

Office Space For Lease



Occidental Life Building HISTORIC, RE-ENERGIZED OFFICE SUITES

119 3rd St. SW | Albuquerque, NM 87102

NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

±2,685 - 9,915 RSF
Available

Micah Gray CCIM

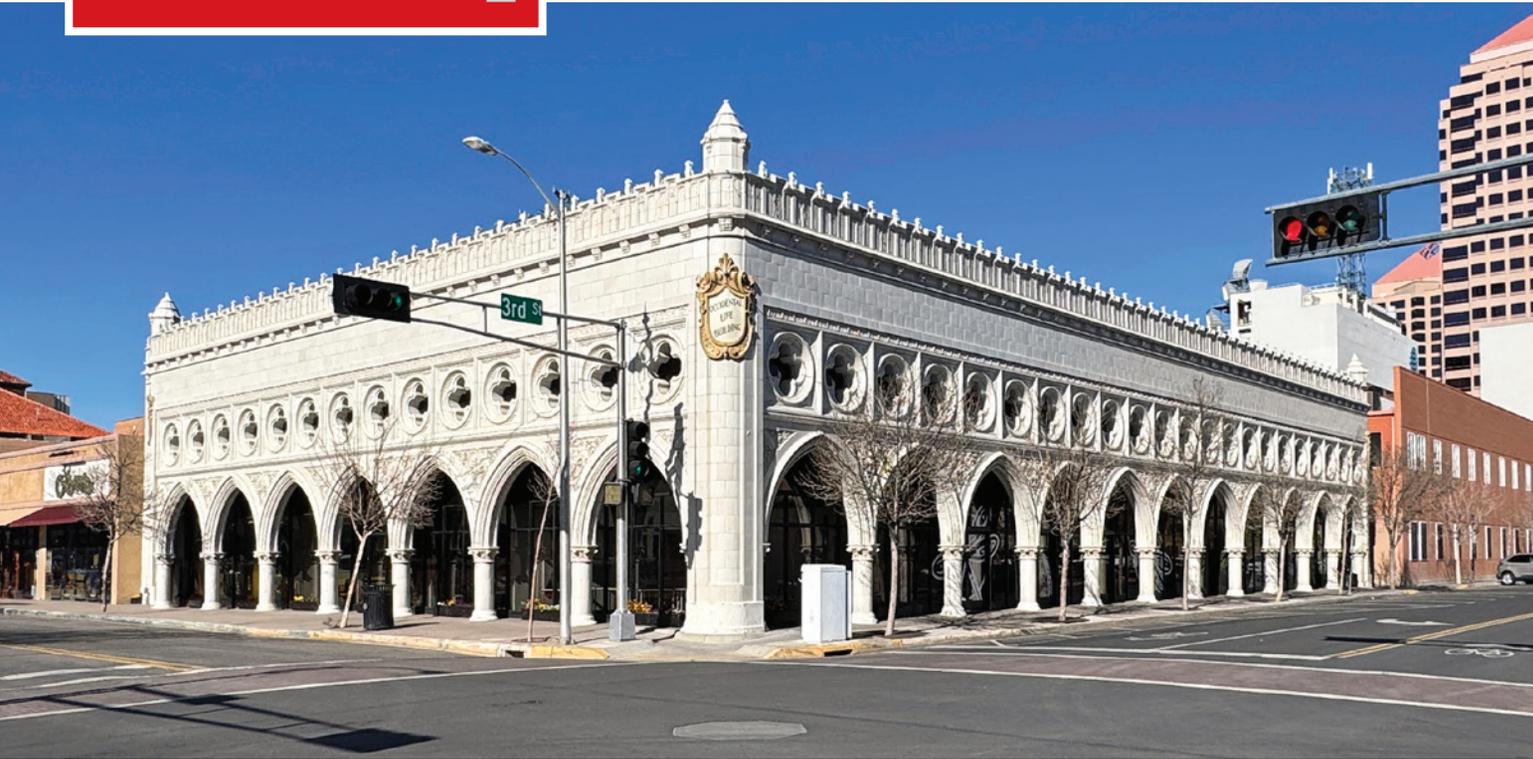
micah@sunvista.com | 505 338 9878

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johna@sunvista.com | 505 998 5734

For Lease]

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PROPERTY

AVAILABLE

Suite 101: ±2,685 RSF
Suite 202: ±2,690 RSF
Suite 203: ±4,540 RSF

LEASE RATE

\$20.00/RSF Full Service

HIGHLIGHTS

- Historic, re-energized Downtown work spaces
- Thoughtful updates with vintage character
- Bright interior, natural light throughout
- Flexible suite configurations
- Building elevator
- Attentive Landlord

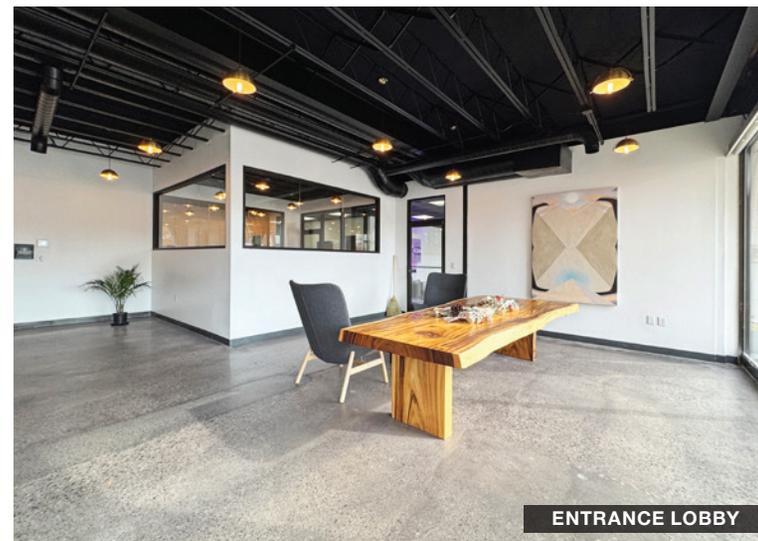
ZONING [MX-FB](#) 

LOCATION

NWC 3rd St. & Gold Ave. SW



ENTRANCE LOBBY



ENTRANCE LOBBY

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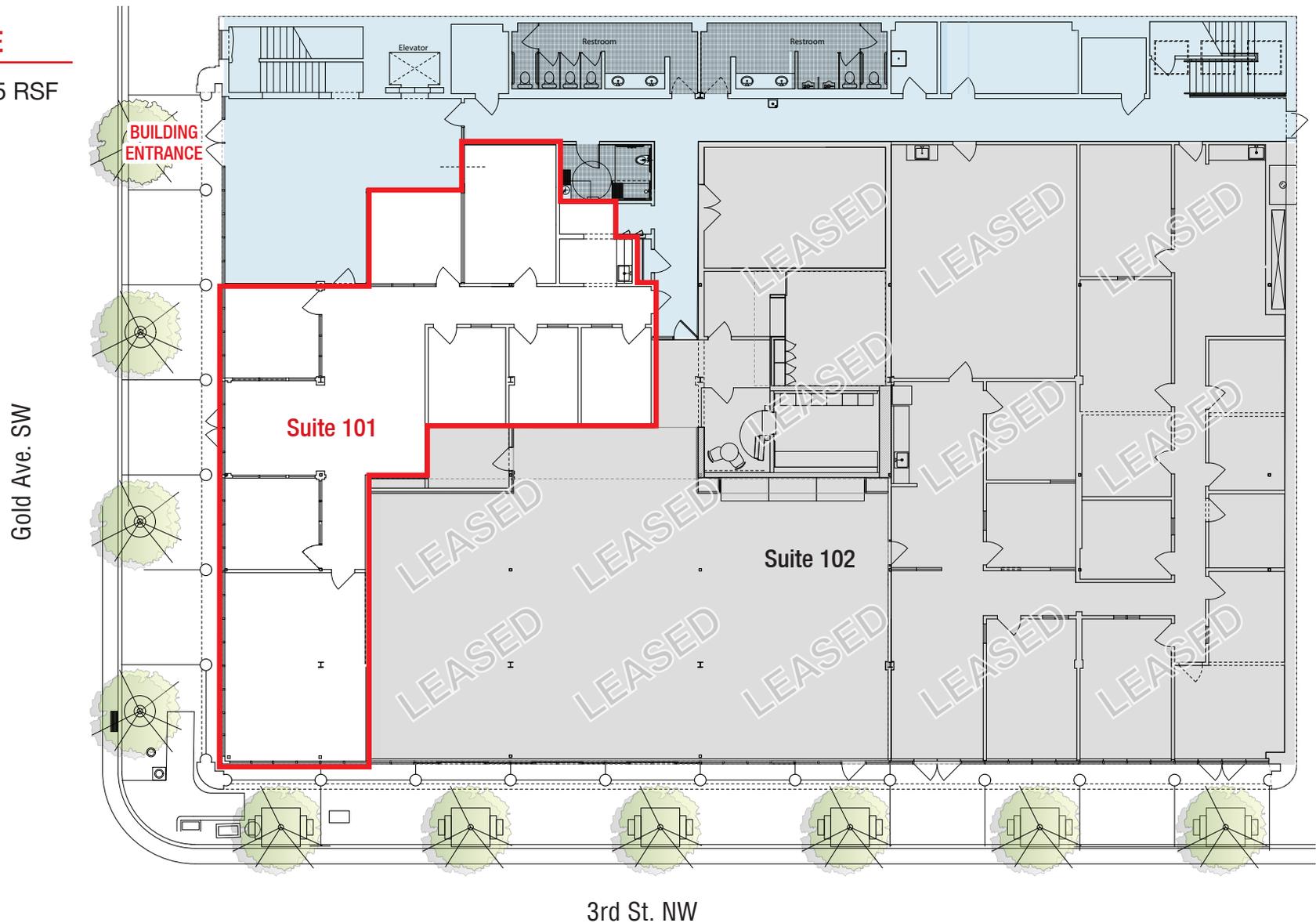
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1ST FLOOR

AVAILABLE

Suite 101: ±2,685 RSF

- Available
- Leased
- Common Area



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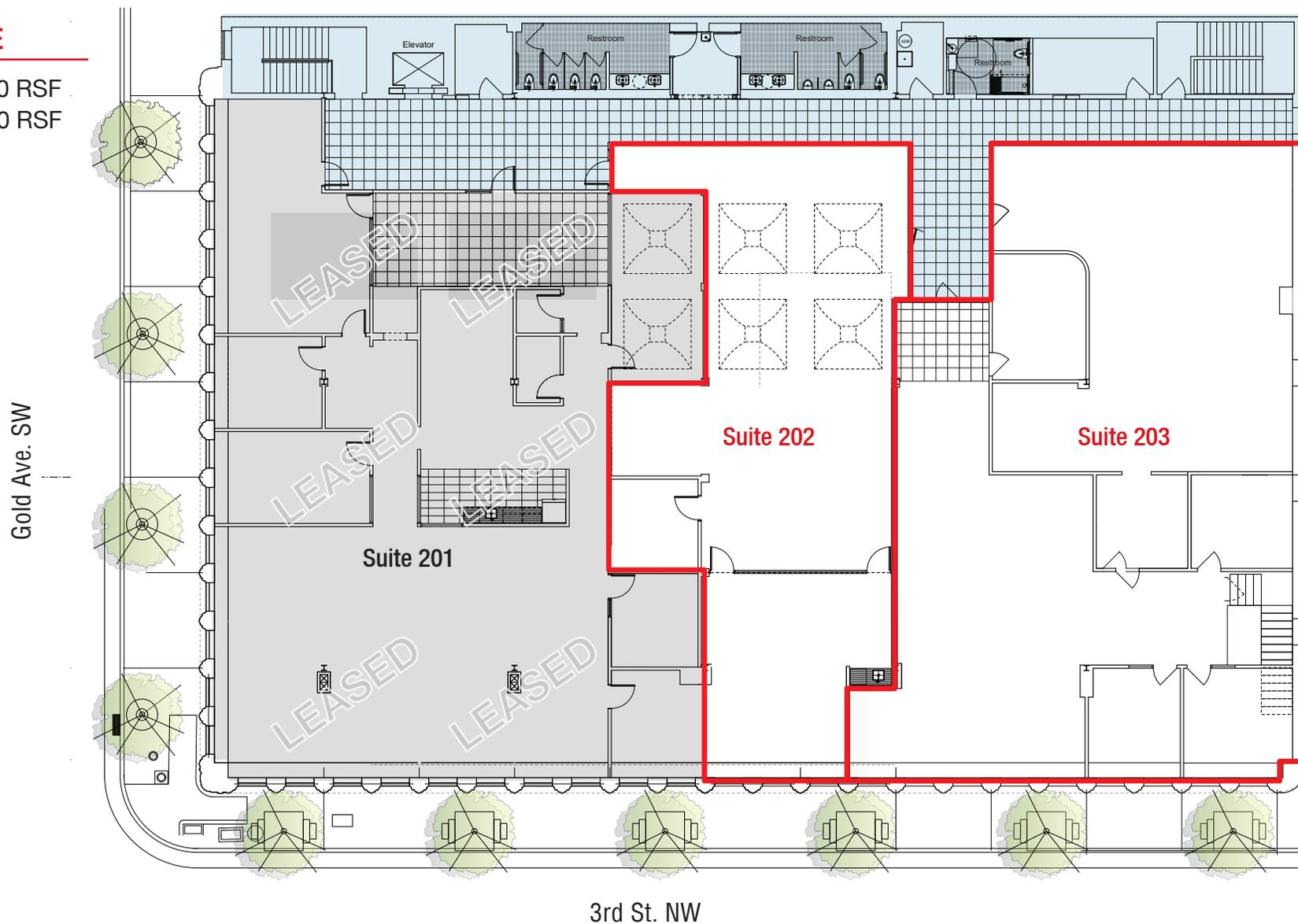
2ND FLOOR

AVAILABLE

Suite 202: ±2,690 RSF

Suite 203: ±4,540 RSF

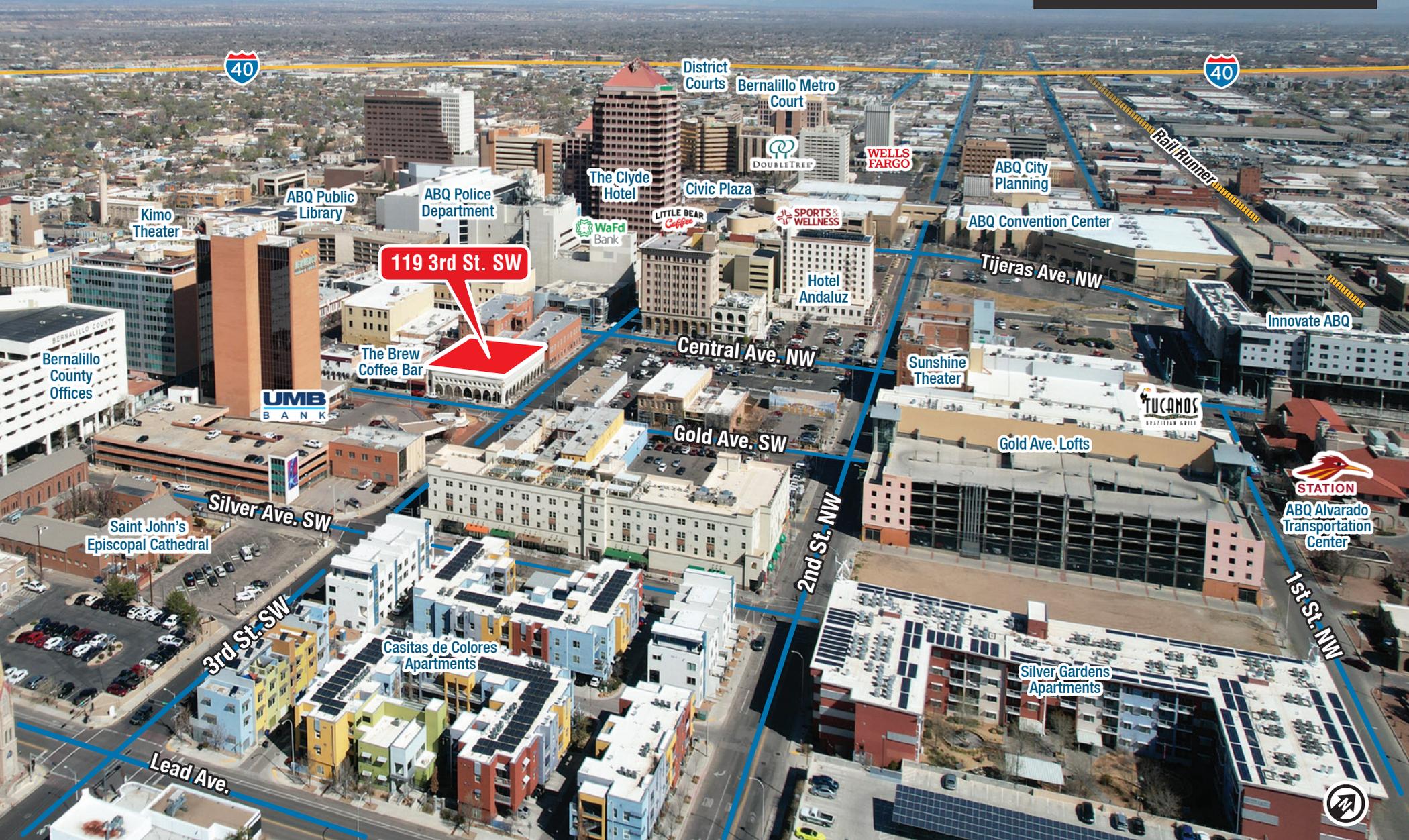
- Available
- Leased
- Common Area



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DOWNTOWN



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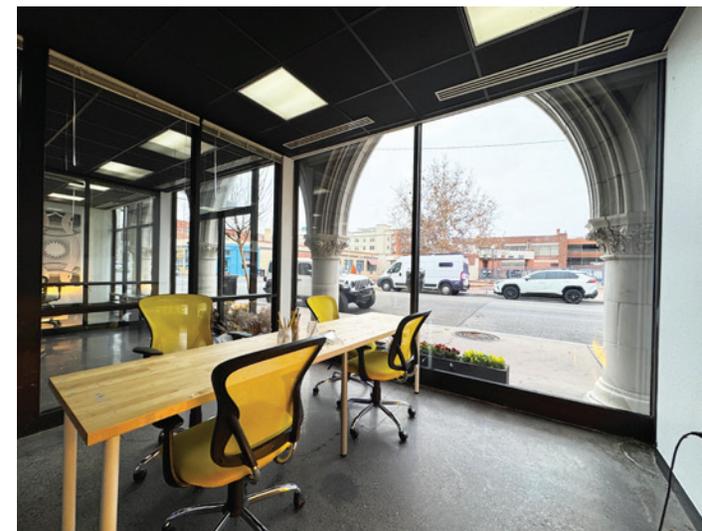
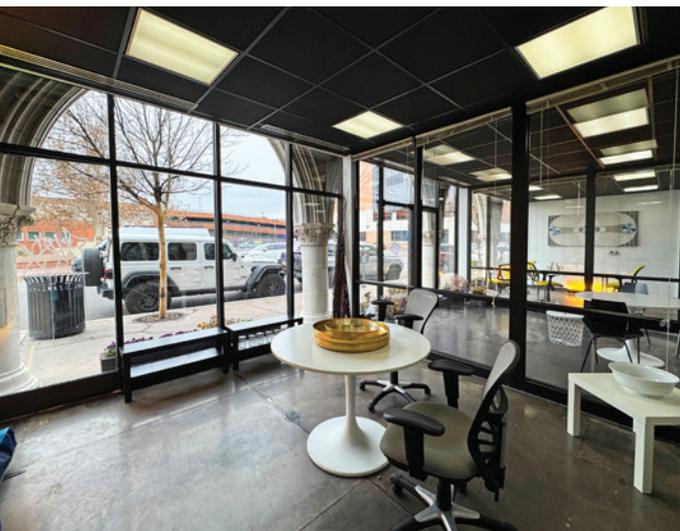
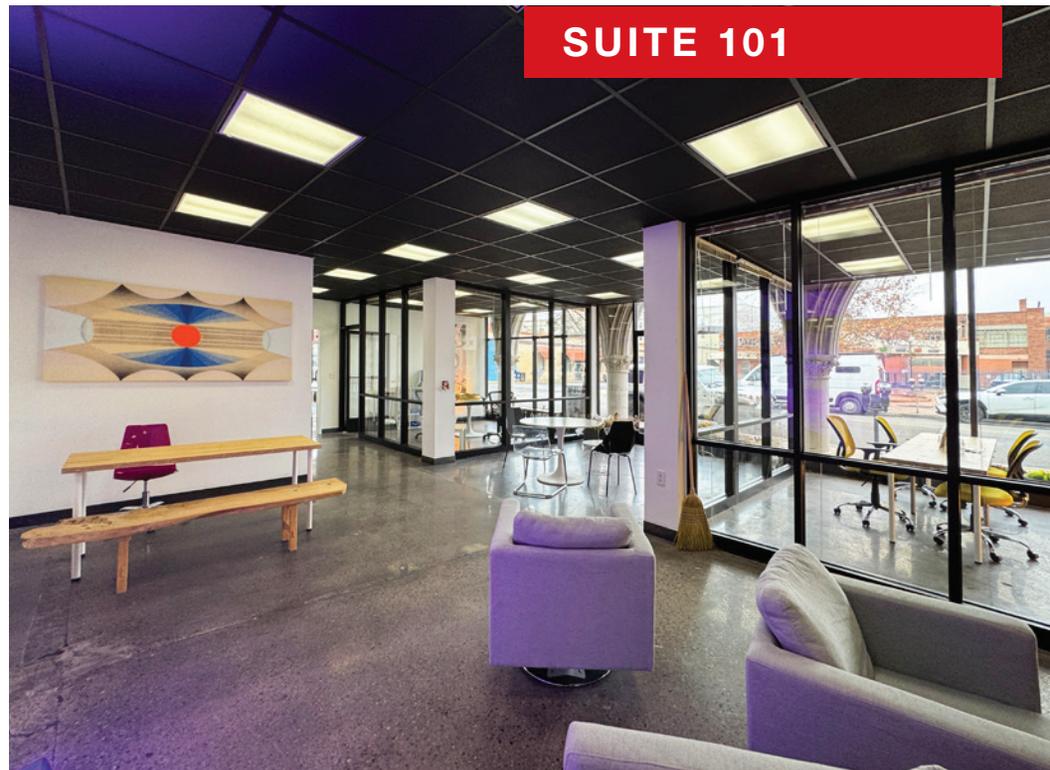
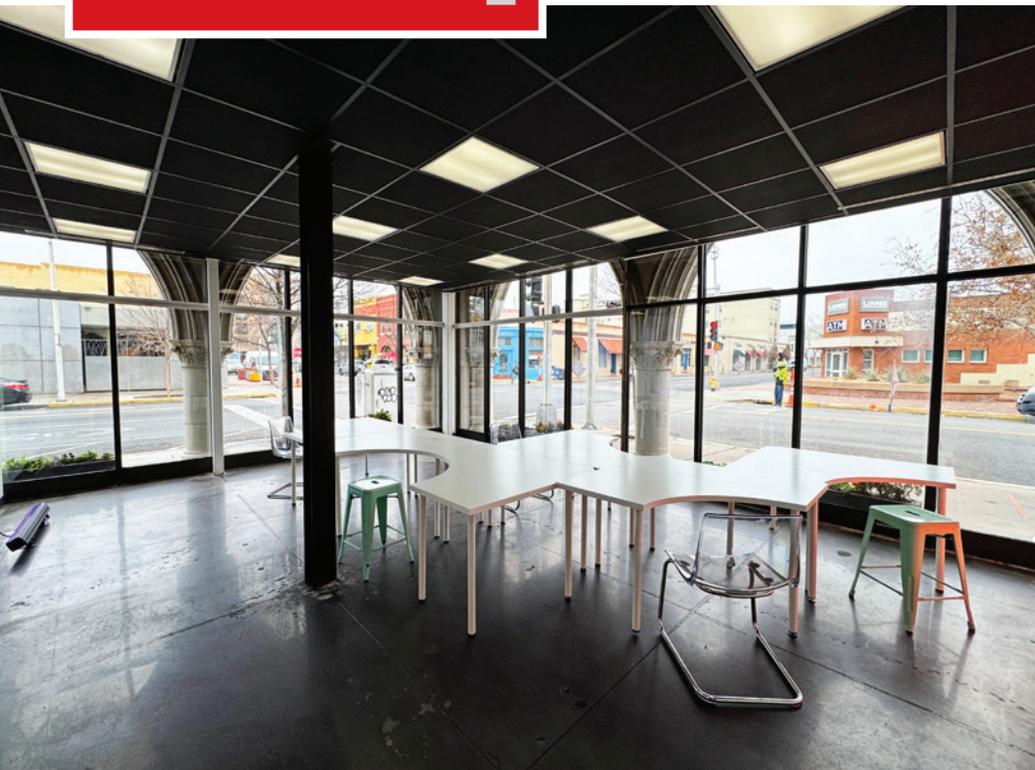
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SUITE 101



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SUITE 202



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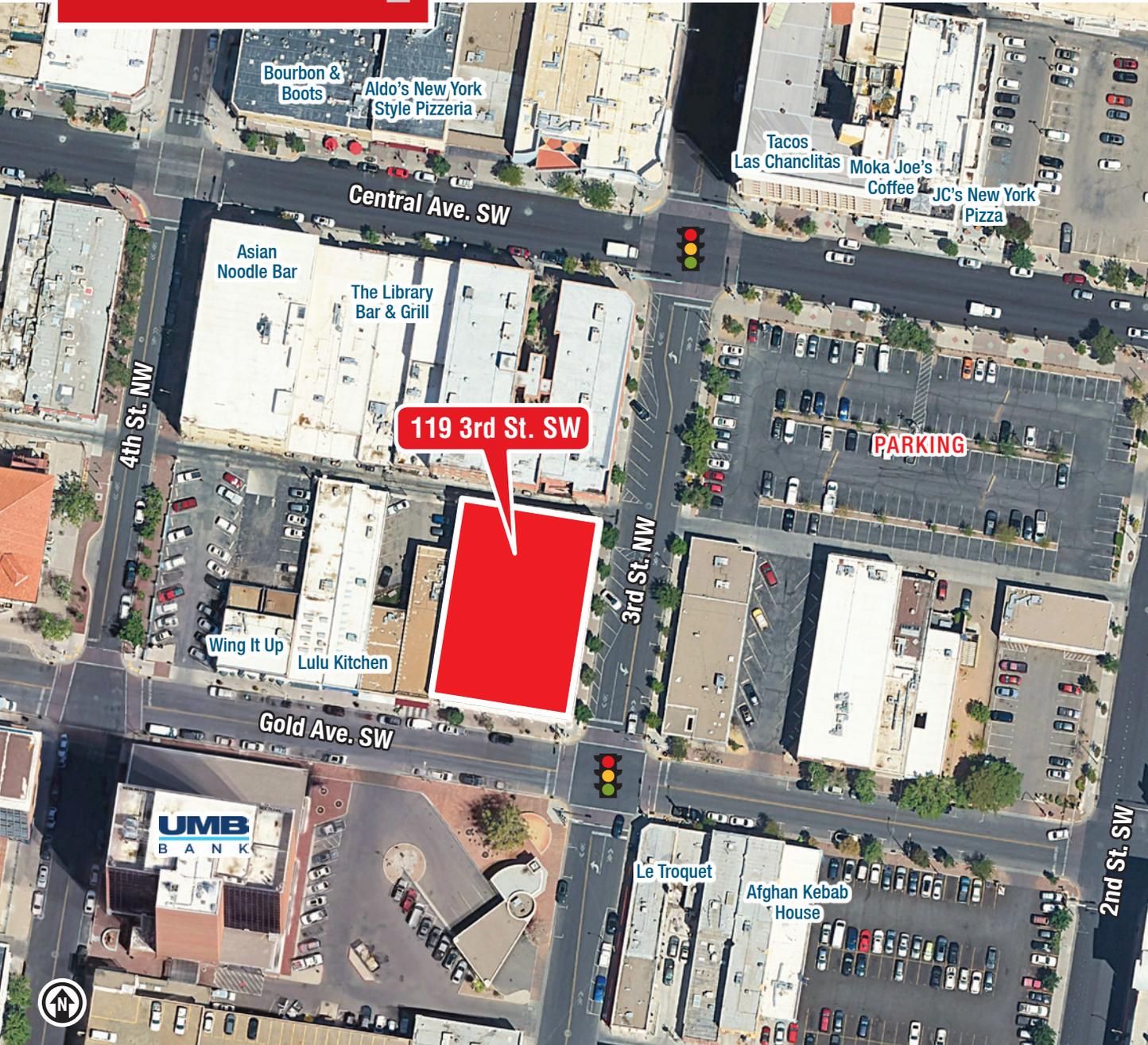
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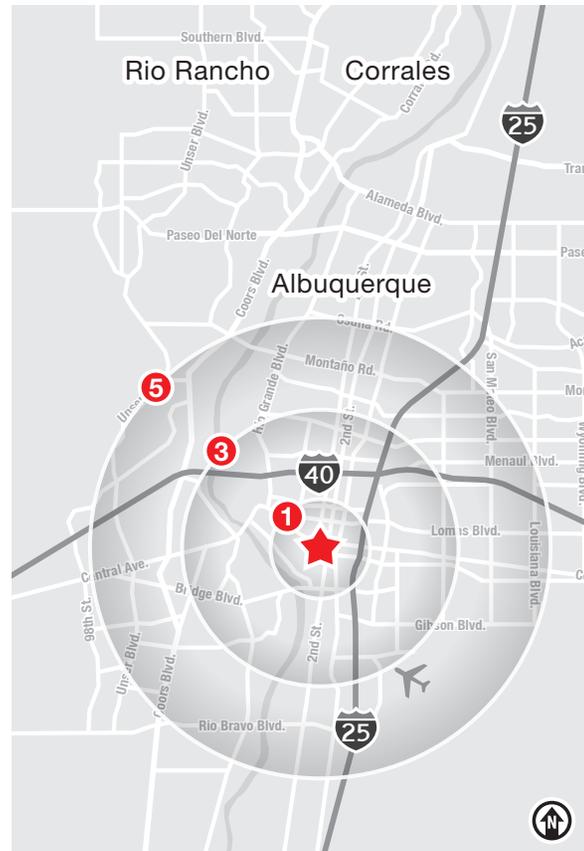
LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	13,991	90,635	236,009
Average HH Income	\$70,254	\$79,583	\$78,888
Daytime Employment	37,761	89,984	171,485

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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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.

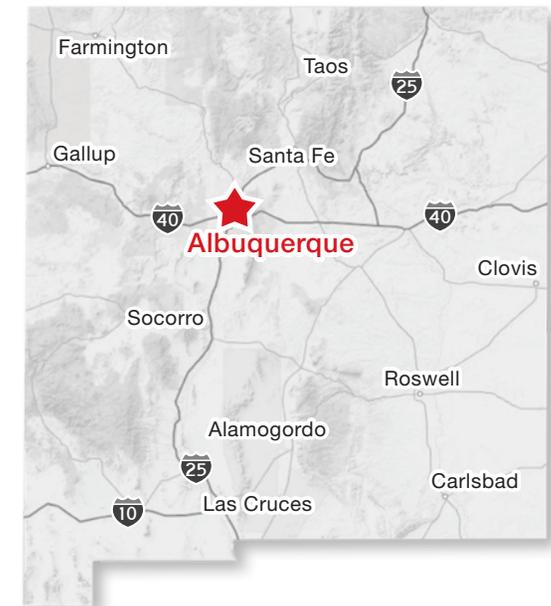
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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)

