

Freestanding Office and Corner Lot

HIGH VISIBILITY AT A SIGNALIZED INTERSECTION

For
Sale



IN THE HEART OF TAYLOR RANCH

4701 Montañó Rd. NW | Albuquerque, NM 87120

**±9,599 SF on ±3.5 Ac.
Available**

NAISunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Kate Potter

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For Sale

4701 Montañó Rd. NW | Albuquerque, NM 87120

PROPERTY

AVAILABLE

Office Building: ±9,599 SF
Land: ±3.5 Acres

SALE PRICE \$900,000

HIGHLIGHTS

- Owner/user with in-place income
- Value-add investment
- Easy access from I-40 and Coors Blvd.
- Large corner lot with development potential (currently drainage pond location)
- Close to shops, residential neighborhoods and community services
- Long-term tenants
- High-traffic corner
- Cross-access agreement in place with ADC Family Campus
- Ideal for non-profit, financial, government, professional services, long-term investor

ZONING MX-L 

LOCATION

NEC Montañó Rd. &
Taylor Ranch Rd. NW



For Sale

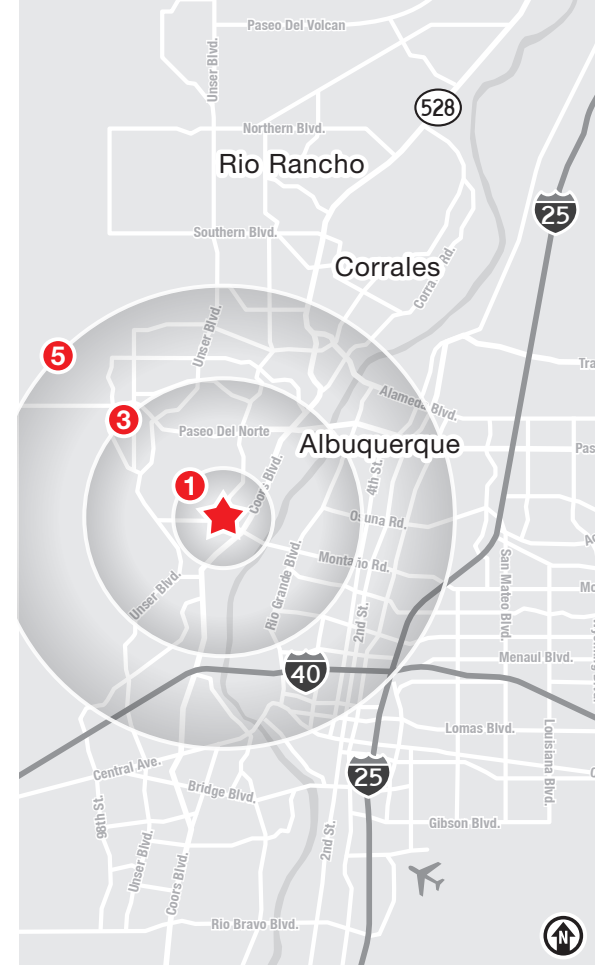
4701 Montañó Rd. NW | Albuquerque, NM 87120



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,957	69,577	198,249
Average HH Income	\$103,892	\$115,139	\$104,585
Daytime Employment	3,457	14,964	78,339

2025 Forecasted by Esri



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OFFICE BUILDING



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OFFICE BUILDING



NAI SunVista

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

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CORNER LOT



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FLOOR PLAN



Taylor Ranch Rd. NW

OFFICE BUILDING

±9,599 SF

MAIN
ENTRANCE

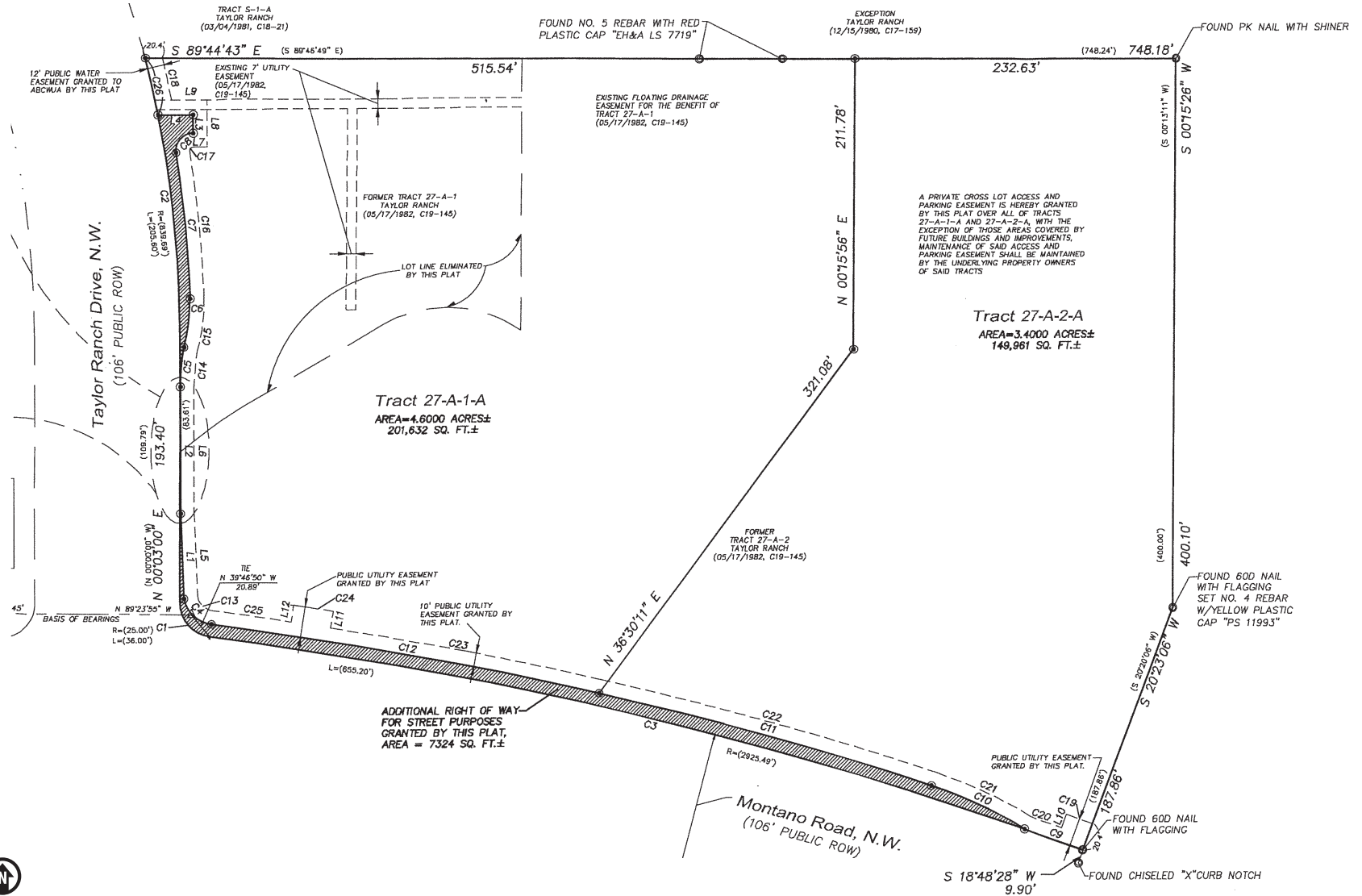
□ Available ■ Leased ■ Common Area



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SITE SURVEY



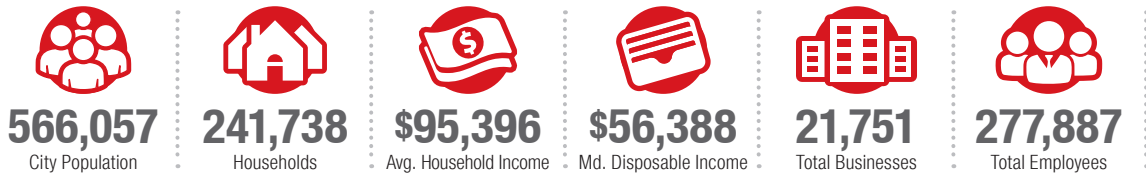
Albuquerque

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.