

For Sale or Lease

- Flexible Downtown Office/Retail Space
- Ideal For Food, Drink, Creative or Professional Use

Suite 6

±1,300 SF Available

220 Copper Ave. NW | Suite 6 | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Melody Torres

melody@sunvista.com | 505 280 2839

**For Sale
or Lease**

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PROPERTY

AVAILABLE

2nd Floor

Suite 6: ±1,300 SF

SALE PRICE

See Advisors

LEASE RATE

\$2,167/Month Modified Gross

HIGHLIGHTS

- Turn-key restaurant and bar space in downtown Albuquerque
- Versatile – food, office, gallery, or events
- Office meets lounge – great for private meetings and events
- Ideal private club, café, pop-up events, or takeout concept
- Attorney or creative office with client lounge
- Two balconies
- High foot traffic area near courthouses, offices, restaurants and hotels

ZONING MX-FB-UD 🏠

LOCATION

NWC 3rd St. & Copper Ave. NW



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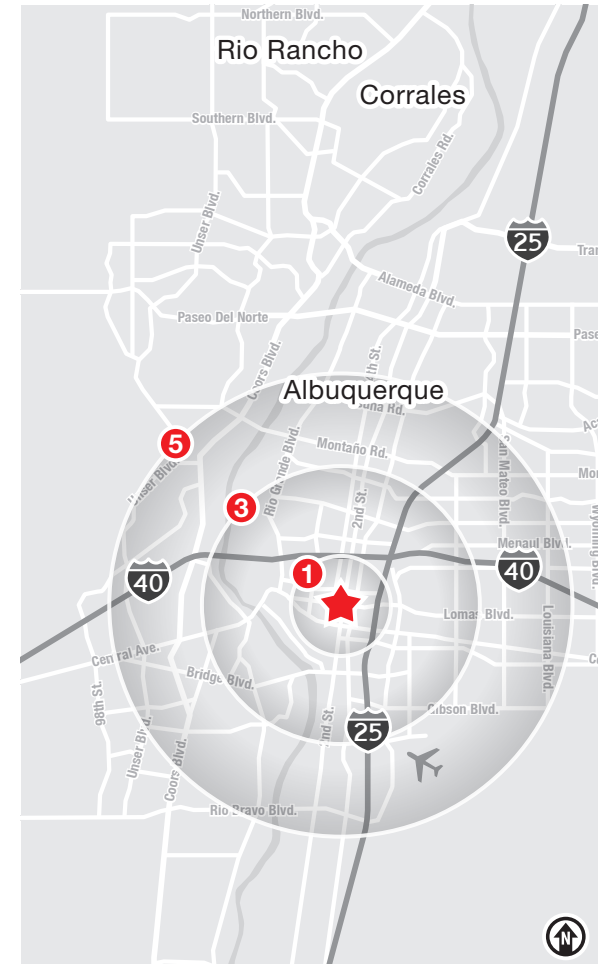
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,186	91,579	238,836
Average HH Income	\$71,114	\$79,672	\$79,556
Daytime Employment	36,919	90,468	170,768

2025 Forecasted by Esri



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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)



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



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)

