

**For  
Sale**



# Stand-Alone Owner/User Office Building

WESTSIDE PROFESSIONAL OFFICE/MEDICAL BUILDING



**OWNER FINANCING AVAILABLE**

**±3,064 SF on .07 Ac.  
Available**

8625 Golf Course Rd. NW | Bldg. A | Albuquerque, NM 87114

**Martha Carpenter**

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**Lisa Mercer** CCIM

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**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Building: ±3,064 SF

Land: ±0.07 Acres

### SALE PRICE

\$715,000

### HIGHLIGHTS

- Owner/user opportunity
- Conveniently located just off of Paseo del Norte and Golf Course Rd.
- Surrounded by an abundance of retail in the area
- Separately metered suites (A-1 & A-2)
- Solar panels
- Condo association (No fees)
- Shared parking & access
- Tenant A-1 is month-to-month
- Building and monument signage available
- Owner financing available

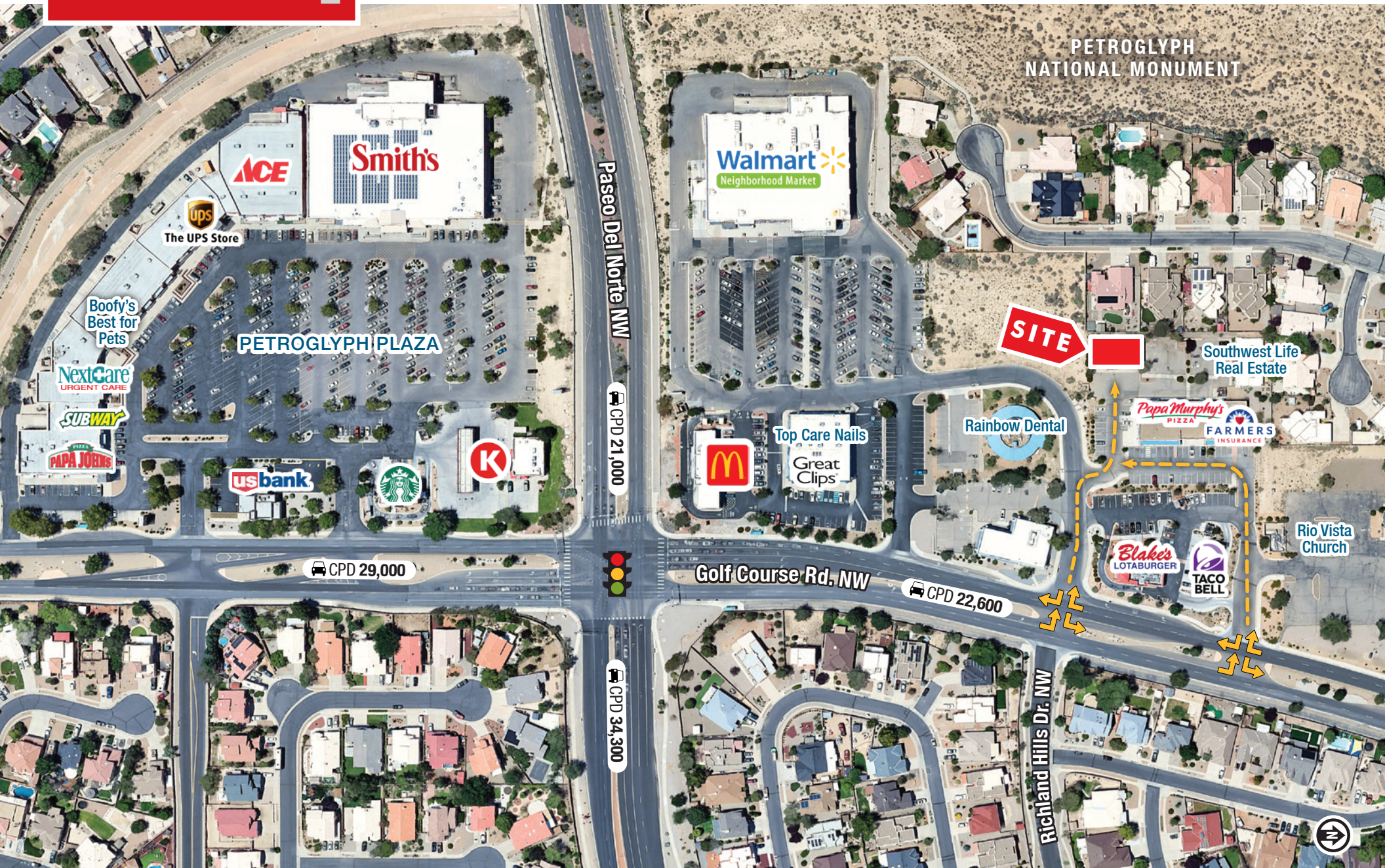
**ZONING** NR-BP 

### LOCATION

NWQ Paseo del Norte & Golf Course Rd. NW

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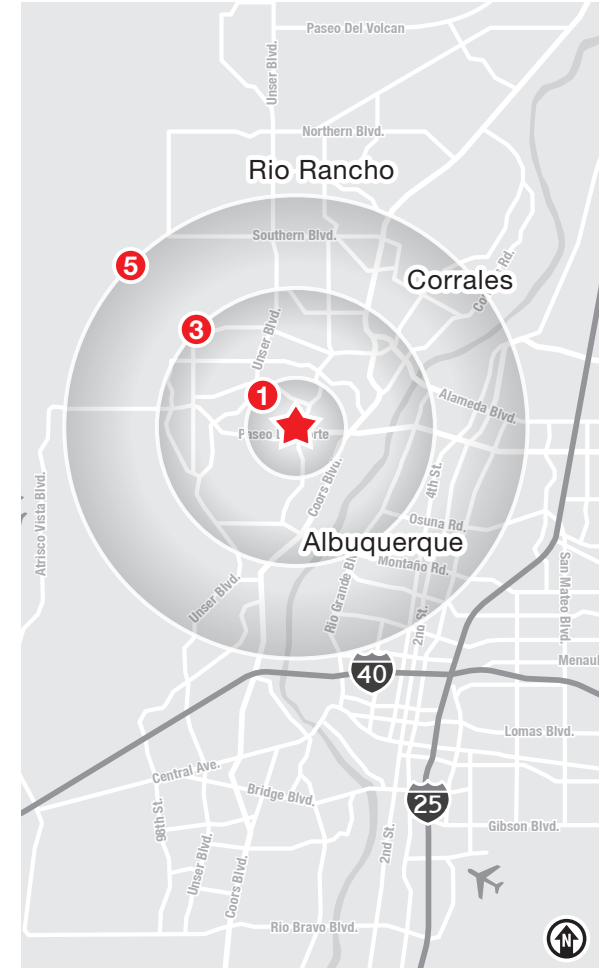
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**LOCATION**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,792	88,601	183,853
Average HH Income	\$113,944	\$115,351	\$110,149
Daytime Employment	1,511	20,616	59,377

2025 Forecasted by Esri



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**SUITE A-1**

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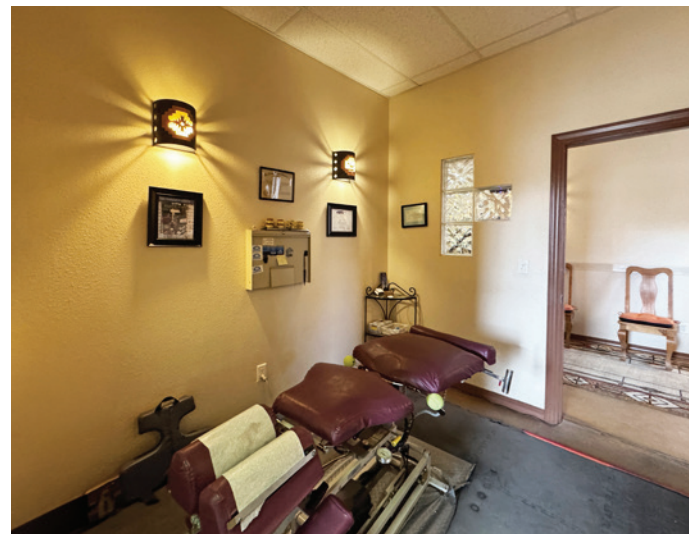
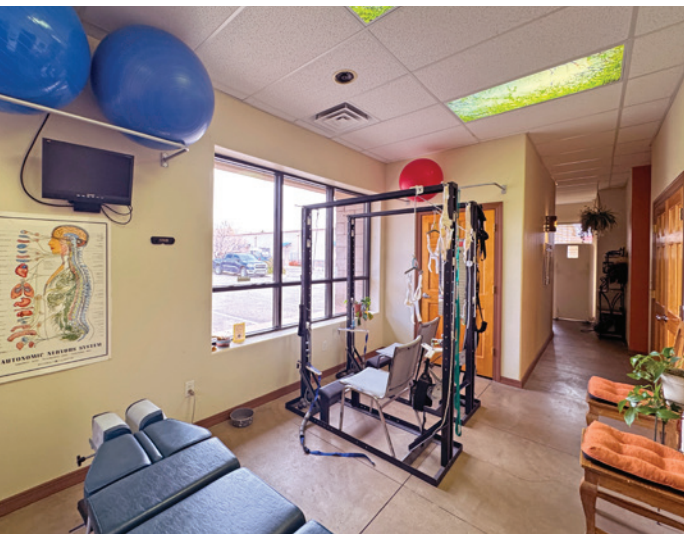
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**SUITE A-2**



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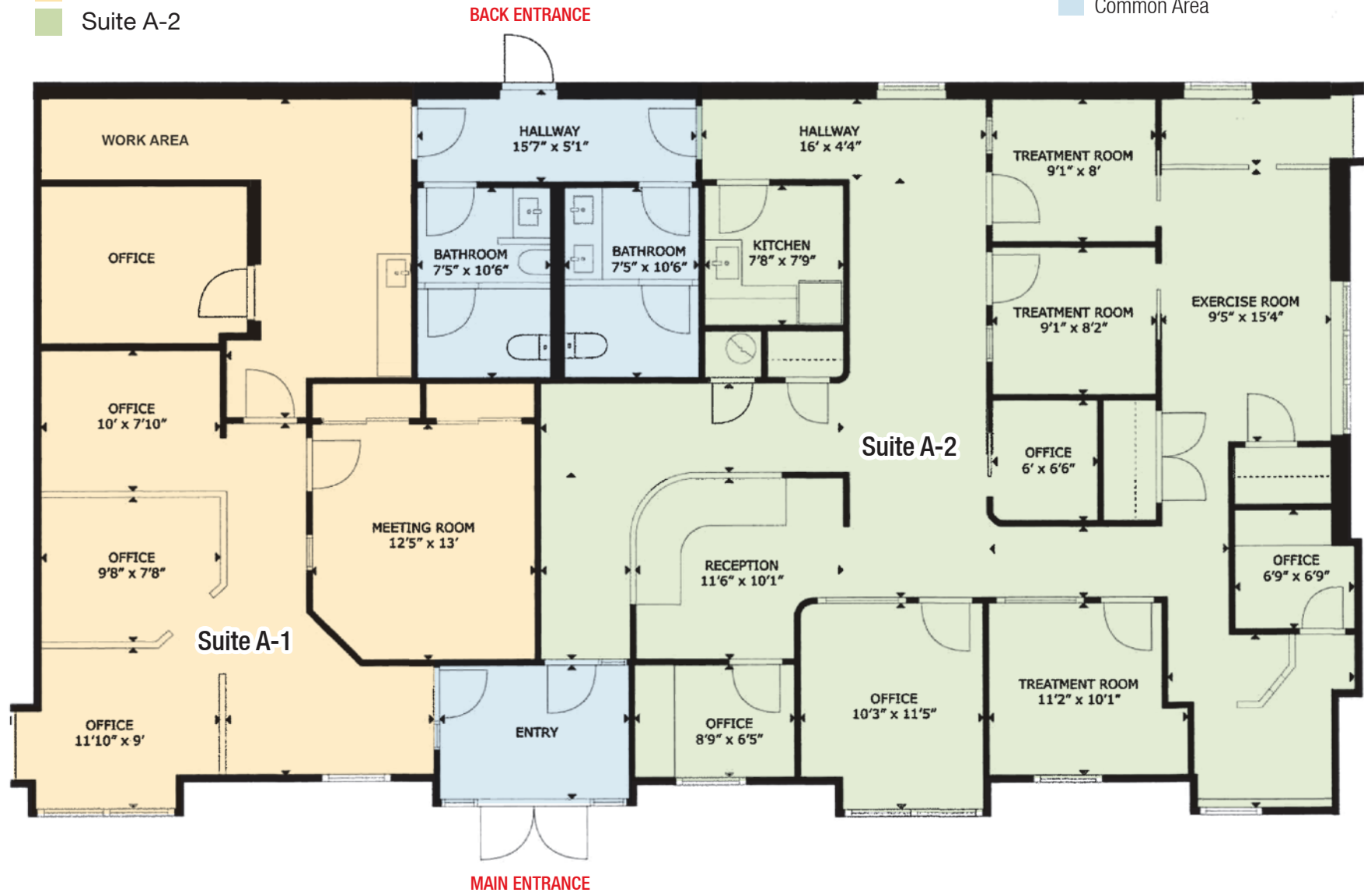
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**FLOOR PLAN**

- Suite A-1
- Suite A-2

Common Area



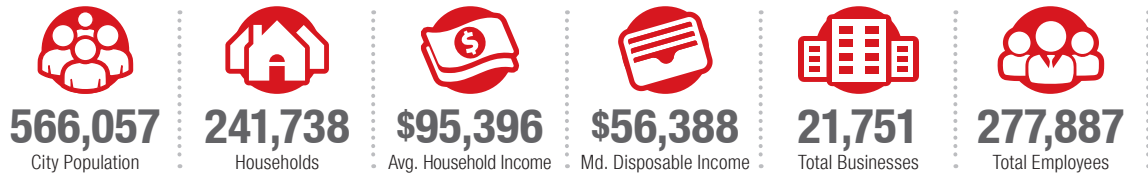
# Albuquerque

## TRADE AREA ANALYSIS

### ALBUQUERQUE | WESTSIDE

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**932,477**  
Albuquerque Metro Population







**The Largest**  
City in the State



### In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*  
Ranks among America's best cities for global trade - *Global Trade Magazine*  
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

### IT'S HARD TO BEAT ALBUQUERQUE'S WESTSIDE

-  A Business-Friendly Location
-  Low Crime Rates
-  Excellent Public Education System
-  Diverse Housing Options
-  Growing List of Quality-of-Life Amenities



Petroglyph National Monument



#### WESTSIDE GROWTH

The Westside of Albuquerque is the fastest growing sector of the city. Large tracts of developable land are available to support an expanding population and future growth.



#### WESTSIDE DEVELOPMENT

Albuquerque's Westside boasts consistent housing development, new infrastructure endeavors, including vital connections and ongoing commercial and educational facility developments.



#### WESTSIDE HOUSING

The Westside is the fastest growing area in the city with many planned housing developments. 30% to 42% of single-family housing permits were issued in the city's Northwest quadrant over the last 10 years.