

High-Visibility Retail Storefront

NEAR UNM AND NOB HILL

For Sale



3418 Lomas Blvd. NE | Albuquerque, NM 87106

NASunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±2,012 SF on ±0.09 Ac.
Available**

Todd Strickland

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Rob Bridges CCIM

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PROPERTY

AVAILABLE

Building: $\pm 2,012$ SF

Land: ± 0.09 Acres

SALE PRICE \$426,000

HIGHLIGHTS

- Highly-visible from Lomas Blvd. to 19,700 cars per day
- Strong owner/user or investment opportunity
- Convenient access to Nob Hill, UNM, Uptown and Downtown
- 8 dedicated parking spaces
- Ample shared parking
- Surrounded by established retail, office, and medical uses
- Property owned by same family since 1962
- Tenant in place since 2020
- Current tenant's lease expires 2/28/2027
- Tenant would stay on short-term lease for up to 6 additional months
- New Master Cool unit in 2026
- 2 new drop-down gas heaters in 2020
- New Insta-Hot water heater in 2020
- Well-maintained tar & gravel roof

ZONING MX-L 

LOCATION

SWQ Lomas & Carlisle Blvds. NE

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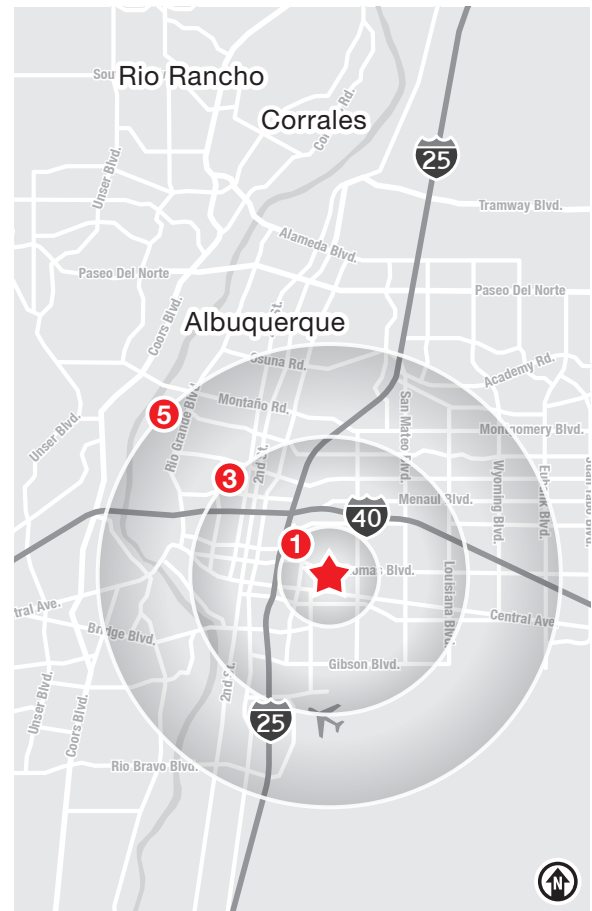


LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	15,410	113,011	244,595
Average HH Income	\$122,543	\$77,673	\$83,742
Daytime Employment	11,776	116,937	206,247

2026 Forecasted by Esri

HUB Zone [MORE INFO](#)



NAI SunVista

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FLOOR PLAN

AVAILABLE

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