

North I-25 Corridor Office/Warehouse

BETWEEN PASEO DEL NORTE & ALAMEDA BLVD.

For Lease



8414 Jefferson St. NE | Albuquerque, NM 87109

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

**±1,933 - 2,492 SF
Available**

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

LEASE RATE

\$15.00/SF + \$3.38/SF NNN + Utilities

AVAILABLE

Suite B: ±1,933 SF

- Office/Warehouse
- \$2,960.71/SF (Includes NNN)

Suite D: ±2,492 SF

- Office Only – Warehouse not Available with Suite D
- \$3,193.91/SF (Includes NNN)

HIGHLIGHTS

- Terrific visibility from Jefferson St. to 14,100 cars per day
- Easy access to I-25 from either Paseo del Norte or Alameda Blvd.
- 23 shared parking spaces available
- Near major traffic generators like Balloon Fiesta Park and more

ZONING NR-LM

LOCATION

SEQ I-25 & Paseo del Norte NE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	3,427	58,898	169,269
Average HH Income	\$100,973	\$115,100	\$111,552
Daytime Employment	16,187	63,252	123,981

2025 Forecasted by Esri



NAI SunVista

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Albuquerque, NM 87110

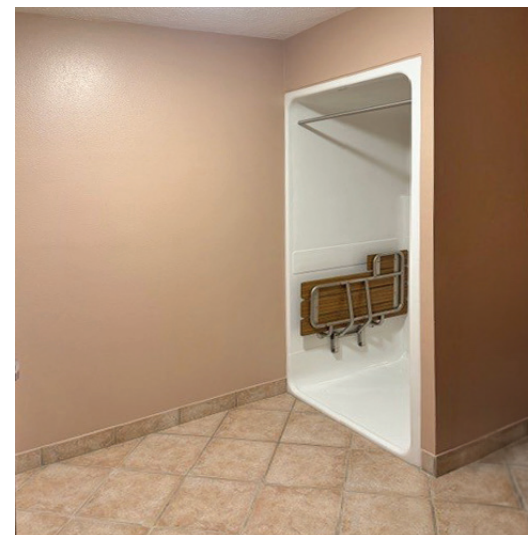
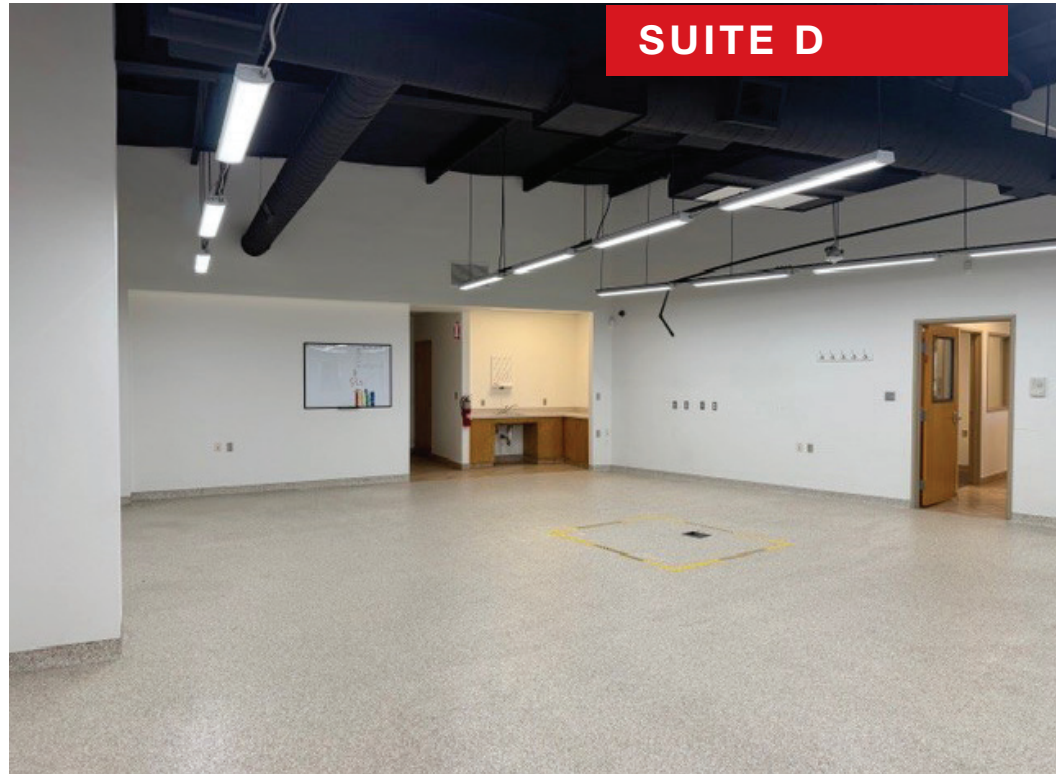
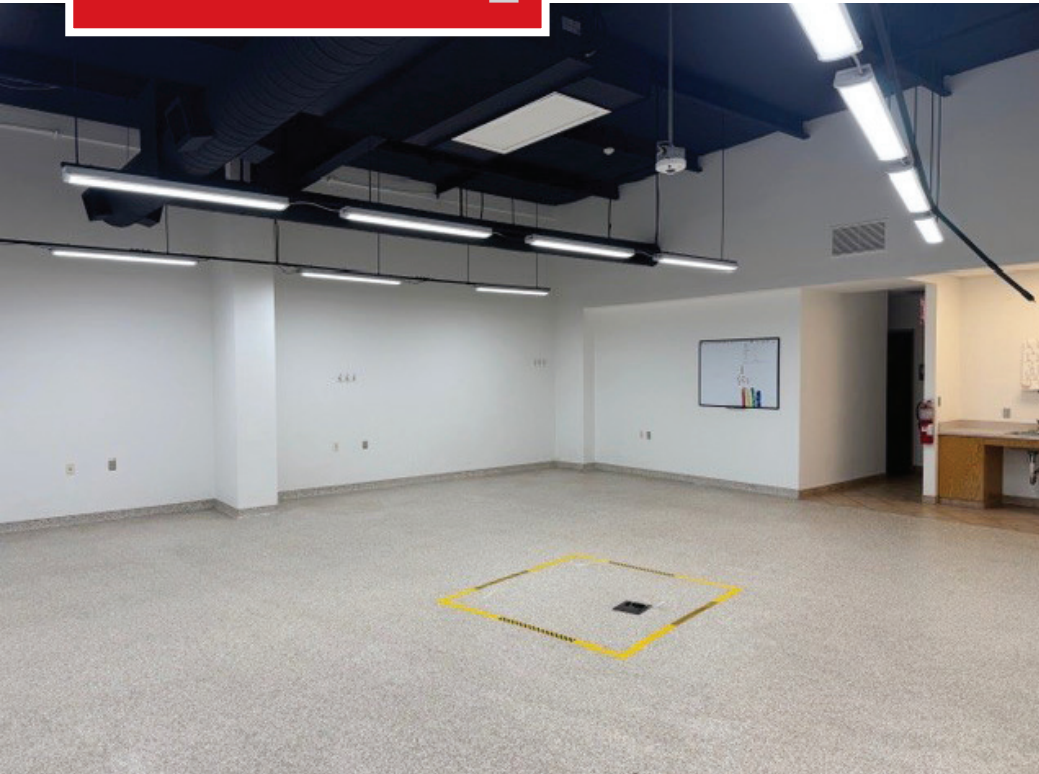
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SUITE D



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FLOOR PLAN

AVAILABLE

Suite B: ±1,933 SF Office/Warehouse

Suite D: ±2,492 SF Office

(Warehouse not available with Suite D)

