

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

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

Ethan Melvin

ethan@sunvista.com | 505 235 9347

For Lease

8101 San Pedro Dr. NE | Albuquerque, NM 87113

PROPERTY

AVAILABLE

Suite I: ±1,351 SF

LEASE RATE

\$23.00/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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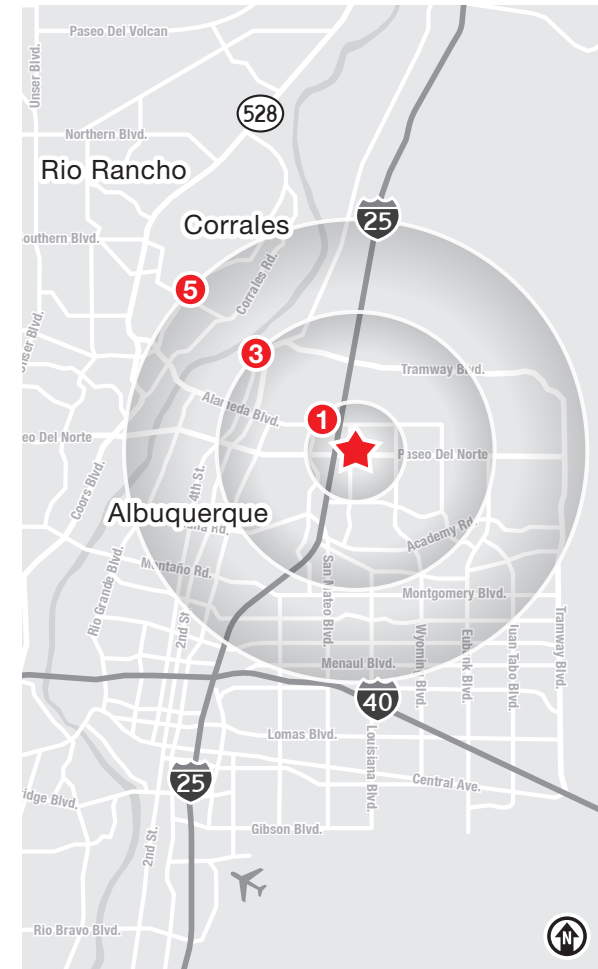
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	11,613	70,761	175,173
Average HH Income	\$114,519	\$128,624	\$121,523
Daytime Employment	15,561	66,821	136,155

2026 Forecasted by Esri



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FLOOR PLAN



ENTRANCE

AVAILABLE

Suite I: ±1,351 SF

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 2026 Demographics)


568,556
City Population


242,757
Households


\$101,287
Avg. Household Income


\$59,375
Md. Disposable Income


21,689
Total Businesses


277,623
Total Employees


939,327
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.