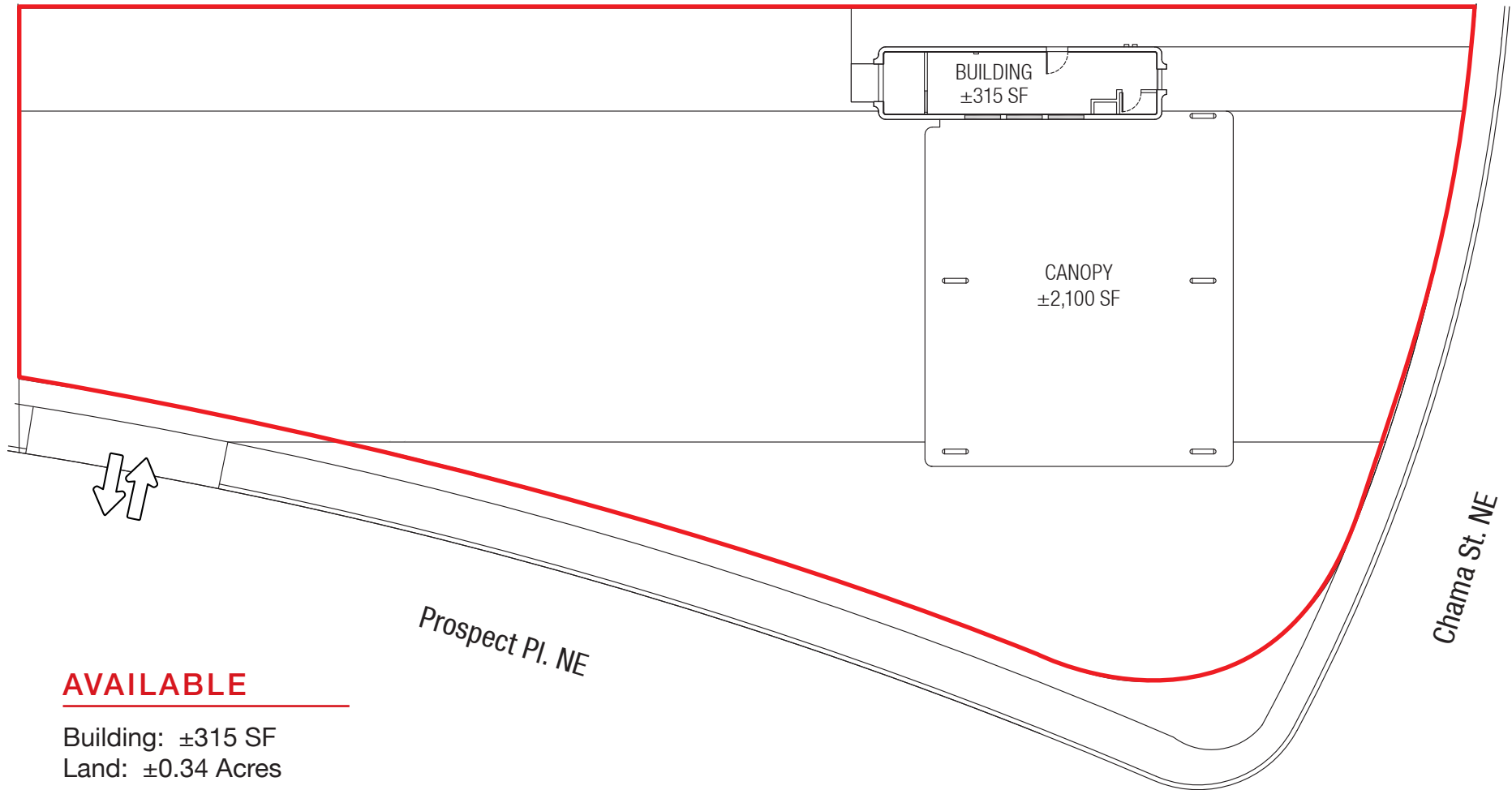
ZONING

- [MX-H](#)

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EXISTING SITE PLAN



AVAILABLE

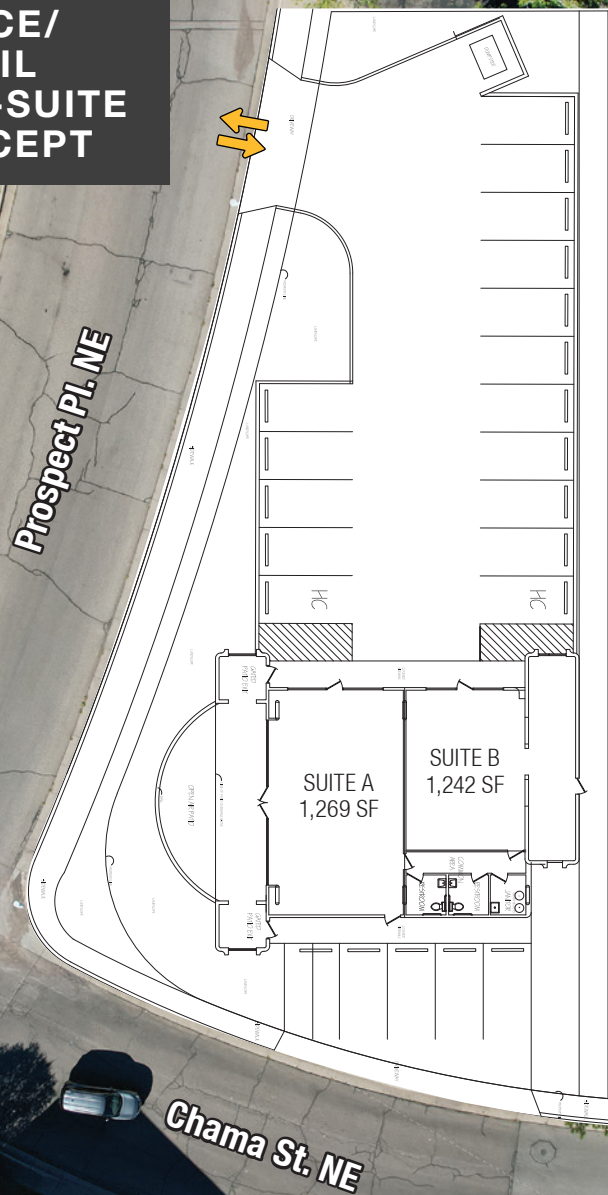
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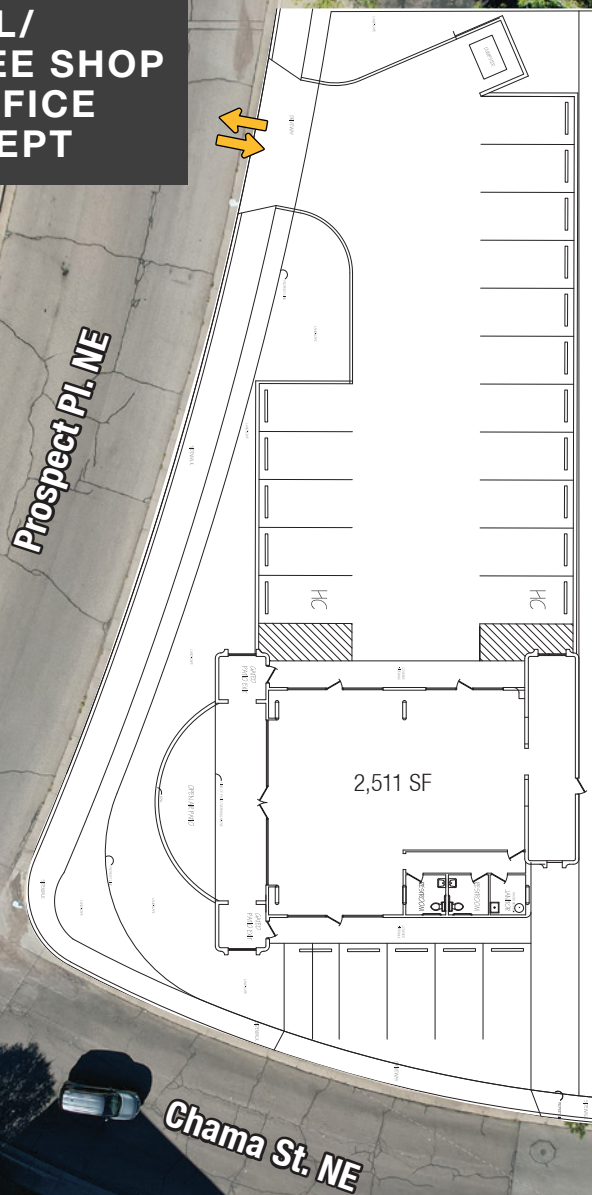
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**OFFICE/
RETAIL
TWO-SUITE
CONCEPT**



**RETAIL/
COFFEE SHOP
OR OFFICE
CONCEPT**



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NAI SunVista

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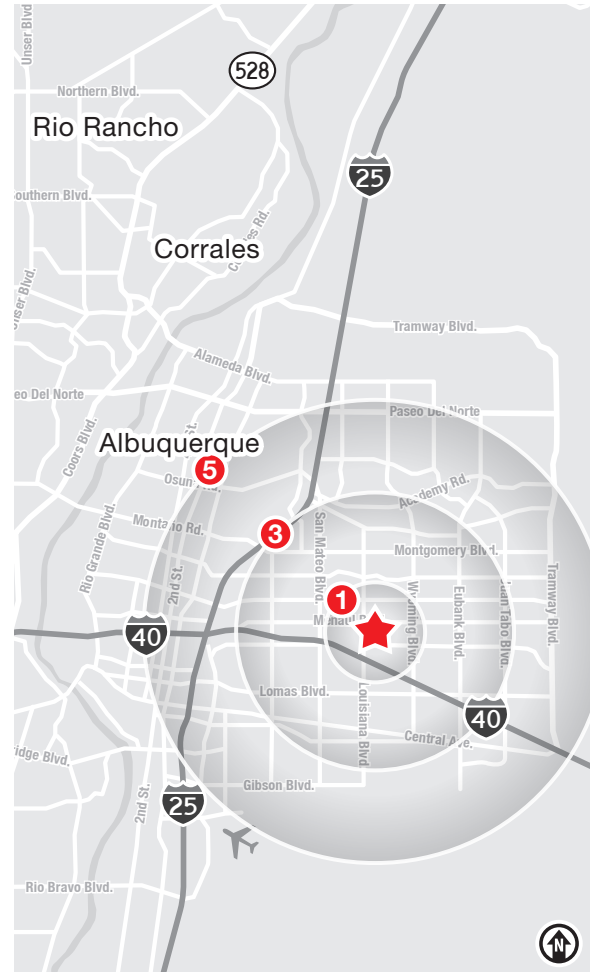
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,337	143,915	311,301
Average HH Income	\$84,379	\$80,715	\$90,179
Daytime Employment	16,303	79,932	218,391

2025 Forecasted by Esri



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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)


566,057
City Population



241,738
Households


\$95,396
Avg. Household Income

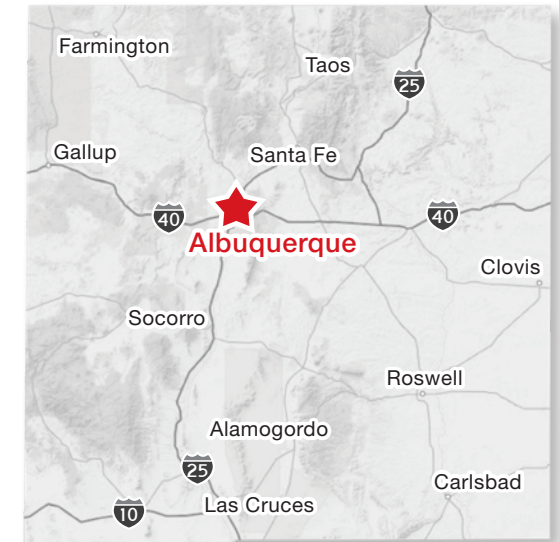

\$56,388
Md. Disposable Income


21,751
Total Businesses


277,887
Total Employees


932,477
Albuquerque Metro Population


The Largest
City in the State



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*

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.