For Sale or Lease

Freestanding Office/Retail Building

EXCELLENT VISIBILITY ON LOUISIANA BLVD.



SALE PRICE REDUCED!

±1,774 SF Available

400 Louisiana Blvd. SE | Albuquerque, NM 87108

Clay Azar CCIM
clay@sunvista.com | 505 480 9777

Shamy Slefo
shamy@sunvista.com | 505 998 1579

NAISunVista | Got Space™

Opening the Door to Commercial Real Estate Excellence

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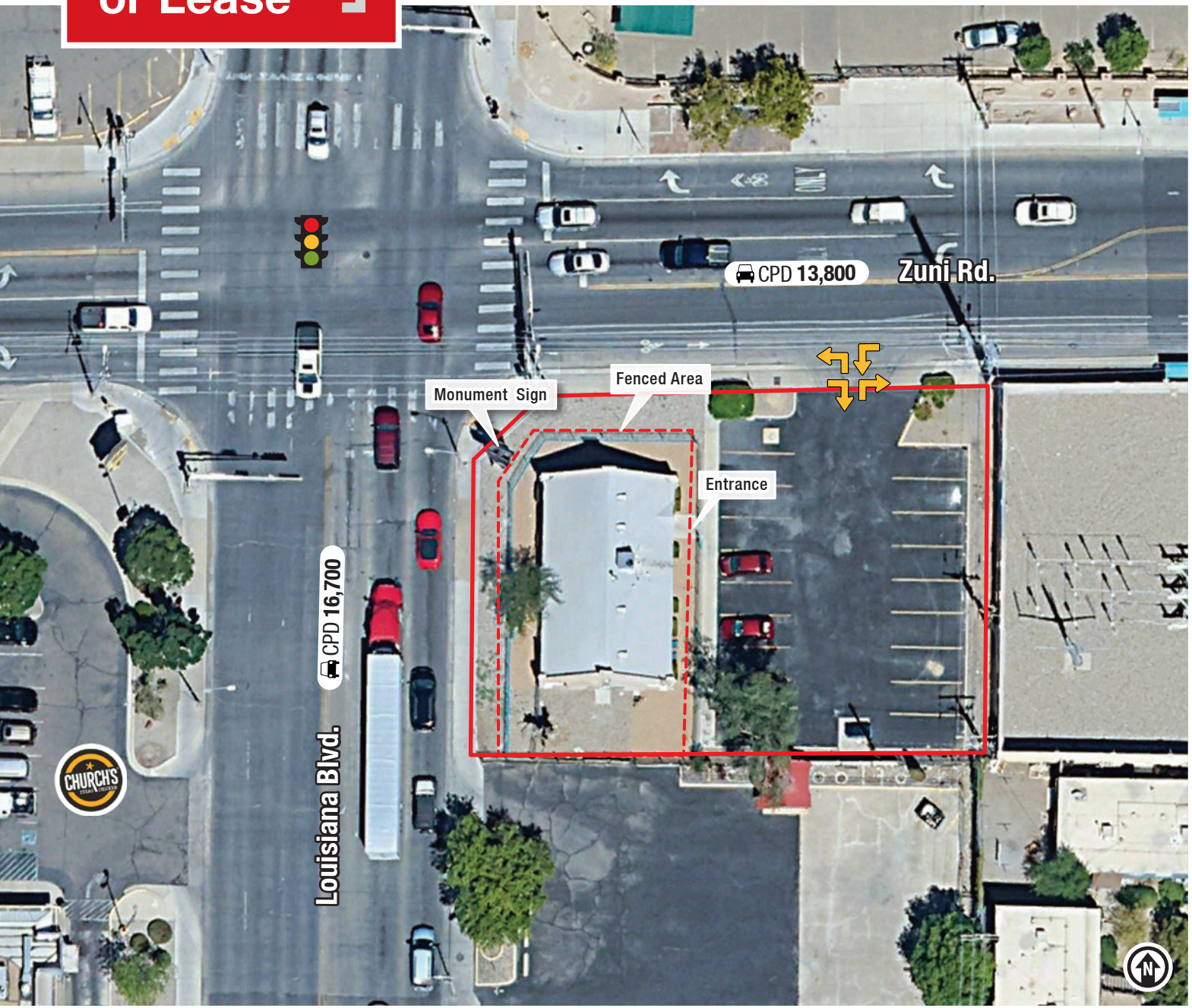

PROPERTY

AVAILABLE

Building: ±1,774 SF
Land: ±0.3 Acres

SALE PRICE

~~$529,000~~ $499,000

LEASE RATE

$18.00/SF Modified Gross
($2,661/Mo.)

HIGHLIGHTS

- Busy area with high visibility
- Easy access to I-40
- Large monument signage
- Fully fenced
- FF&E negotiable
- Great parking with 19 spaces

ZONING

- MX-L

LOCATION

SEC Louisiana Blvd.
& Zuni Rd. SE

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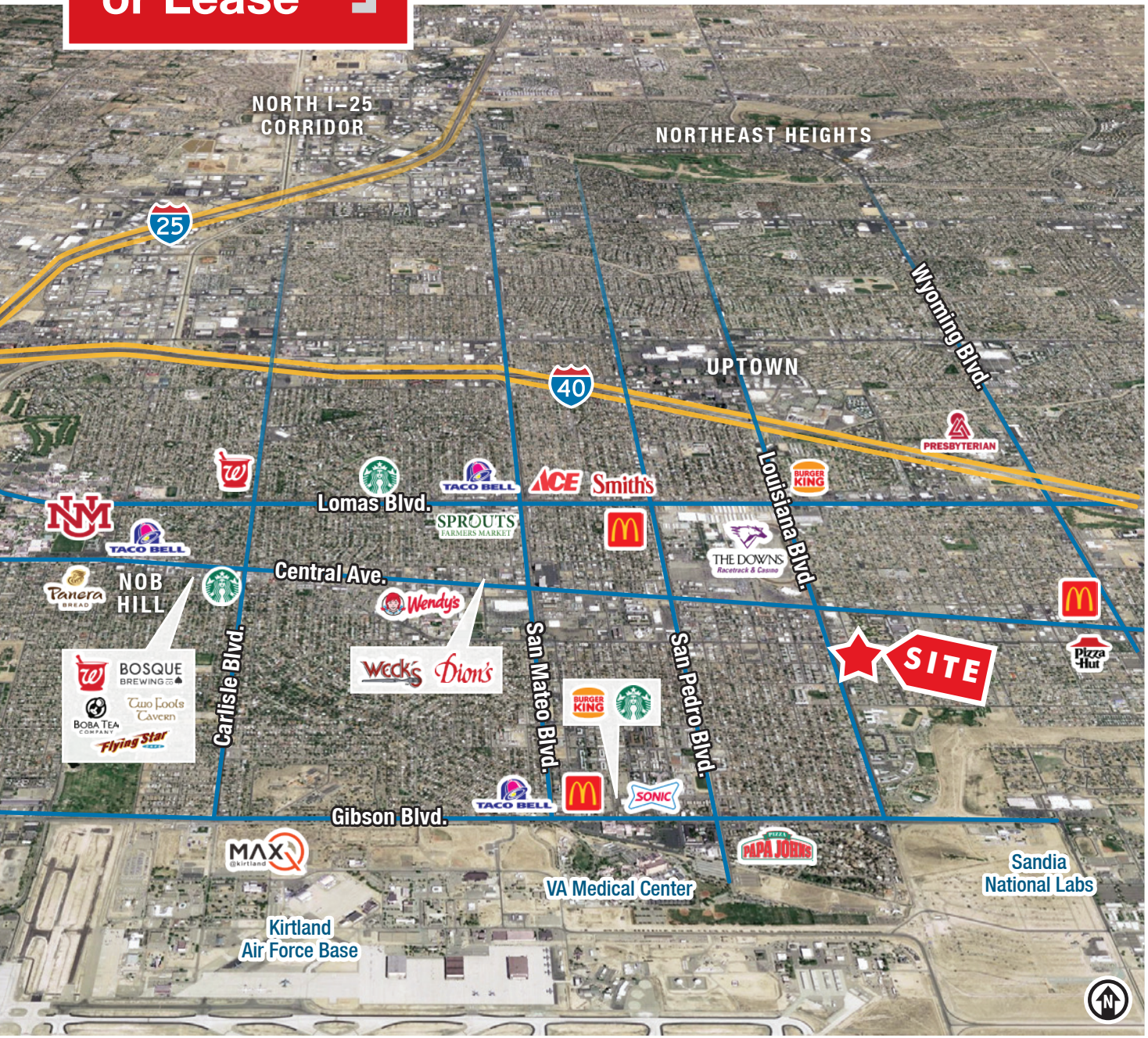

LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	22,288	104,971	245,885
Average HH Income	$48,962	$77,392	$81,899
Daytime Employment	5,237	66,469	174,204

2025 Forecasted by Esri



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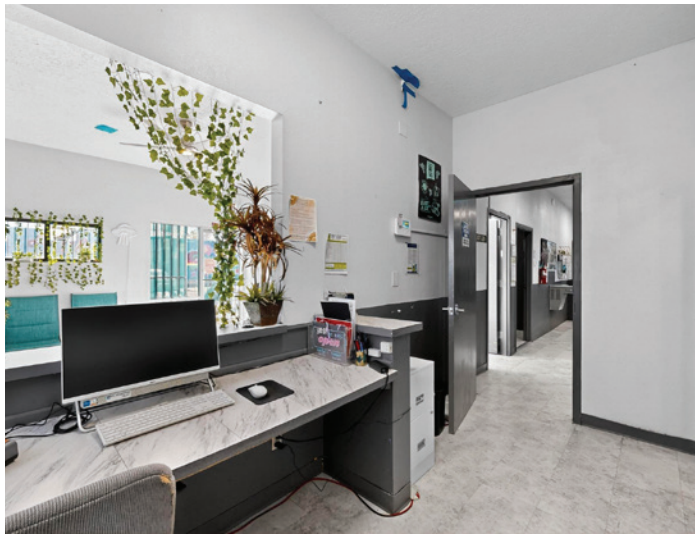



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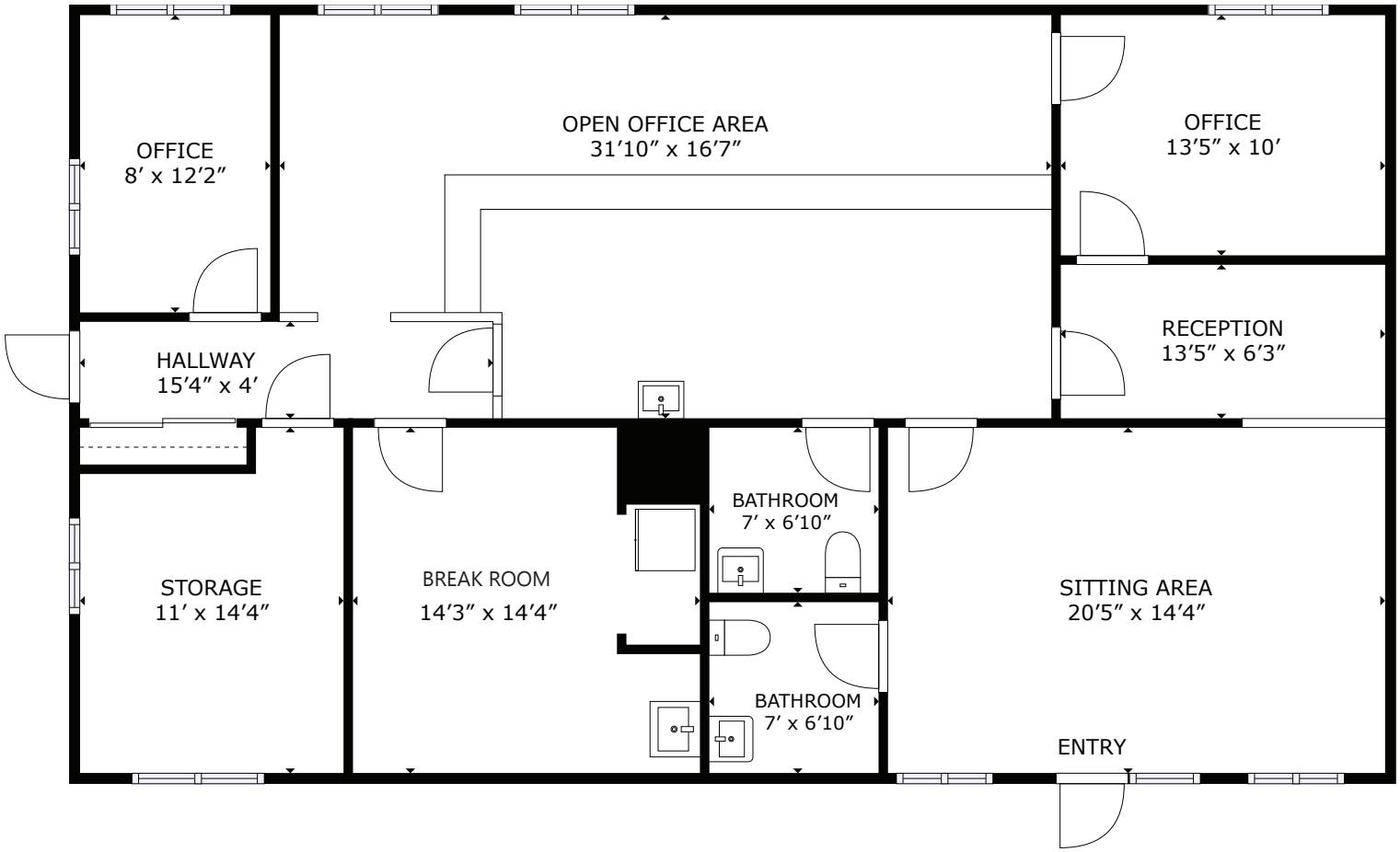
FLOOR PLAN



AVAILABLE

±1,774 SF

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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