

**For Sale
or Lease**



Freestanding Office/Retail Building

EXCELLENT VISIBILITY ON LOUISIANA BLVD.



±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

NA SunVista] **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

LEASE RATE

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

HIGHLIGHTS

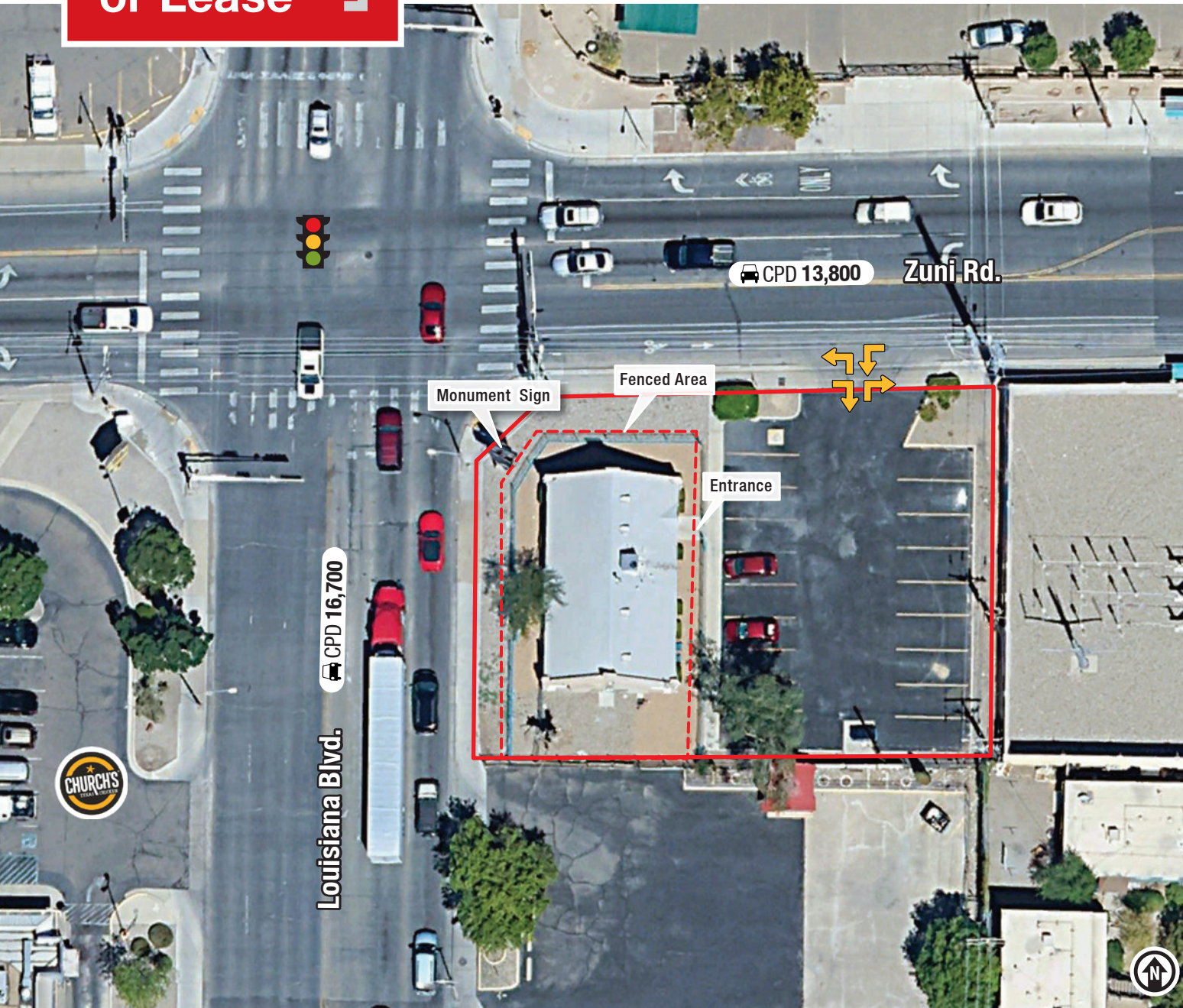
- Busy area with high visibility
- Easy access to I-40
- Large monument signage
- Fully fenced
- FF&E negotiable
- Great parking with 19 spaces

ZONING

- [MX-L](#) 

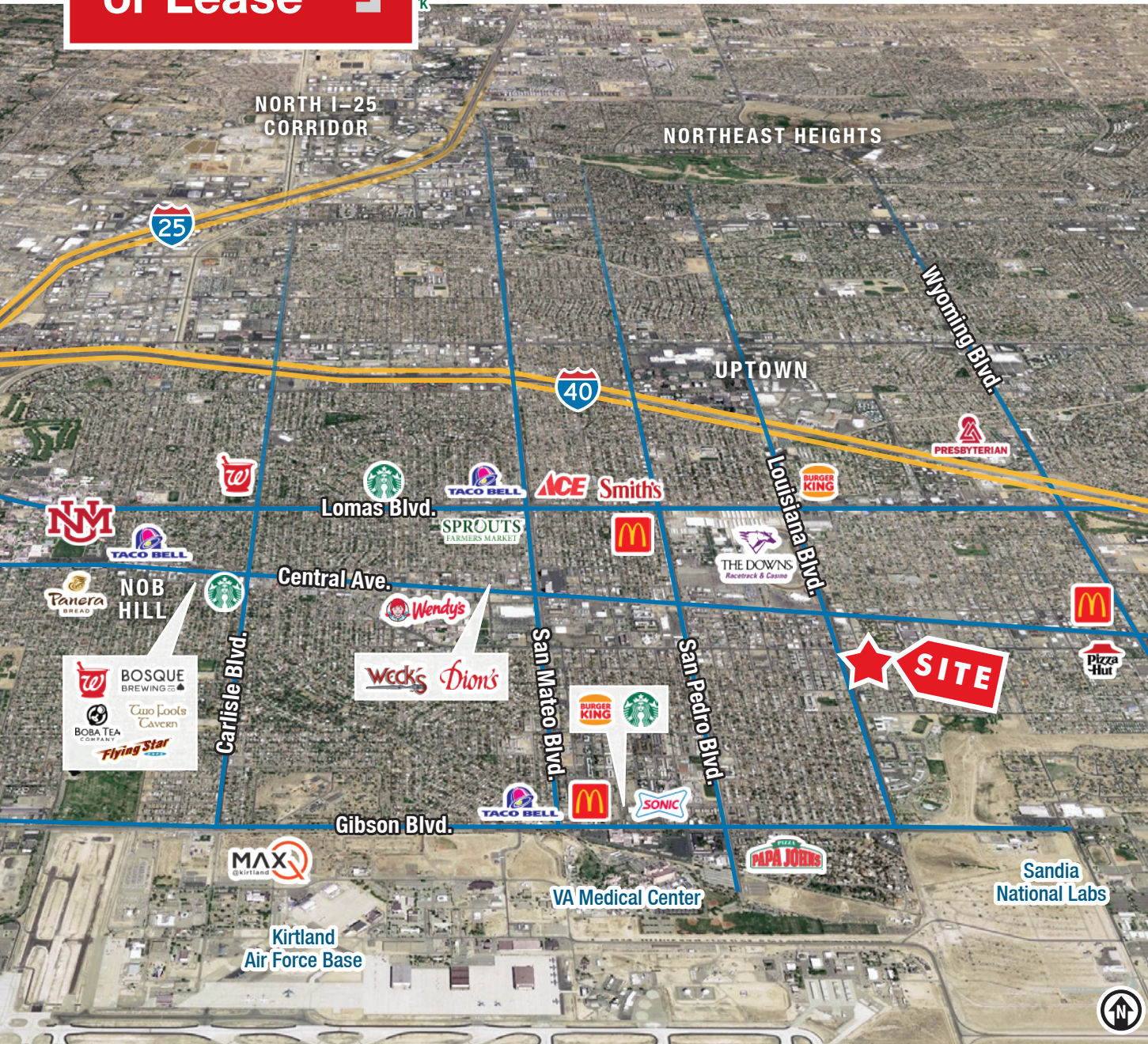
LOCATION

SEC Louisiana Blvd.
& Zuni Rd. SE



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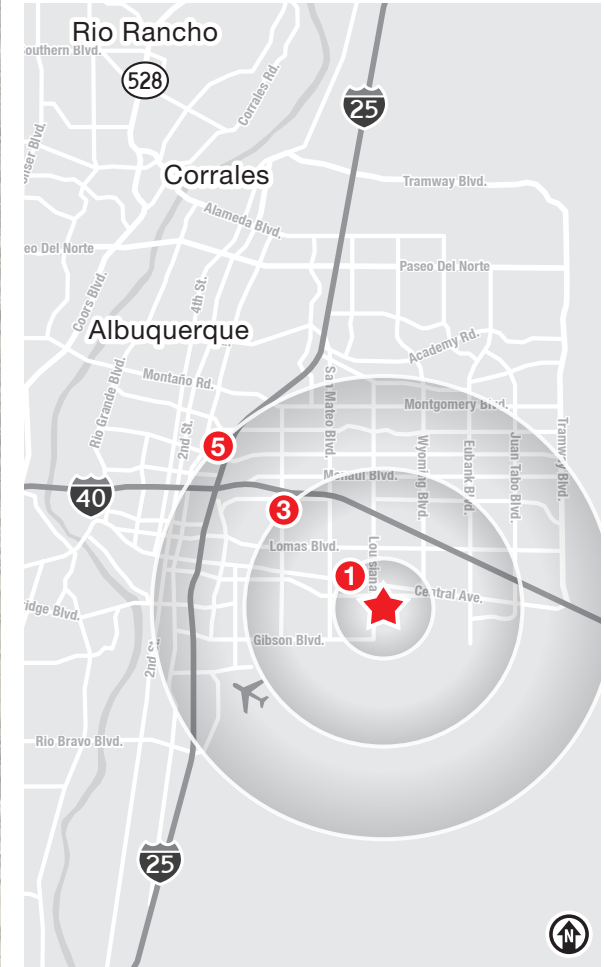
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LOCATION

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



NAISunVista

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FLOOR PLAN

AVAILABLE

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