Iconic Downtown Office Building

DISTINCTIVE ARCHITECTURE IN A PRIME LOCATION

For Sale



BEST BUILDING A'ROUND!

±3,848 SF on ±0.08 Ac. Available

507 Roma Ave. NW | Albuquerque, NM 87102

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NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

507 Roma Ave. NW | Albuquerque, NM 87102



PROPERTY

AVAILABLE

Building: ±3,848 SF
Land: ±0.08 Acres

SALE PRICE

$839,000

HIGHLIGHTS

- Ten private offices, conference room and break room
- Three restrooms
- 20 premium on-site parking spaces
- Unique architectural design that stands out from traditional office properties
- Well-suited for professional services, creative, or owner/user office use
- Rare opportunity to own a highly-recognizable Downtown Albuquerque property
- Condo Dues: $365/month (Includes, water, sewer and weekly grounds keeping)

ZONING

- MX-FB-UD

LOCATION

NWQ 5th & Roma Ave. NW

NAI SunVista

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,263	93,304	239,220
Average HH Income	$77,101	$86,517	$84,770
Daytime Employment	35,830	89,589	171,823

2026 Forecasted by Esri

HUB Zone MORE INFO

Opportunity Zone MORE INFO



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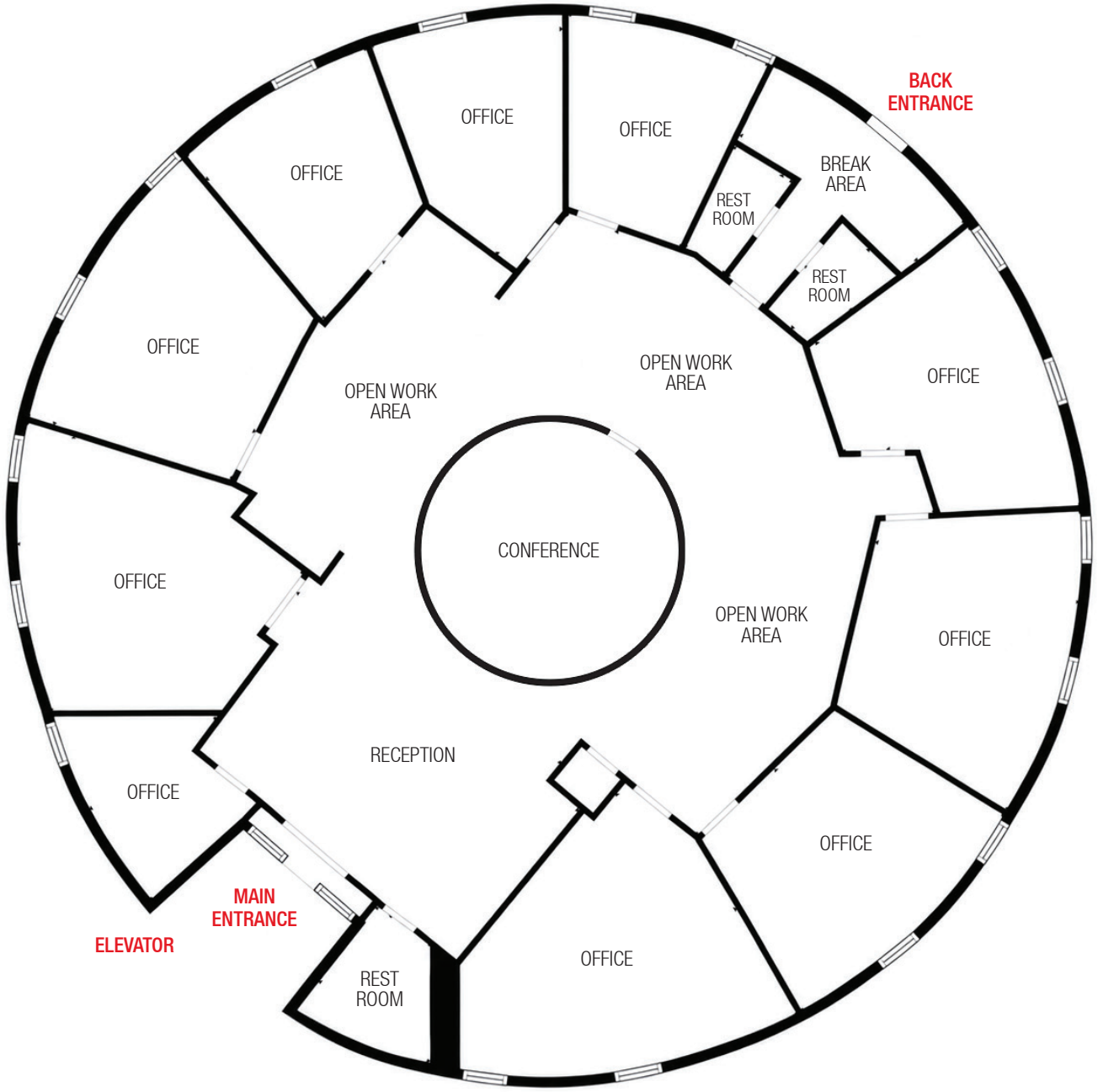
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FLOOR PLAN

±3,848 SF

Floor plan not to scale.



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Albuquerque

TRADE AREA ANALYSIS

DOWNTOWN | ALBUQUERQUE

Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico. The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

939,327
Albuquerque Metro Population

1
The Largest
City in the State



ALBUQUERQUE BY THE NUMBERS *(ESRI 2026 Demographics)*

568,556	242,757	$101,287	$59,375	21,689	277,623
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees

DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

$29M
City Commitment for Revitalization Projects Downtown

$36M
Investment for the Downtown Rail Trail Project

$94M
Total (Committed and Pending) Non-City Public and Private Funding



A Cultural and Entertainment Hub

Dowtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

DOWNTOWN HOUSING

There are currently more than 1,500 housing units in Dowtown Albuquerque. **The Downtowner,** a $50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents are currently in the works.

THERE'S BEEN A
60%
Increase in Downtown Residential Population
(Since October 2000)



NAI SunVista

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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