

**For
Sale**



Freestanding Retail/Office Building

FLEXIBLE NE HEIGHTS SPACE SUITED FOR MULTIPLE USES



**±3,792 SF on ±0.5 Ac.
Available**

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112

Genieve Posen

genieve@sunvista.com | 505 998 1568

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

NAI SunVista] **Got Space**™

Opening the Door to Commercial Real Estate Excellence

For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112



PROPERTY

AVAILABLE

Building: ±3,792 SF
Land: ±0.5 Acres

SALE PRICE \$685,000

HIGHLIGHTS

- Located along a major corridor with strong traffic counts at 30,000 cars per day
- Includes a large training center, conference room, multiple offices, two kitchenettes and restrooms
- Modern buildout with flexible layout to suit a variety of users
- Allows for single-user or multi-user configuration
- Newer TPO roof that's ±2 years old
- Three HVAC combo units, two of which have recently been replaced
- Large parking lot with a 6.6:1,000 parking ratio
- Access directly off Juan Tabo Blvd.
- Prominent pylon and building signage
- Ideal for childcare, medical or retail users

ZONING MX-L 

LOCATION

NWQ Juan Tabo Blvd. & Constitution Ave. NE

For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Genieve Posen
genieve@sunvista.com
505 998 1568

John Algermissen CCIM
johna@sunvista.com
505 998 5734

For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112



For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112



NAI SunVista

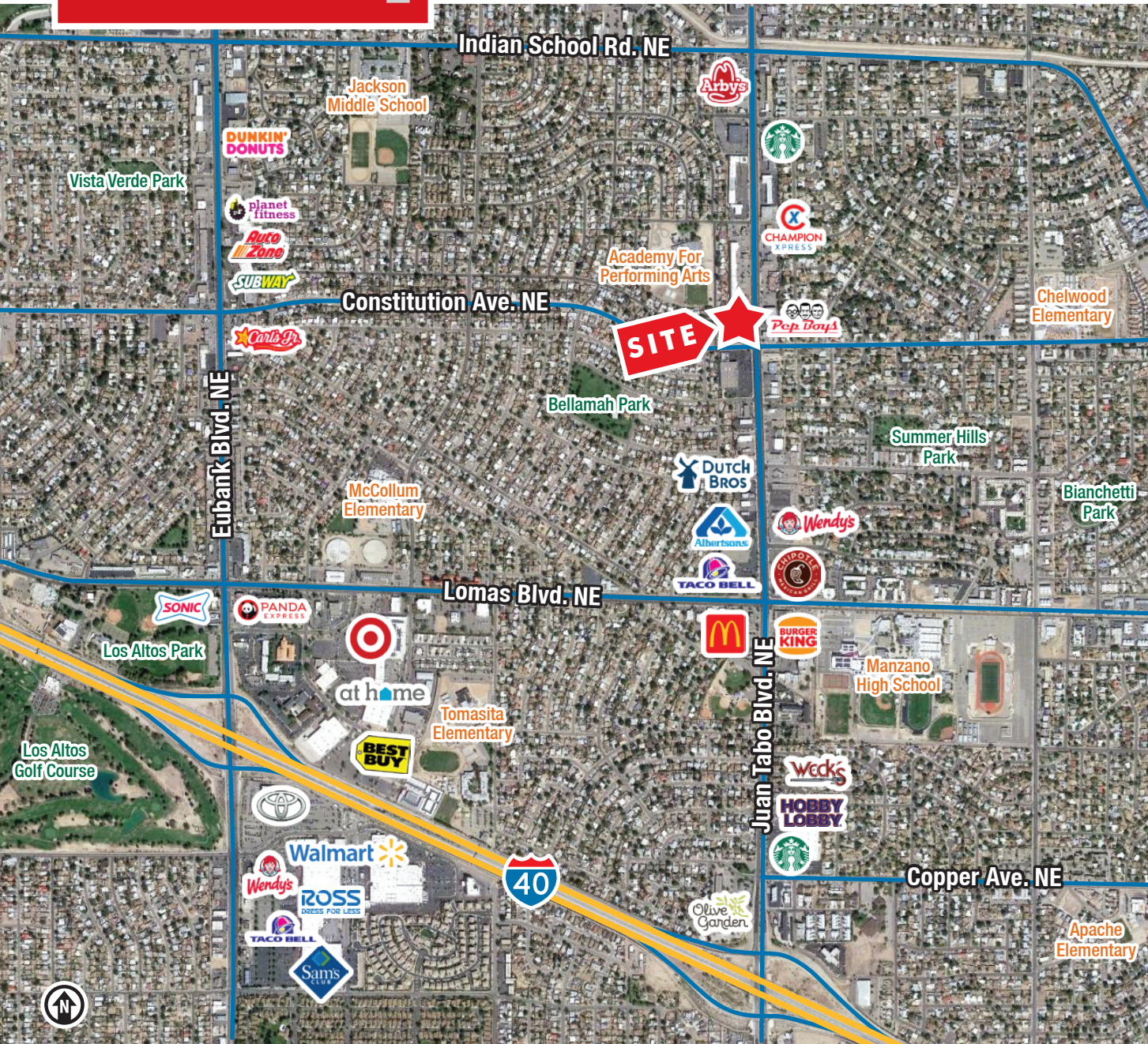
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Genieve Posen
genieve@sunvista.com
505 998 1568

John Algermissen CCIM
johna@sunvista.com
505 998 5734

For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112



LOCATION

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Total Population | 18,230 | 123,745 | 234,329 |
| Average HH Income | \$83,411 | \$86,530 | \$95,725 |
| Daytime Employment | 4,490 | 51,403 | 97,197 |

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
 2424 Louisiana Blvd. NE | Suite 100
 Albuquerque, NM 87110

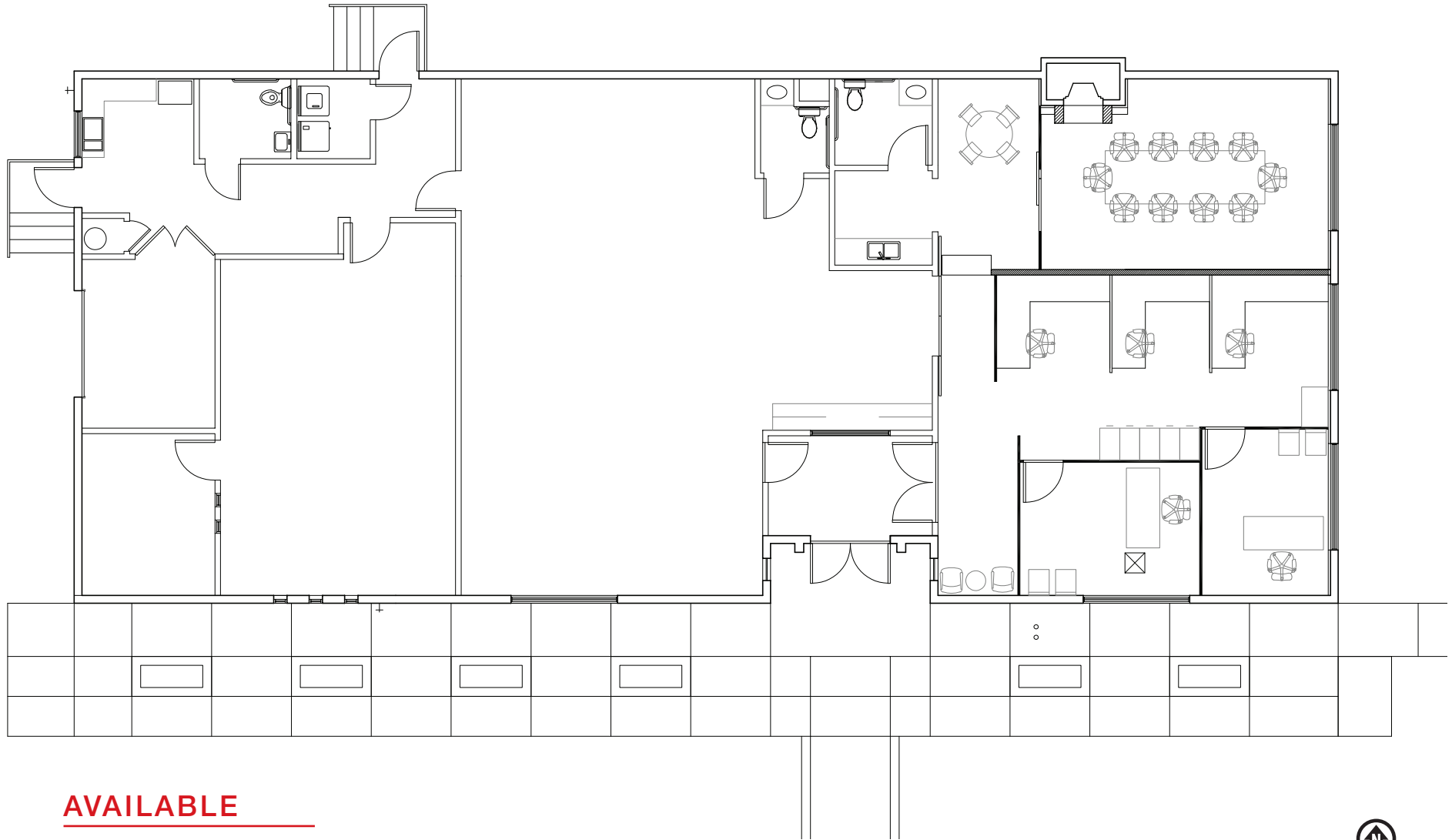
Genieve Posen
genieve@sunvista.com
 505 998 1568

John Algermissen CCIM
johna@sunvista.com
 505 998 5734

For Sale

1307 Juan Tabo Blvd. NE | Albuquerque, NM 87112

FLOOR PLAN



Juan Tabo Blvd. NE

AVAILABLE

±3,792 SF

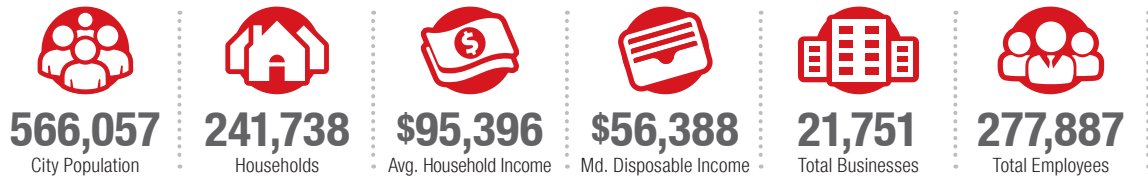
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

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*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.