

Beautifully-Maintained Stand-Alone Office

DOWNTOWN WITH ABUNDANT OFF-STREET PARKING

For Sale



716 6th St. NW | Albuquerque, NM 87102

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±1,262 SF on ±0.128 Ac.
Available**

Clay Azar CCIM

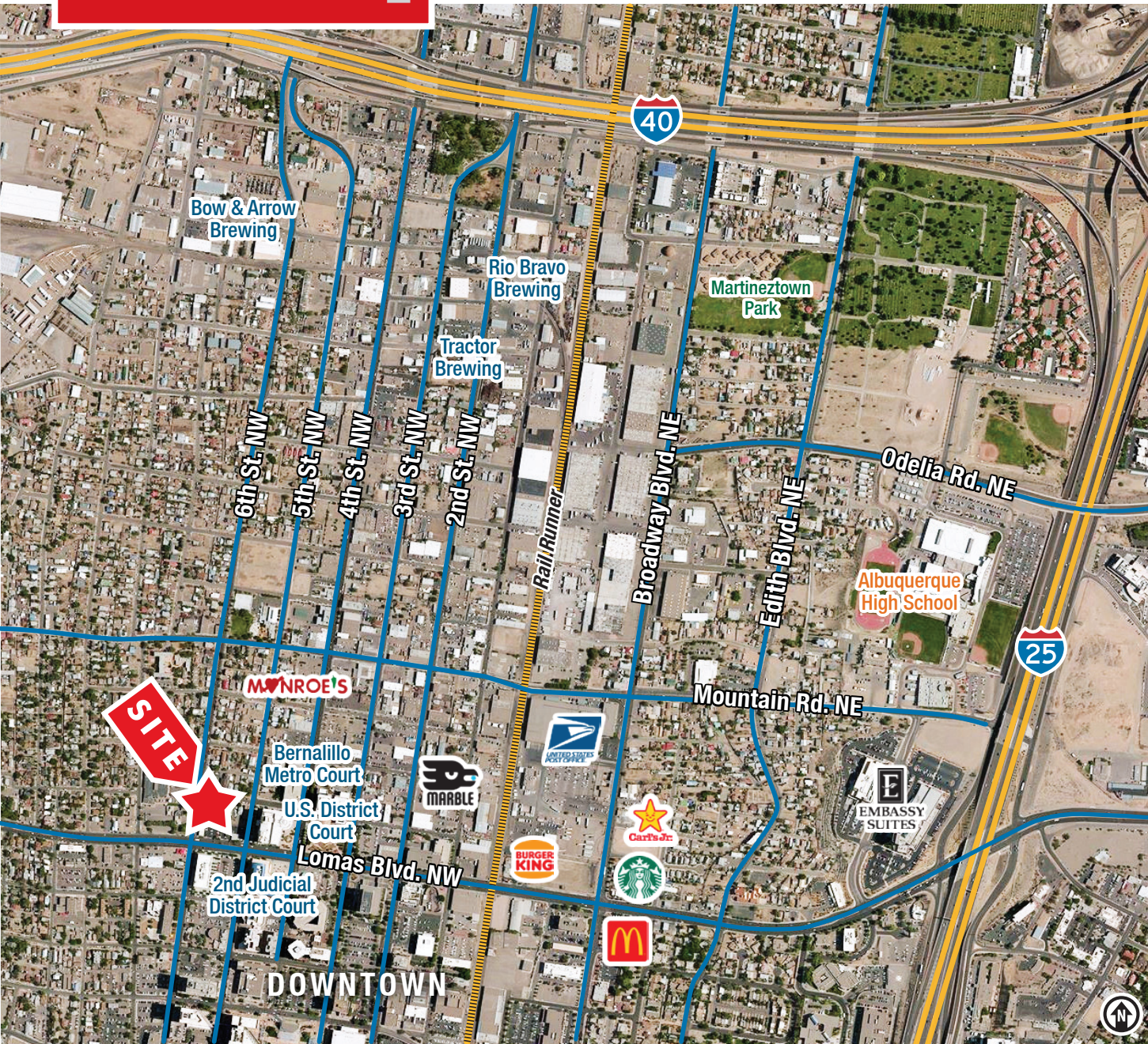
clay@sunvista.com | 505 480 9777

Shamy Slefo

shamy@sunvista.com | 505 998 1579

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,611	93,686	239,733
Average HH Income	\$73,407	\$81,249	\$80,911
Daytime Employment	37,176	90,331	175,447

2025 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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PROPERTY

AVAILABLE

Building: $\pm 1,262$ SF

Land: ± 0.128 Acres

SALE PRICE

\$395,000

HIGHLIGHTS

- Functional layout featuring three offices, restroom and kitchen/break room
- Covered parking and a fenced and gated off-street lot for staff and visitors
- Additional parking located behind the building
- Easy access to I-40 and I-25
- Prime downtown location near courthouses and city amenities
- Within close proximity to the dining, art galleries and shops of Old Town
- Additional basement storage

ZONING [MX-FB-UD](#) 

LOCATION

NWQ 6th St. & Lomas Blvd. NW

Take a Virtual Tour 

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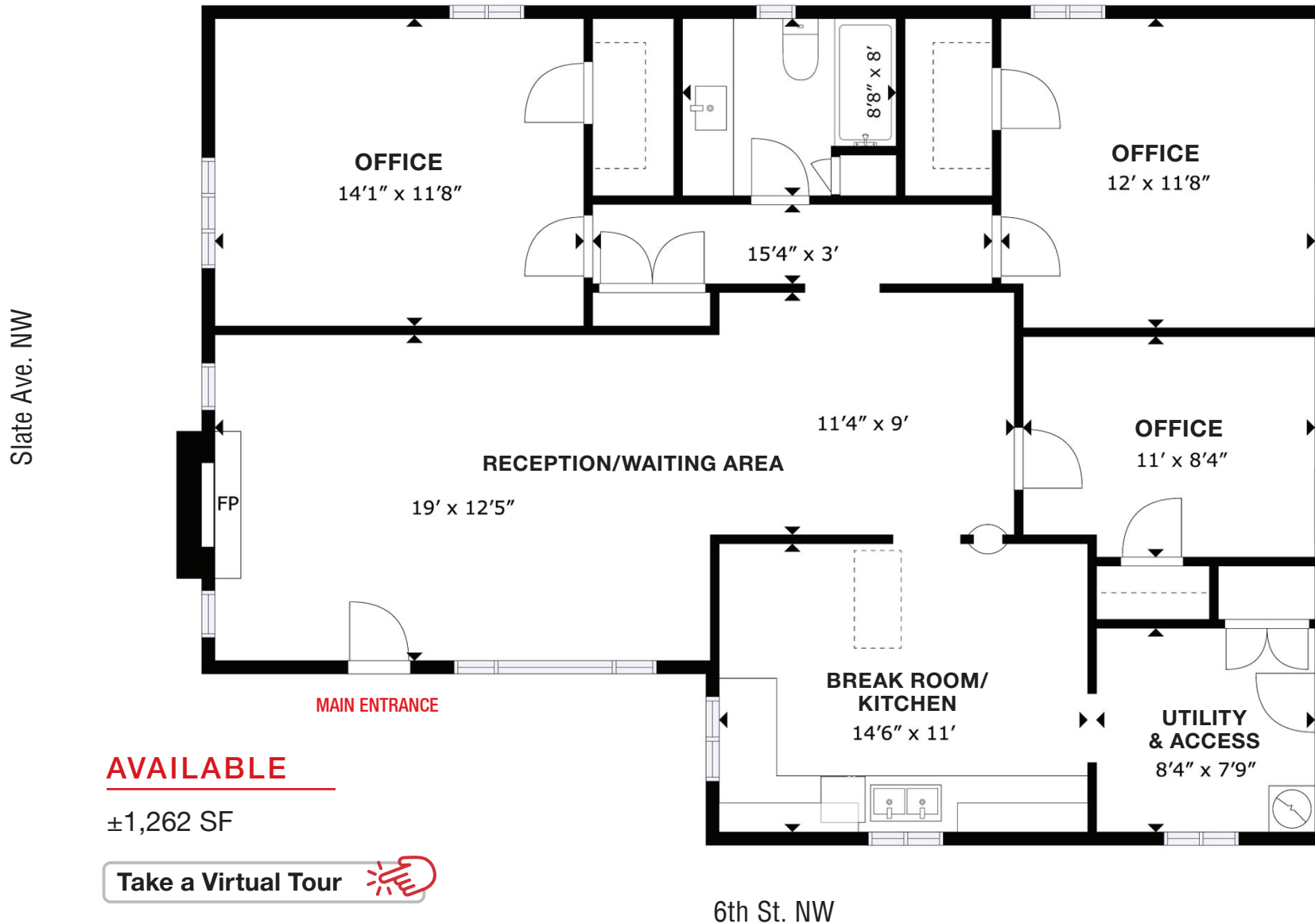
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FLOOR PLAN



AVAILABLE

±1,262 SF

Take a Virtual Tour



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.

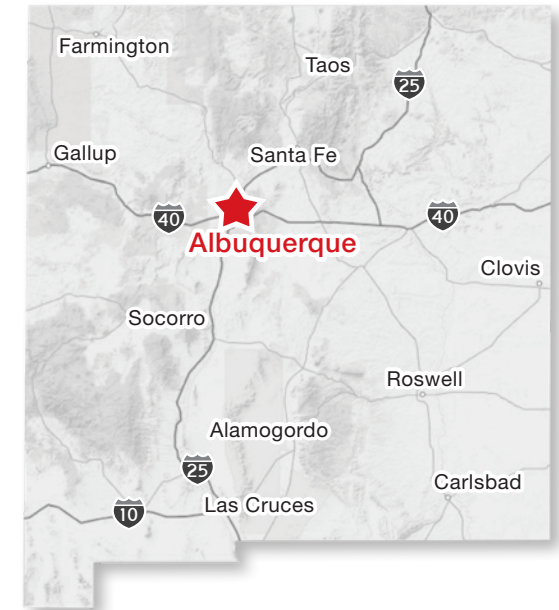
ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



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)

