

# For Lease



## Turn-Key Paseo del Norte Office/Retail

RARE FAR NORTHEAST HEIGHTS LOCATION



8101 San Pedro Dr. NE | Albuquerque, NM 87113

±1,351 SF Available

**NAISunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

**Ethan Melvin**

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8101 San Pedro Dr. NE | Albuquerque, NM 87113

## PROPERTY

### AVAILABLE

Suite I: ±1,351 SF

### LEASE RATE

\$26.00/SF + \$10.49/SF NNN

### HIGHLIGHTS

- Prominent visibility from San Pedro Dr. and Paseo del Norte
- Full access via signalized intersection of Holly Ave. and San Pedro Dr.
- Pylon and building signage available
- Endcap suite
- Move-in ready office buildout
- Trade area services highest household incomes in Albuquerque
- Well-maintained, modern construction

**ZONING** NR-LM 

### LOCATION

NWQ Paseo del Norte & San Pedro Dr. NE



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Paseo del Norte Pylon Signage



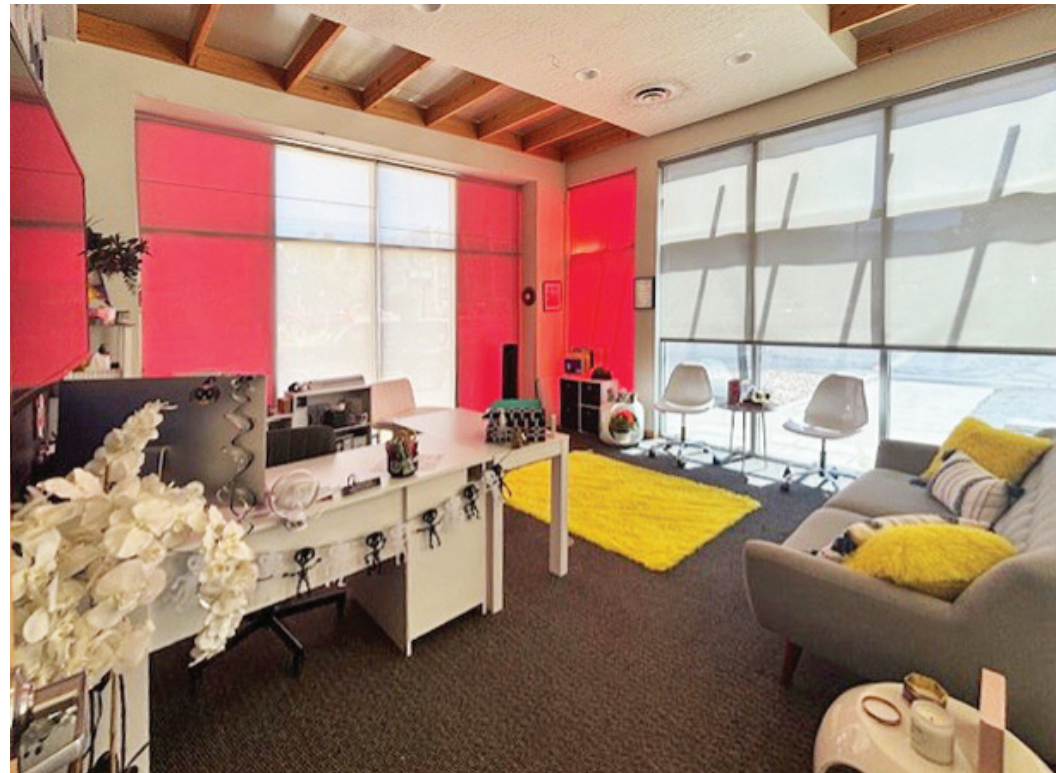
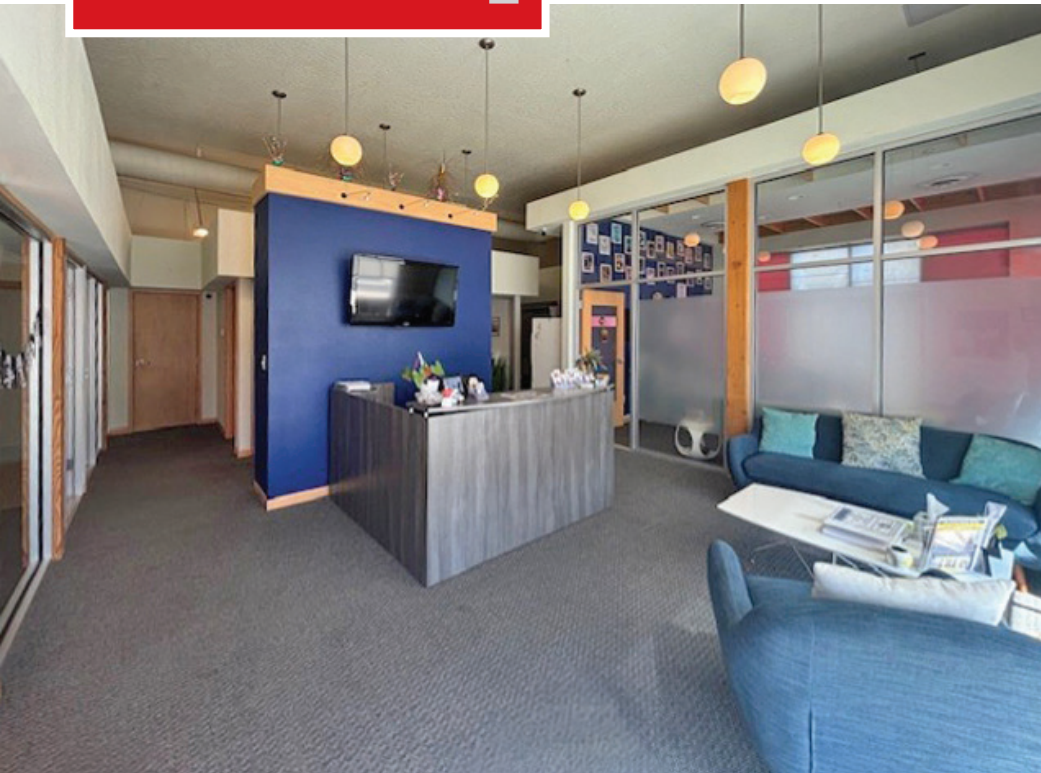
San Pedro Dr. Pylon Signage



San Pedro Dr. & Holly Ave. Pylon Signage

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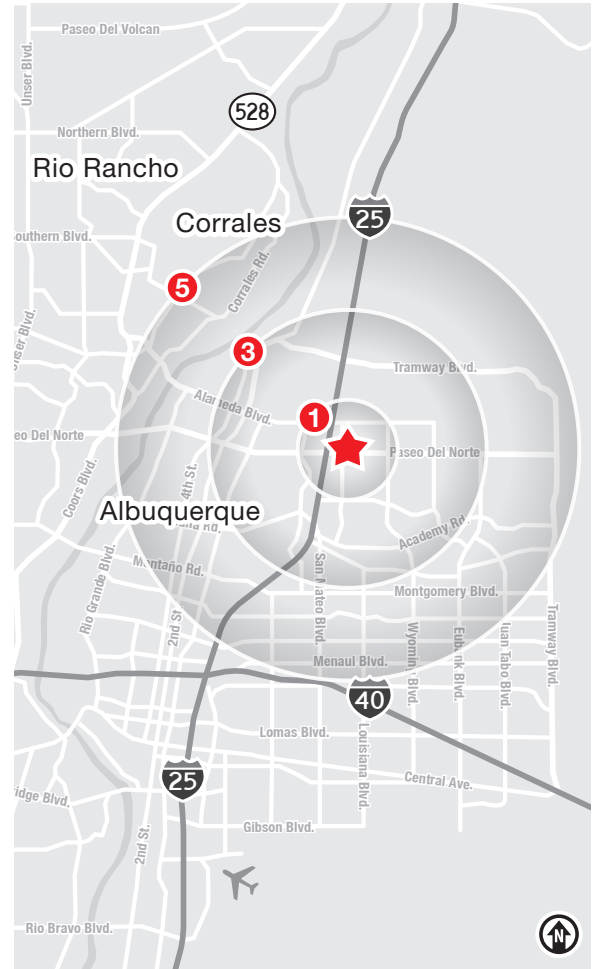
8101 San Pedro Dr. NE | Albuquerque, NM 87113



## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,427	69,092	173,323
Average HH Income	\$111,850	\$119,998	\$113,336
Daytime Employment	15,360	65,188	135,185

2025 Forecasted by Esri



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**FLOOR PLAN**



**ENTRANCE**

**AVAILABLE**

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*Floor plan not to scale.*



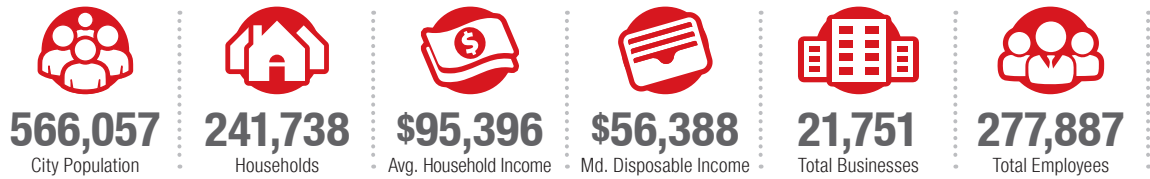
# Albuquerque

## 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.

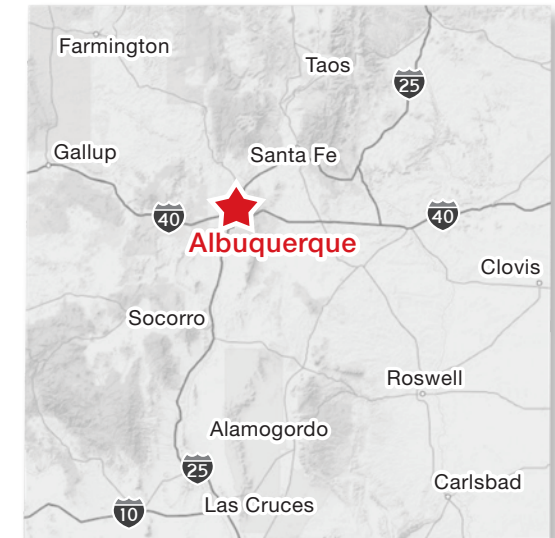
#### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.