

North Valley Office Building

OWNER/USER OR MULTI-TENANT OPPORTUNITY

For Sale



3700 Rio Grande Blvd. NW | Albuquerque, NM 87107

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

**±11,988 SF on ±0.95 Ac.
Available**

DJ Brigman SIOR, CCIM

DJ@sunvista.com | 505 998 1562

Kelly Schmidt SIOR

k.schmidt@sunvista.com | 505 417 1214

Dave Hill CCIM, SIOR

dave@sunvista.com | 505 238 6413

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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 Montañó 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.



505 878 0001 | sunvista.com
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Overview

AVAILABLE

Building: $\pm 11,988$ 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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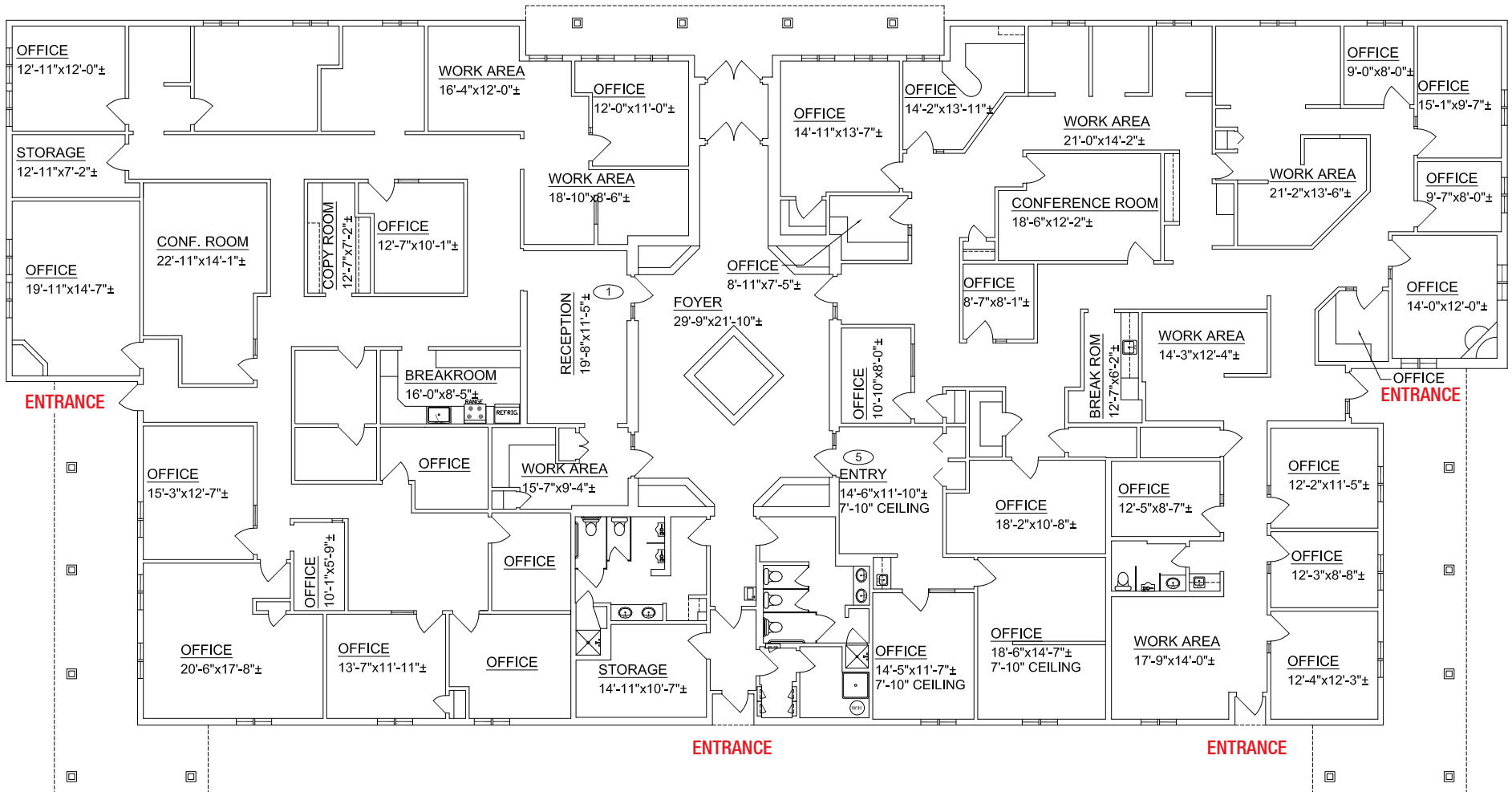
Floor Plan

AVAILABLE

±11,988 SF

San Lorenzo Ave. NW

MAIN ENTRANCE



ENTRANCE

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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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