For Lease

Versatile Mixed-Use Space on Major Arterial

IDEAL FOR EDUCATION, OFFICE, AND WAREHOUSE

LEASE RATE

See Advisor

HIGHLIGHTS

- Gated access overnight
- Full access from Montano
- Reverse commute with 28,400 cars per day
- Underpass clearance at Rio Grande Blvd: 13'11"
- 4:1,000 parking
  - Covered parking available
  - Fleet Vehicle Parking
- Covered parking available
- Fleet vehicle parking
- Building and monument signage available
- On walking and bike trails
- 3-phase power/ solar offset

ZONING

- C-1, Los Ranchos (Commercial use)

LOCATION

Montaño Rd. between Coors Blvd. and 4th St.

1776 Montaño Rd. NW | Los Ranchos de Albuquerque, NM 87107

±8,076 SF Available

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NAI SunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

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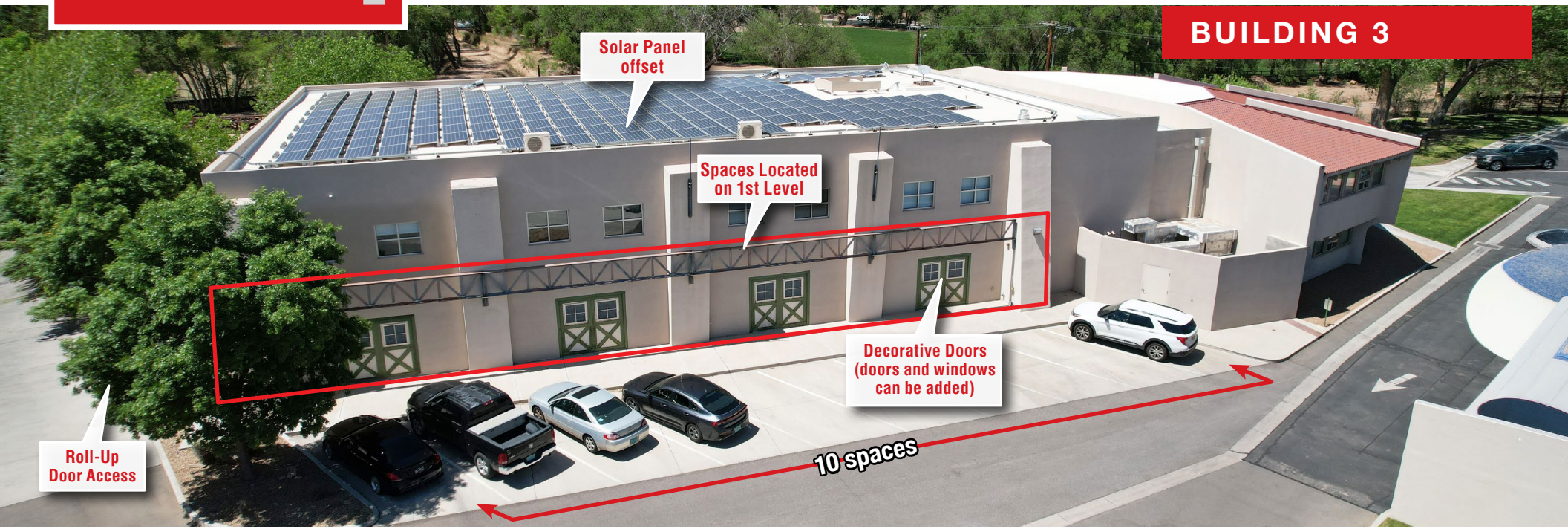

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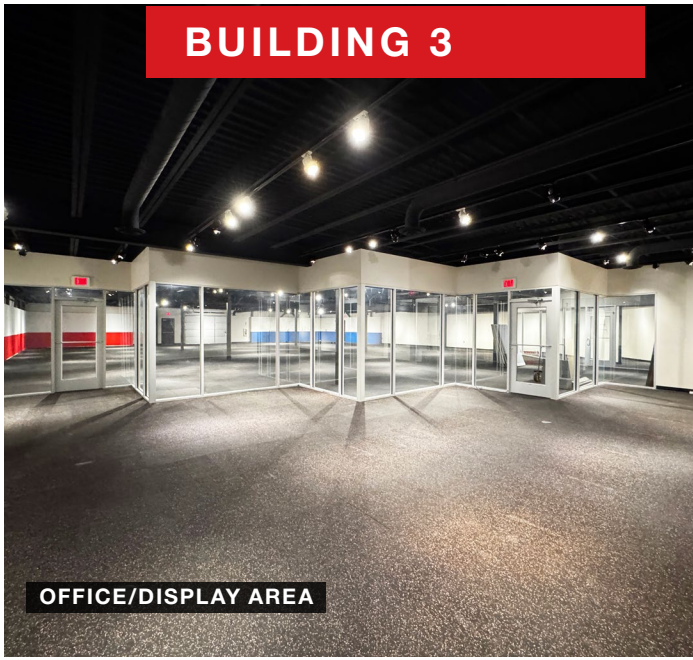
ROLLUP DOOR - 12’5” BEAM HEIGHT

SUITE ENTRY


BUILDING 3

OFFICE/DISPLAY AREA

SHARED KITCHEN

SHARED RESTROOMS

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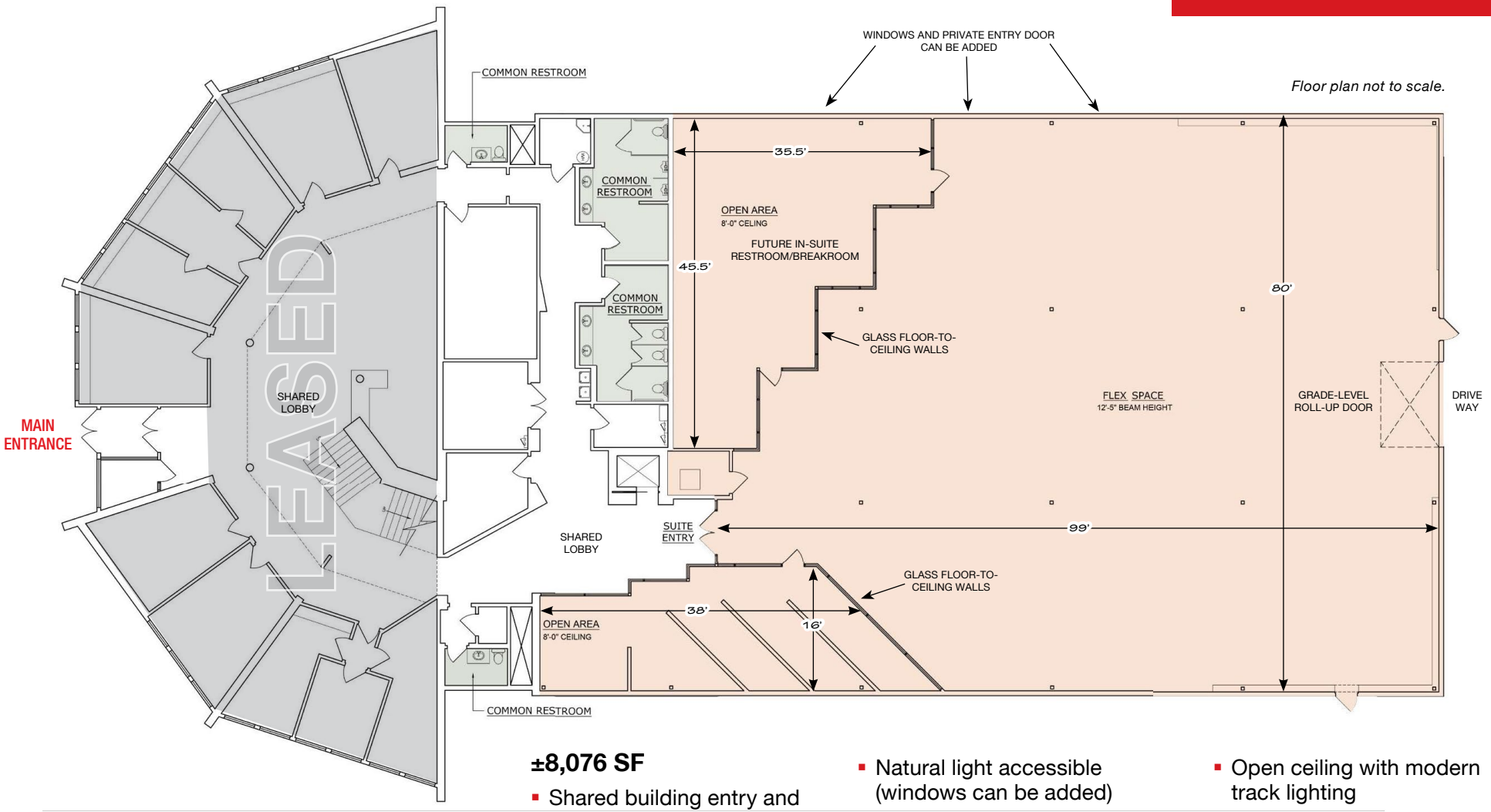
BUILDING 3



±8,076 SF

- Shared building entry and lobby (private entry can be created)
- Private suite entry
- Common restrooms/ kitchenette (in-suite can be created)
- Natural light accessible (windows can be added)
- 12'-5" beam height
- One 12' x 10' grade-level roll-up door
- Phase 3 power/solar panel offset
- Open ceiling with modern track lighting
- Glass walled areas
- Building conference area

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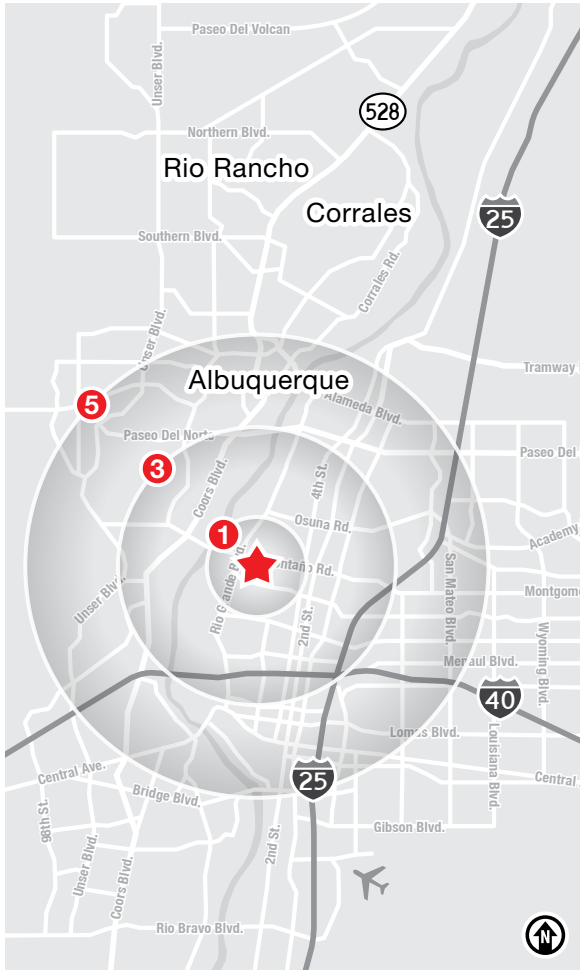
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	5,964	70,212	220,665
Average HH Income	$122,728	$104,414	$92,966
Daytime Employment	1,287	40,710	177,084

2025 Forecasted by Esri



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