North Valley Office Building

OWNER/USER OR MULTI-TENANT OPPORTUNITY

For Sale



±11,988 SF on ±0.95 Ac. Available

DJ Brigman SIOR, CCIM
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Kelly Schmidt SIOR
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3700 Rio Grande Blvd. NW | Albuquerque, NM 87107

NAISunVista Got Space™

Opening the Door to Commercial Real Estate Excellence

For Sale

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North Valley Charm

Located on Rio Grande Blvd. in Albuquerque's desirable North Valley, this property enjoys a distinctive setting surrounded by established neighborhoods, mature landscaping, and the area's characteristic Southwestern charm. The location offers convenient access to Montaño Rd., 4th St. and other major Albuquerque thoroughfares. Its position along the Rio Grande corridor offers an appealing combination of city accessibility and the quieter atmosphere associated with the North Valley.



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Overview

AVAILABLE

Building: ±11,988 SF
Land: ±0.95 Acres

SALE PRICE

$2,819,000 ($235.15/SF)

HIGHLIGHTS

- Office building that could accommodate up to four separate suites
- Well-maintained, Southwest-style building with five access points, two fireplaces, and skylights throughout
- Large, welcoming common-area foyer and multiple courtyards
- Common-area restrooms with showers
- Excellent North Valley location on Rio Grande Blvd.
- Secure, fenced parking with a 3.5:1,000 ratio
- Ideal for CPA, Insurance, and Attorneys

ZONING

MX-T

LOCATION

NWC Rio Grande Blvd. &
San Lorenzo Ave. NW

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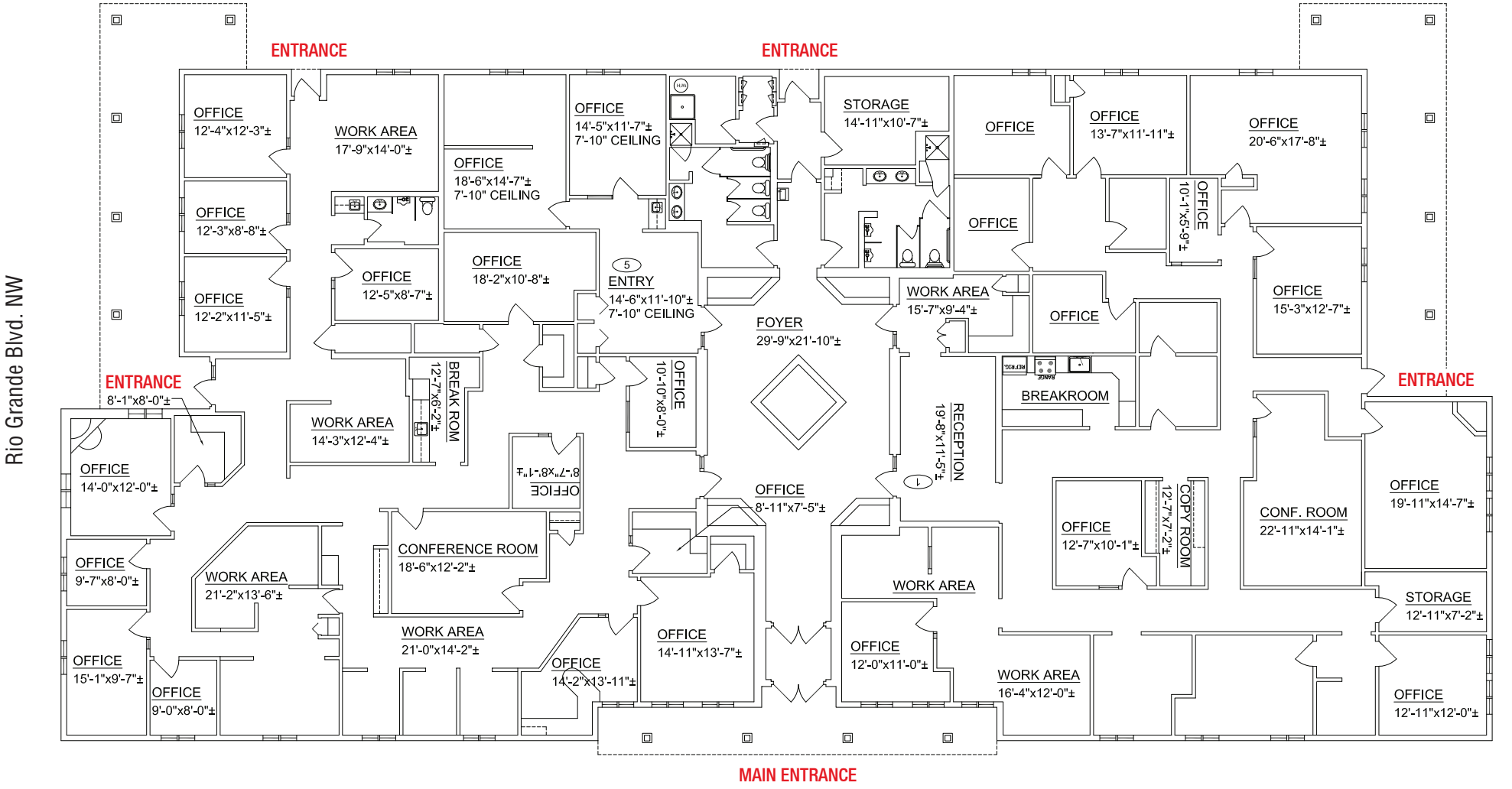
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Floor Plan



AVAILABLE

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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,056	75,776	217,196
Average HH Income	$137,040	$107,953	$98,768
Daytime Employment	1,127	38,703	163,163

2026 Forecasted by Esri



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