

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

NALSunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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For Sale

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PROPERTY

AVAILABLE

Building: $\pm 3,848$ 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

ZONING

- [MX-FB-UD](#) 

LOCATION

NWQ 5th & Roma Ave. NW

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NAI SunVista

505 878 0001 | sunvista.com
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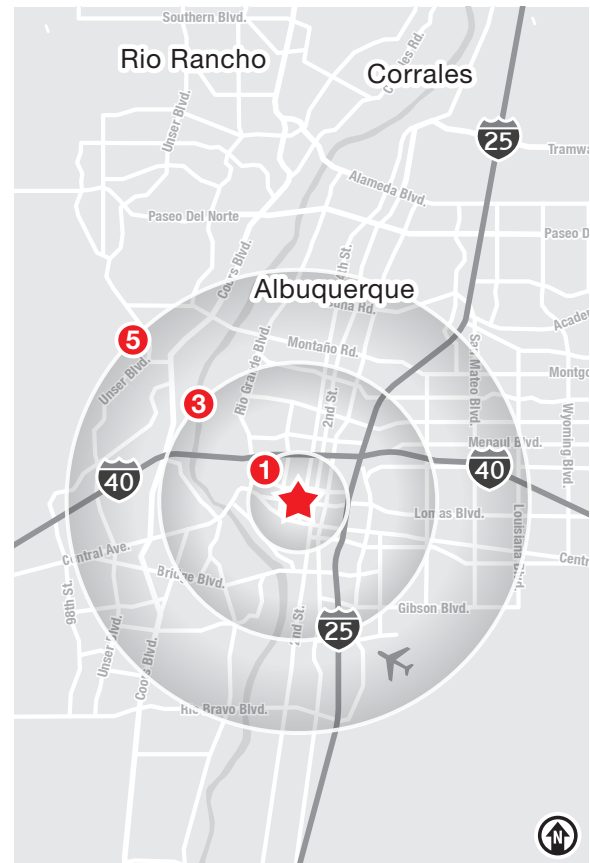
LOCATION

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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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.

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



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

Downtown 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 Downtown 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)

