

Neighborhood Retail Center

GREAT VISIBILITY ACROSS FROM SANDIA PREP

For Lease

YOUR SIGN HERE



**±1,175 - 3,485 SF
Available**

585 Osuna Rd. NE | Albuquerque, NM 87113

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Martha Carpenter

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PROPERTY

AVAILABLE

Suite F: ±2,242 SF
583 Osuna Rd: ±3,485 SF
Garage: ±1,175 SF

LEASE RATE

\$18.00/SF + \$3.50/SF NNN

GARAGE LEASE RATE

\$5.00/SF + \$3.50/SF NNN

HIGHLIGHTS

- High visibility on Osuna Rd.
- Great neighborhood retail center
- Suite F has an office build-out
- Plenty of parking
- Building and monument signage
- Co-tenants include Amadeo's Pizza, Subway and Volcanic Training

ZONING

- C-1, Bernalillo County

LOCATION

NEQ Edith Blvd. &
Osuna Rd. NE

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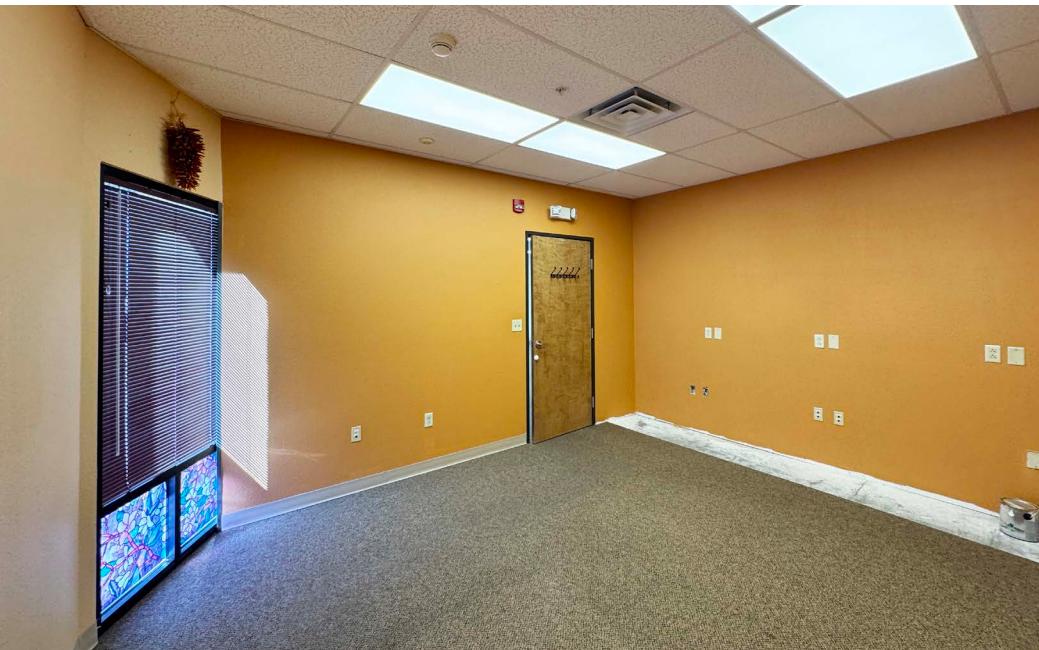
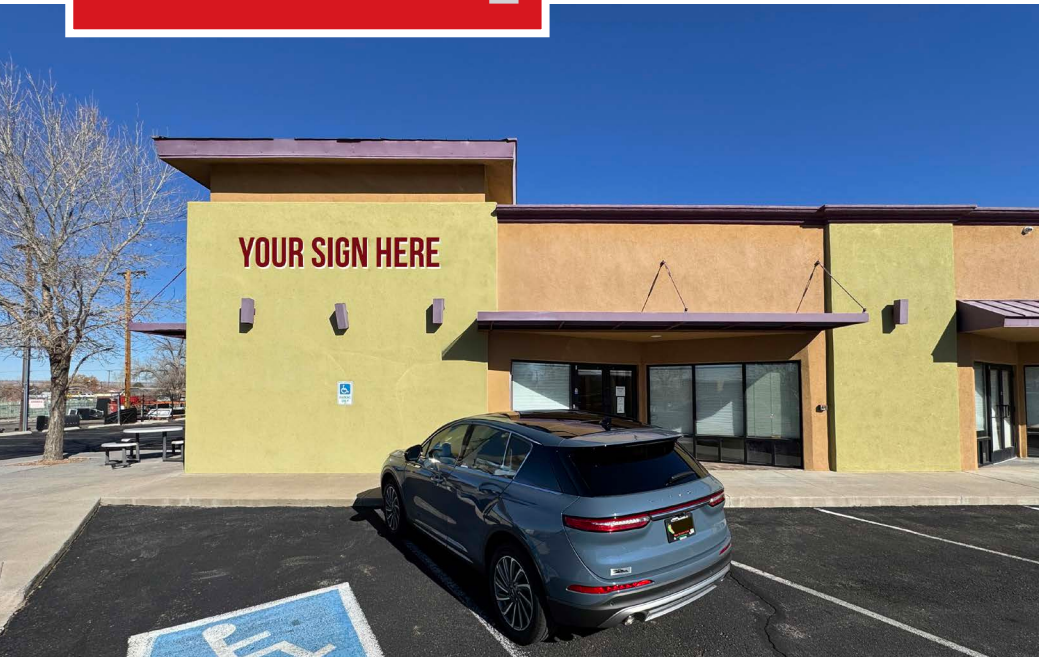
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583 OSUNA



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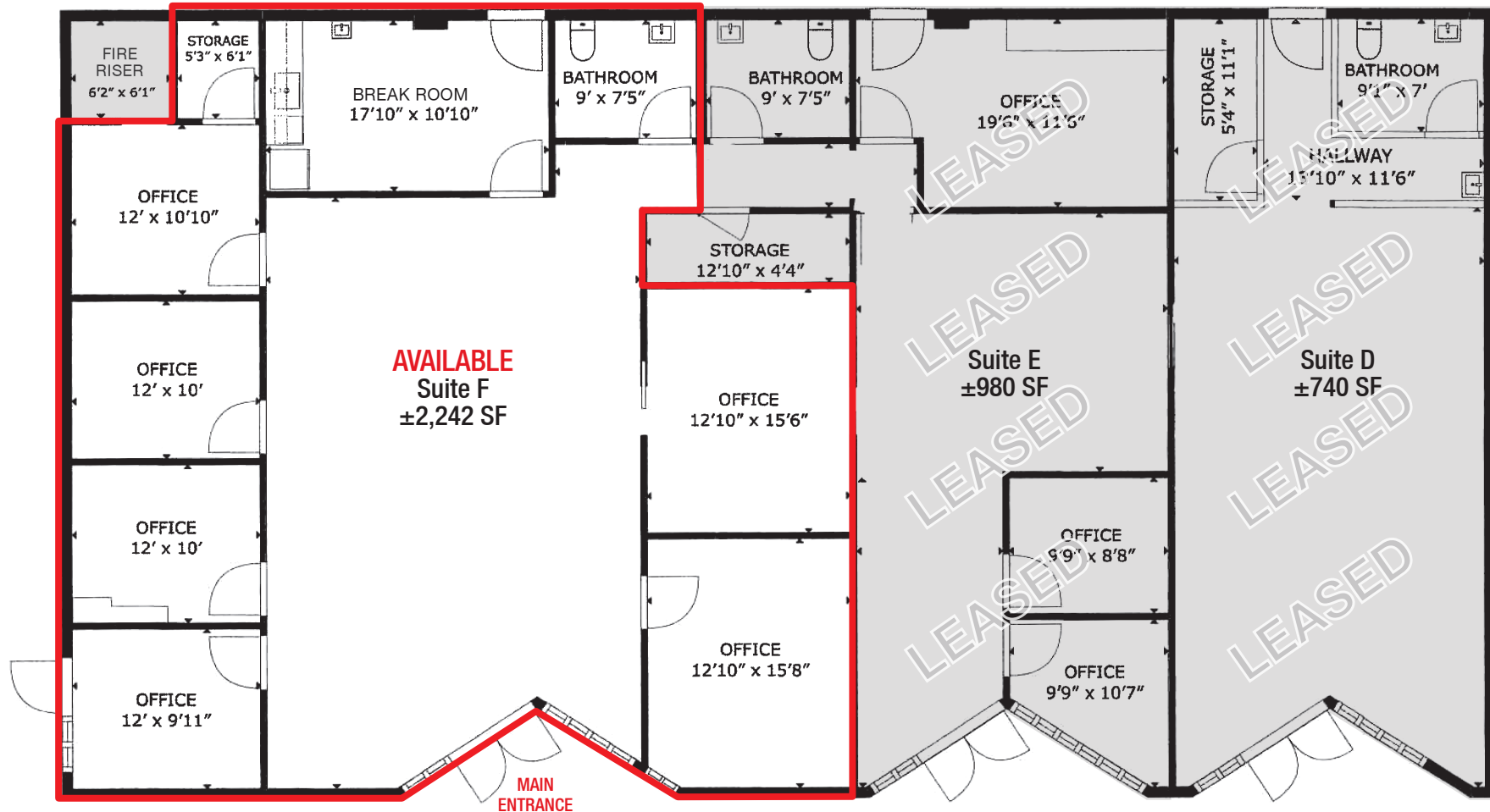
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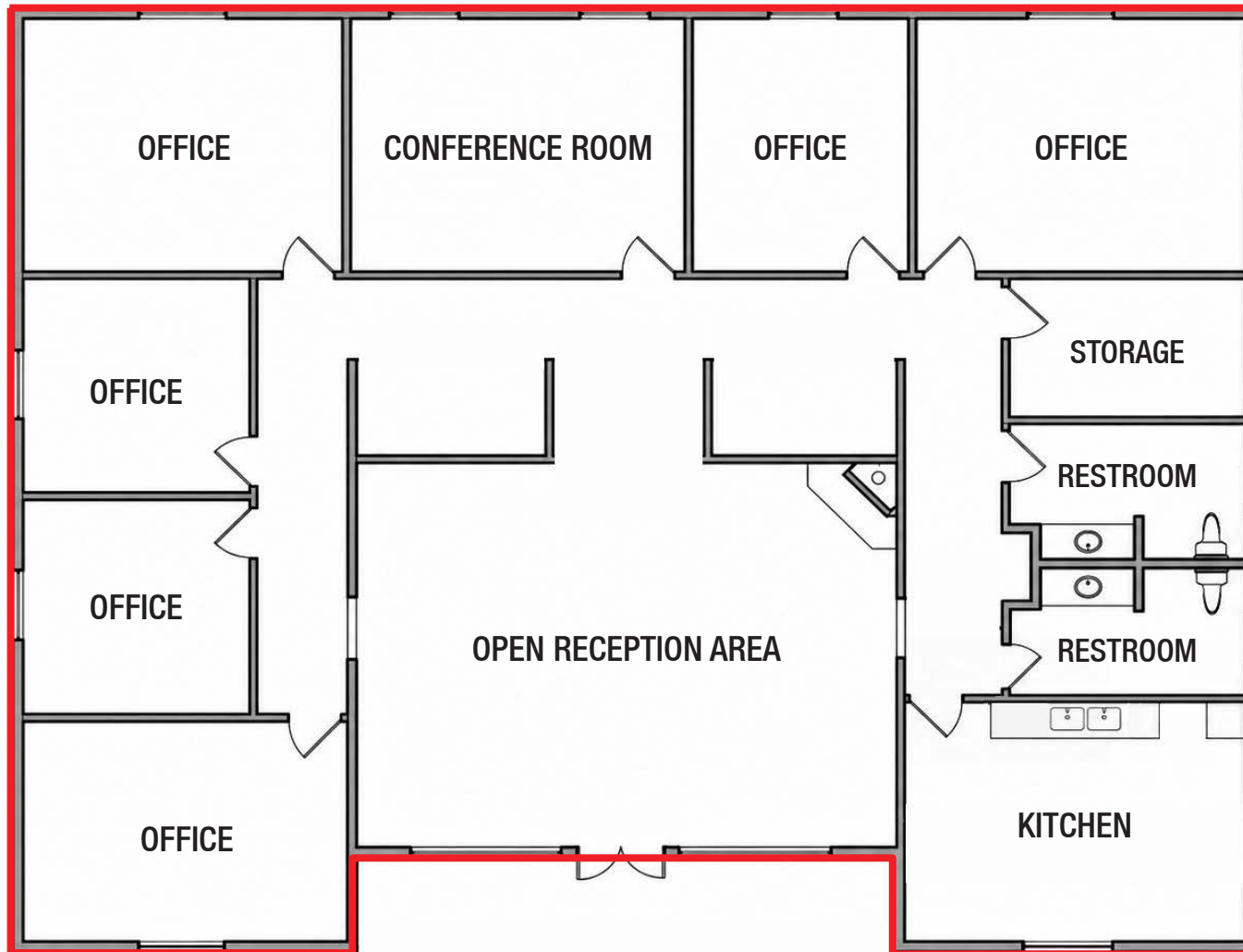
SUITE F FLOOR PLAN



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583 OSUNA FLOOR PLAN

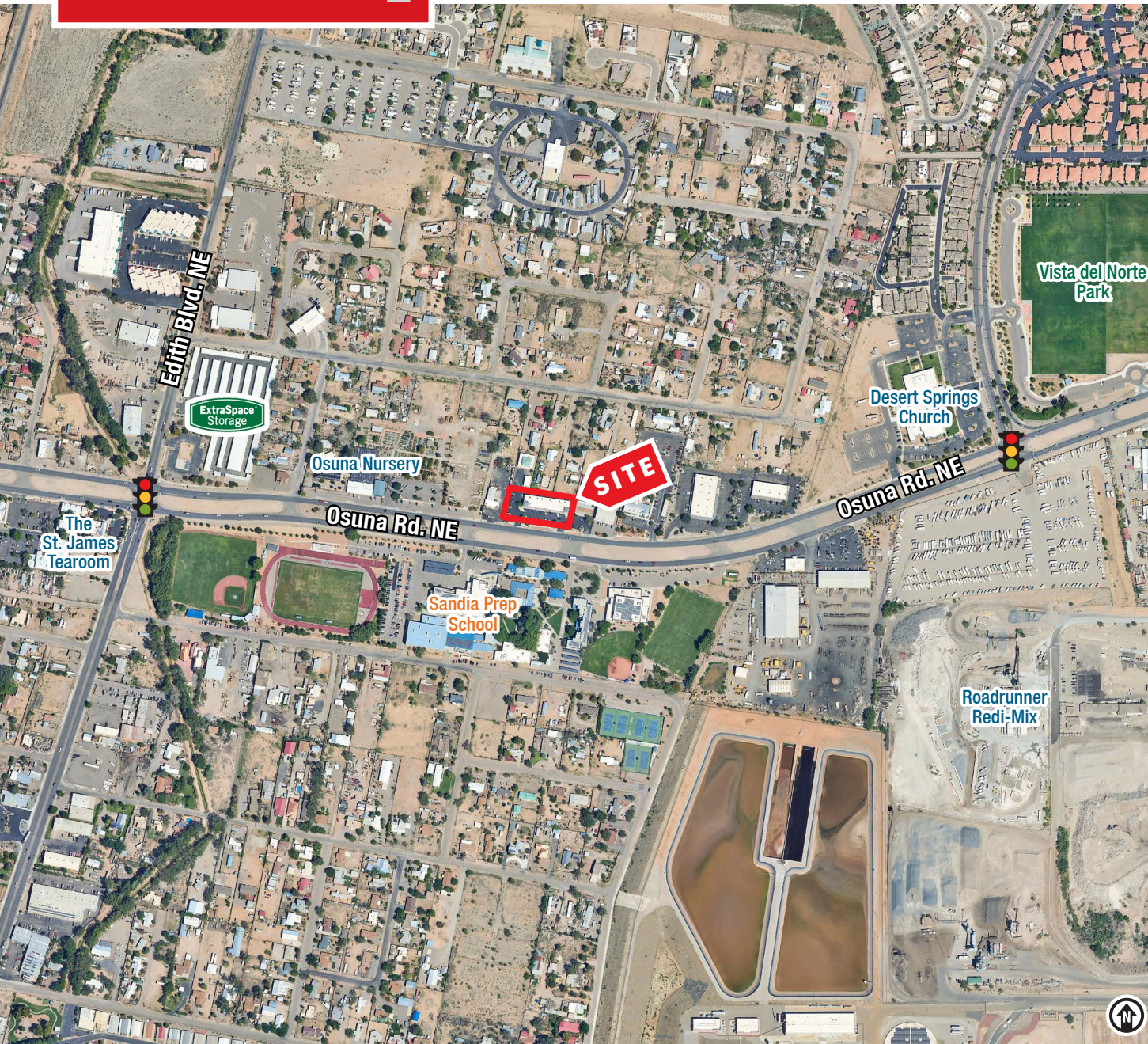


AVAILABLE
583 Osuna Rd
±3,485 SF



For Lease

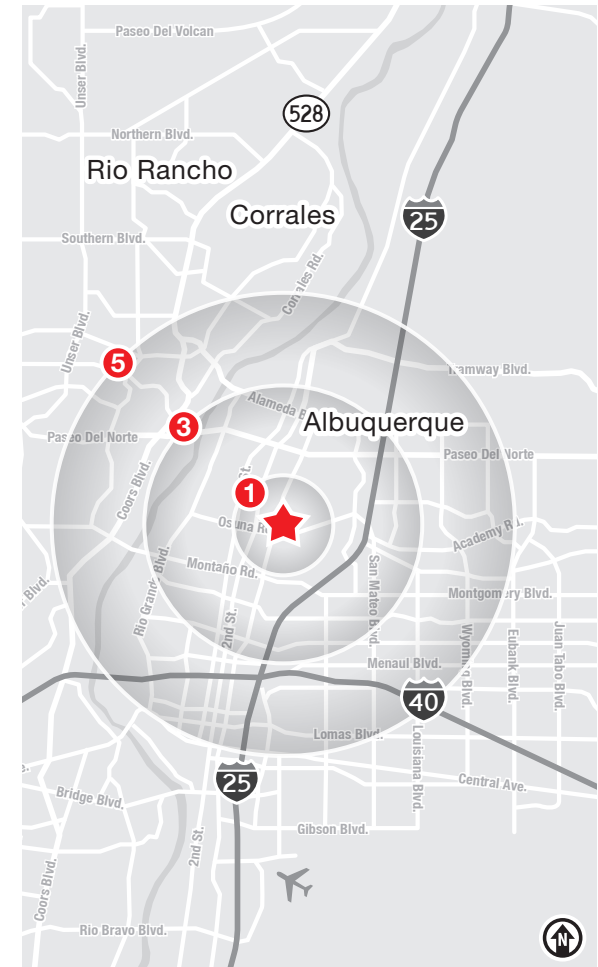
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,140	69,777	226,664
Average HH Income	\$99,135	\$86,092	\$101,978
Daytime Employment	6,173	84,685	197,187

2025 Forecasted by Esri



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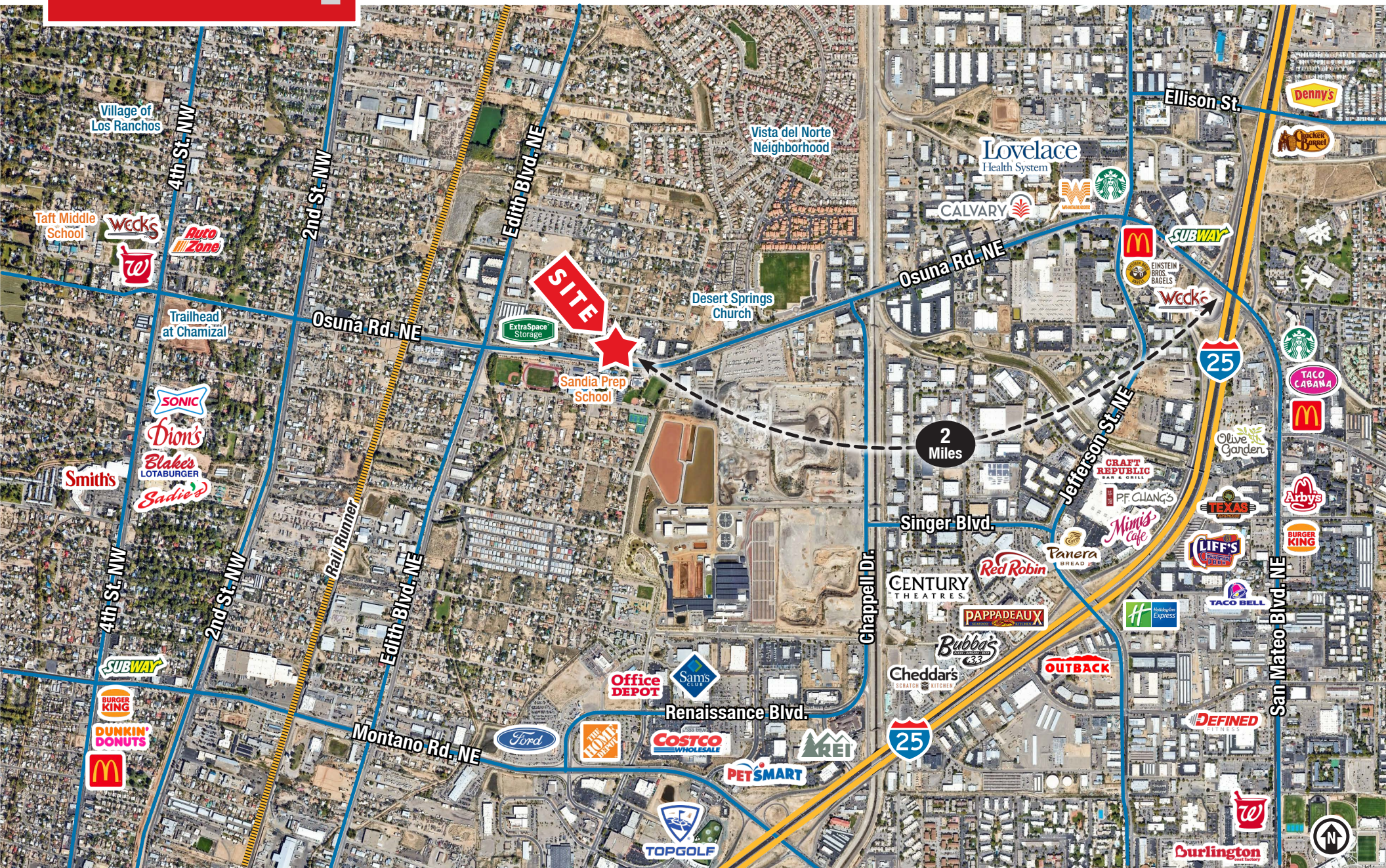
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