



SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 Cochiti Rd. SE, ABQ NM, 87108

SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 Cochiti Rd. SE, ABQ NM, 87108



FOR SALE: \$450,000

LEASE RATE:

Entire Property:	\$3,200 / Mo + NNN
½ Building:	\$2,200 / Mo + NNN (+/- 2,882 SF)
Yard (+.-)	\$750 / Mo + NNN
BUILDING SIZE	+/- 5,765
LAND SIZE	+/- 0.326 Acres
ZONING	MX-H
OWNER FINANCING	15% Down 6% Interest 20 Year Fully Amortized Loan

FEATURES

- Secure Building.
- Front & Rear Access.
- Flexible zoning for multiple uses.
- 3-phase power.
- Large fenced yard. 0.15 Acres

OWNER FINANCING AVAILABLE

JOAQUIN
ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net

ALFREDO
BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

DESCRIPTION



Absolute Investment Realty is proud to present this opportunity to lease a secure office / warehouse property located in the heart of Albuquerque, NM.

The Building is +/- 5,765 square feet, divisible to 2 +/- 2,880 sf spaces. The property features two roll-up doors, a secure fenced yard, access to Cochiti and alley access, and MX-H zoning. This property is ideal for a wide range of business uses, including industrial, warehouse, retail, or office applications.

Available for immediate move-in, this space provides flexibility, and accessibility to meet your business needs. Owner financing is available with a minimum downpayment of 15%, 6% interest rate, and a 20 year fully amortized loan. Don't miss this opportunity—contact us today for more details or to schedule a tour!



VIEW WEBSITE >

SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

Absolute Investment Realty | 131 Madison Street NE, Suite 200, Albuquerque, NM 87108, Alfredo Barrenechea Qualifying Broker, NM LIC #19300

PROPERTY SUMMARY

PROPERTY ADDRESS	6916 Cochiti Rd. SE, ABQ NM, 87108
PROPERTY DESCRIPTION	Office / Warehouse / Yard
BUILDING SIZE	+/- 5,765 SF – Total Building +/- 2,882 SF – each, 2 suites.
MEZZANINE	+/- 1,475 SF Bonus Mezzanine (not included in SF)
OFFICE SPACE	+/- 1,475 SF total (+/- 737.5 SF per suite)
WAREHOUSE SPACE	+/- 4,295 SF total (+/- 2,145 SF per suite).
YARD SIZE	+/- 0.16 Acres
ZONING	MX-H – Allows most commercial and heavy commercial uses.
ACCESS	Direct Access Via Cochiti & Alley Access
SIGNAGE	Building Signage Available
ROLL UP DOORS	2 Drive in Roll up Doors: 10'x10' & 8'x9'6"
POWER	2x200 Amp, 1x 3-Phase
OWNER FINANCING	Owner Financing Considered: 15% Down 6% Interest 20 Year Fully Amortized

Disclaimer: The information contained in this marketing package is believed to be 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. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

JOAQUIN ALINDOGAN

(505) 985-8181

joaquin@gosabsolute.net

ALFREDO BARRENECHEA

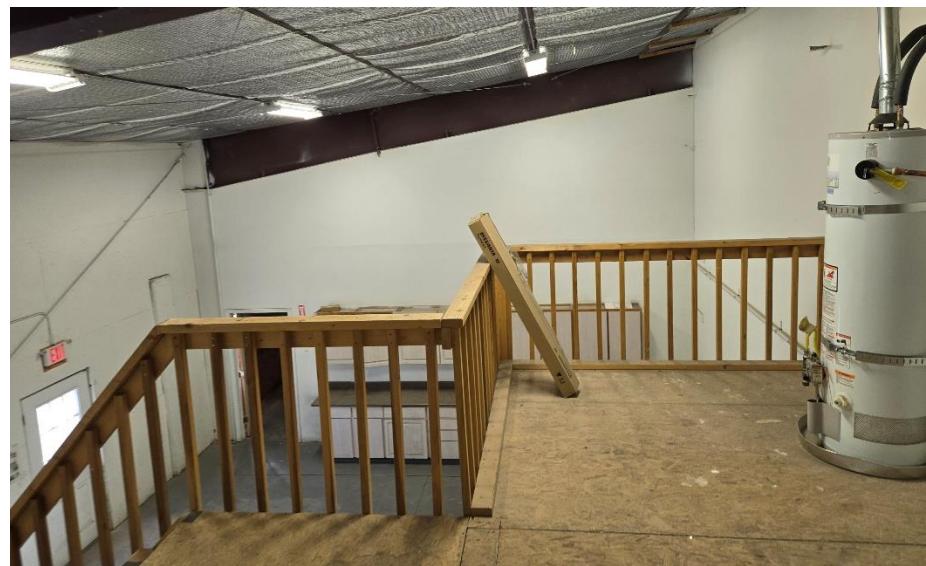
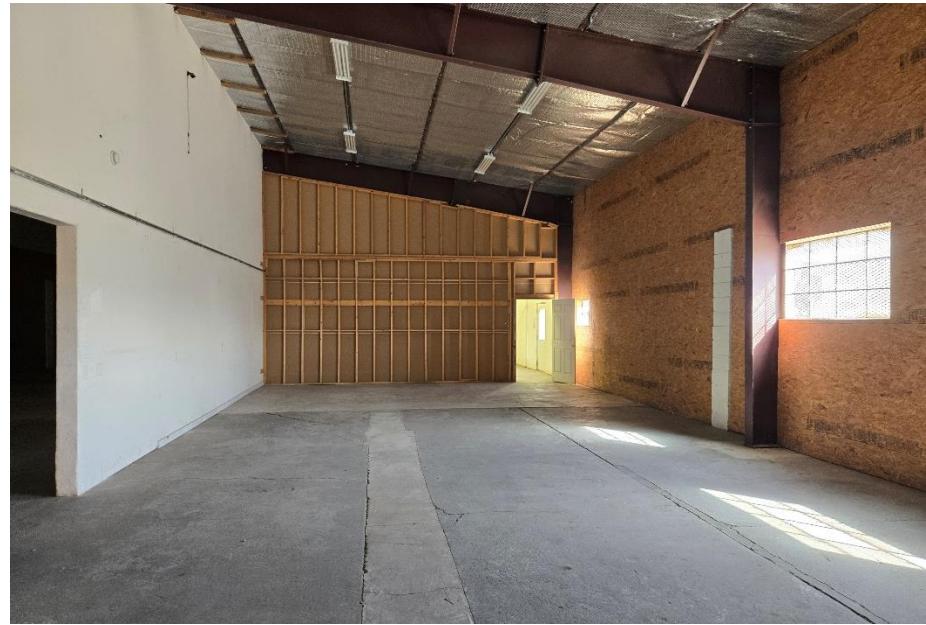
(505) 401-0135

alfredo@gosabsolute.net



131 Madison NE Albuquerque, NM 87108
505-346-6006 info@gosabsolute.net

PROPERTY PHOTOS



SECURE OFFICE / WAREHOUSE WITH YARD

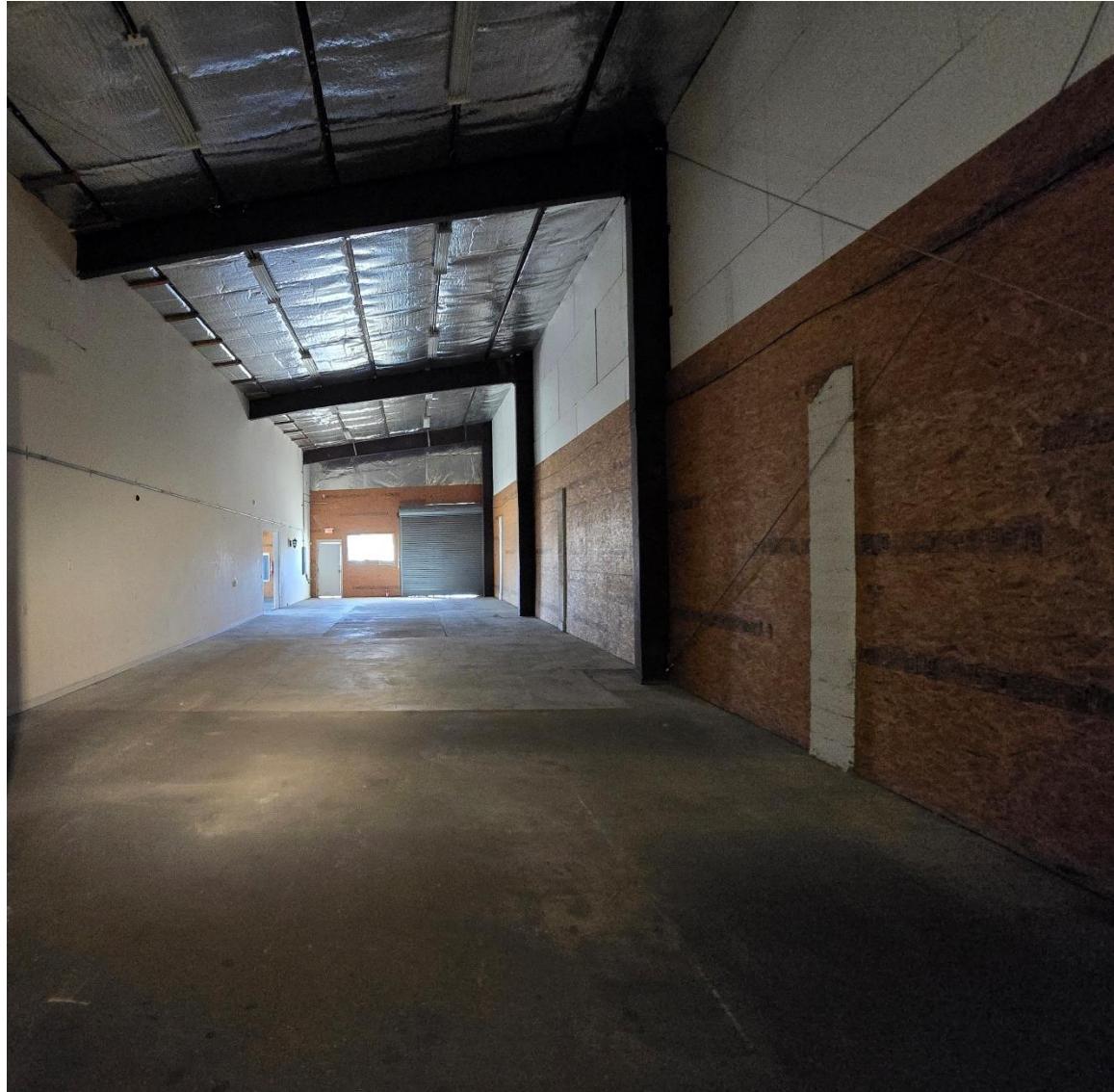
FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@gosabsolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@gosabsolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@gosabsolute.net

PROPERTY PHOTOS



SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

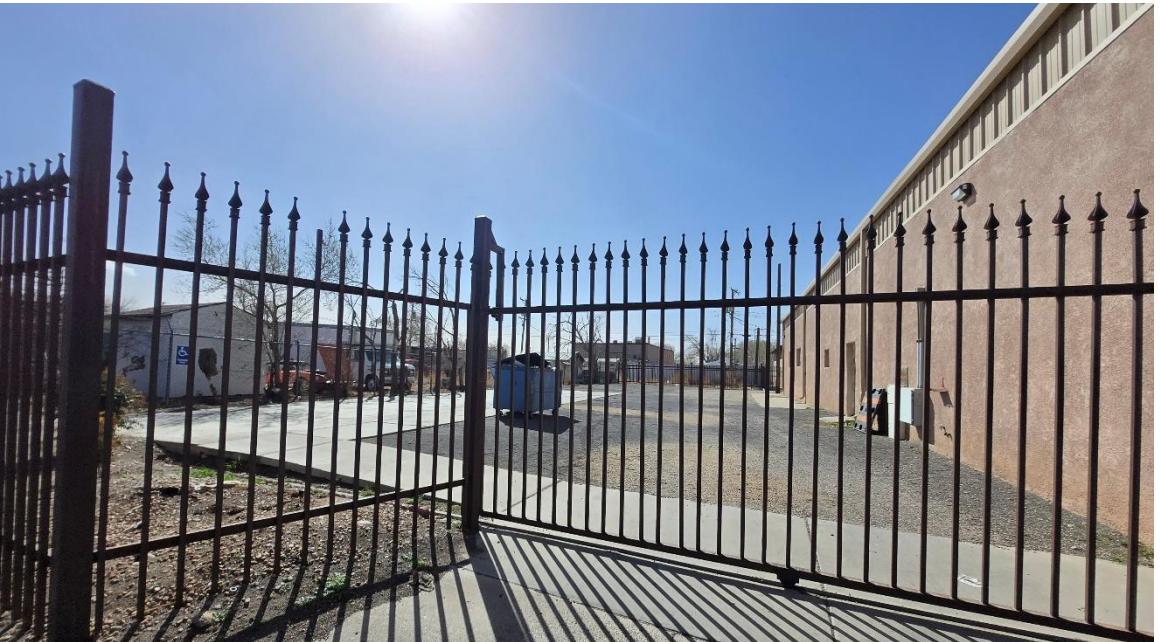
Absolute Investment Realty | 131 Madison Street NE, Suite 200, Albuquerque, NM 87108, Alfredo Barrenechea Qualifying Broker, NM LIC #19300

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@gosabsolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@gosabsolute.net


ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@gosabsolute.net

PROPERTY PHOTOS



SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@gosabsolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@gosabsolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@gosabsolute.net

PROPERTY PHOTOS



SECURE OFFICE / WAREHOUSE WITH YARD

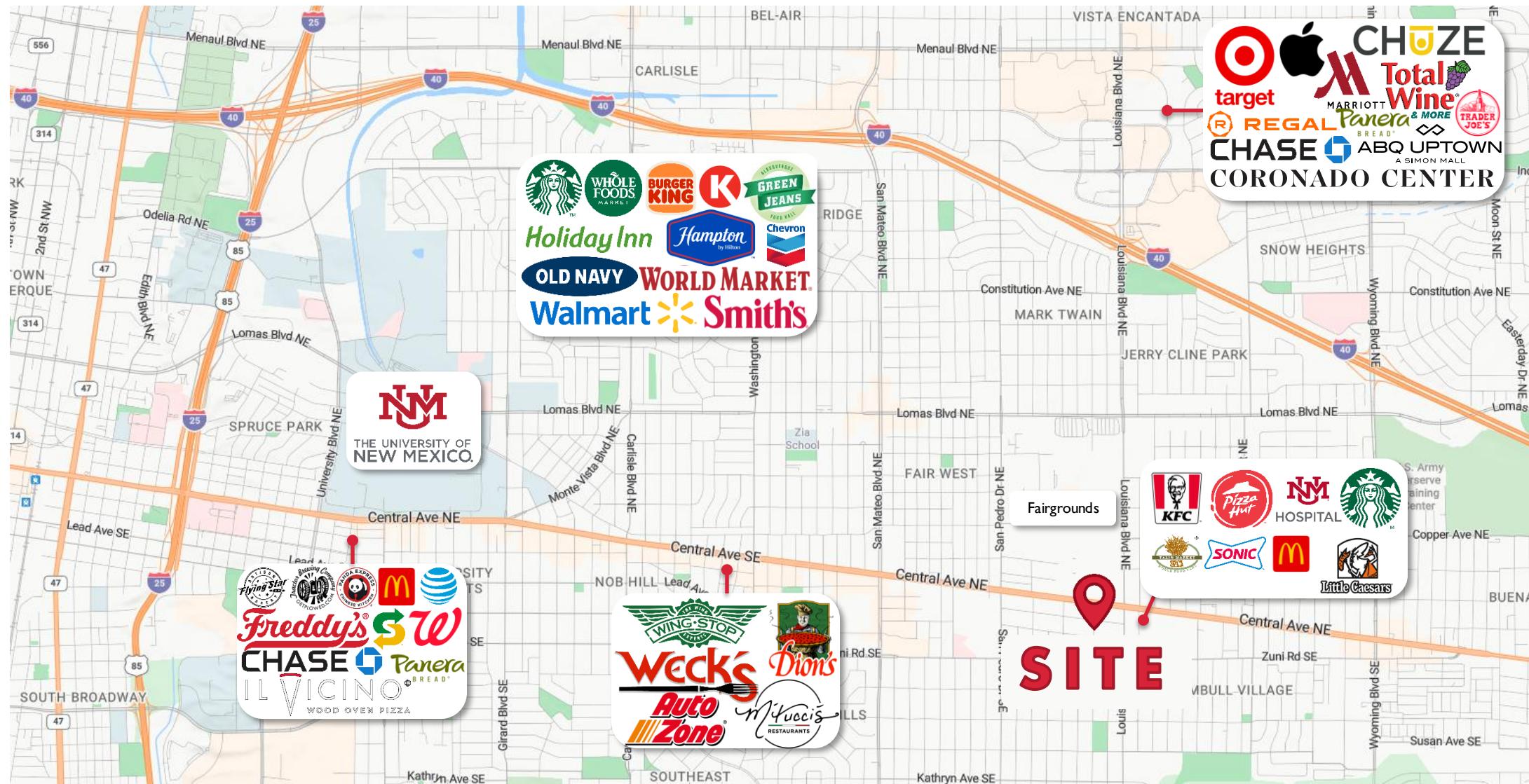
FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

TRADE AREA



SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

SITE CLOSE UP



SECURE OFFICE / WAREHOUSE WITH YARD

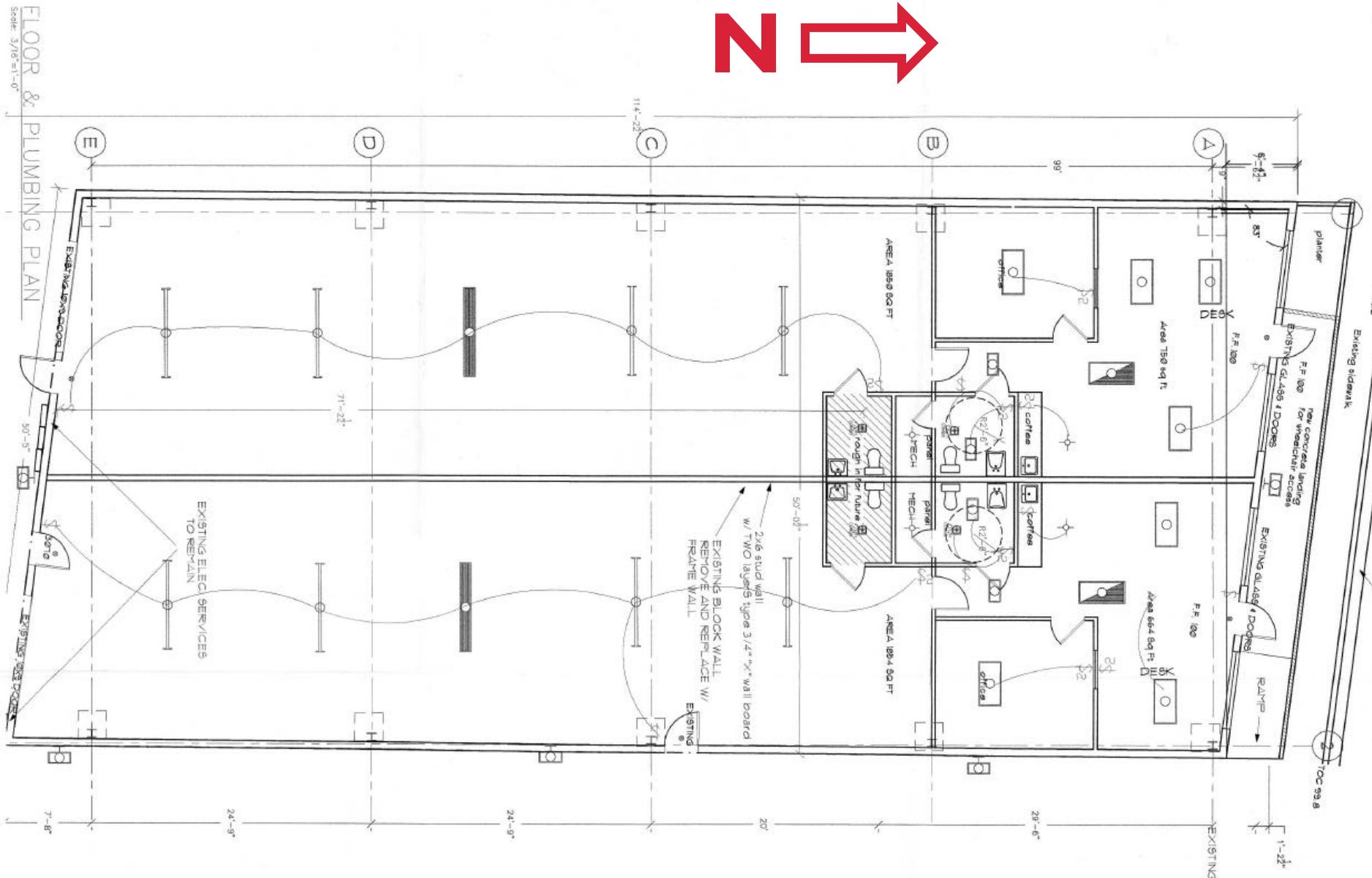
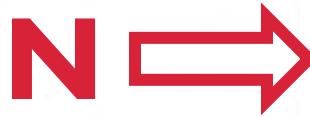
FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@gosabsolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@gosabsolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@gosabsolute.net

FLOORPLAN



SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN

(505) 985-8181

joaquin@go-absolute.net

ALFREDO BARRENECHEA

(505) 401-0135

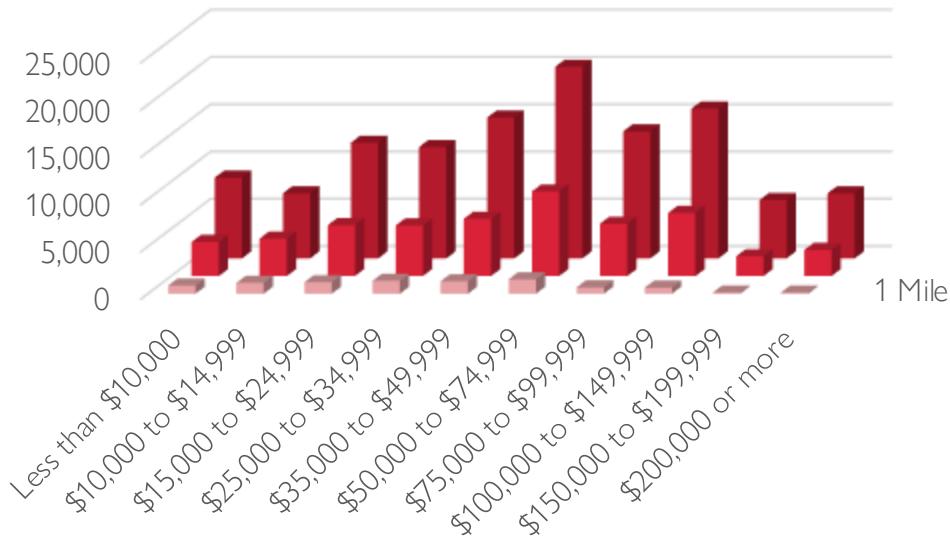
alfredo@go-absolute.net



Demographics

*provided by the Missouri Census Data Center

Household Income



Radius Demographics



Population



Median HH Income



Median Age

1 Mi	21,075	\$38,756	36.7
3 Mi	111,322	\$58,606	38.3
5 Mi	251,146	\$61,821	39.4

Traffic Counts

CENTRAL AVE NE	18,500 VPD
LOUISIANA BLVD SE	17,600 VPD



Secure Office / Warehouse with Yard

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108

JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net


ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

ALBUQUERQUE MSA DEMOGRAPHICS



Population



Growth Since 2020



Median HH Income

924,160

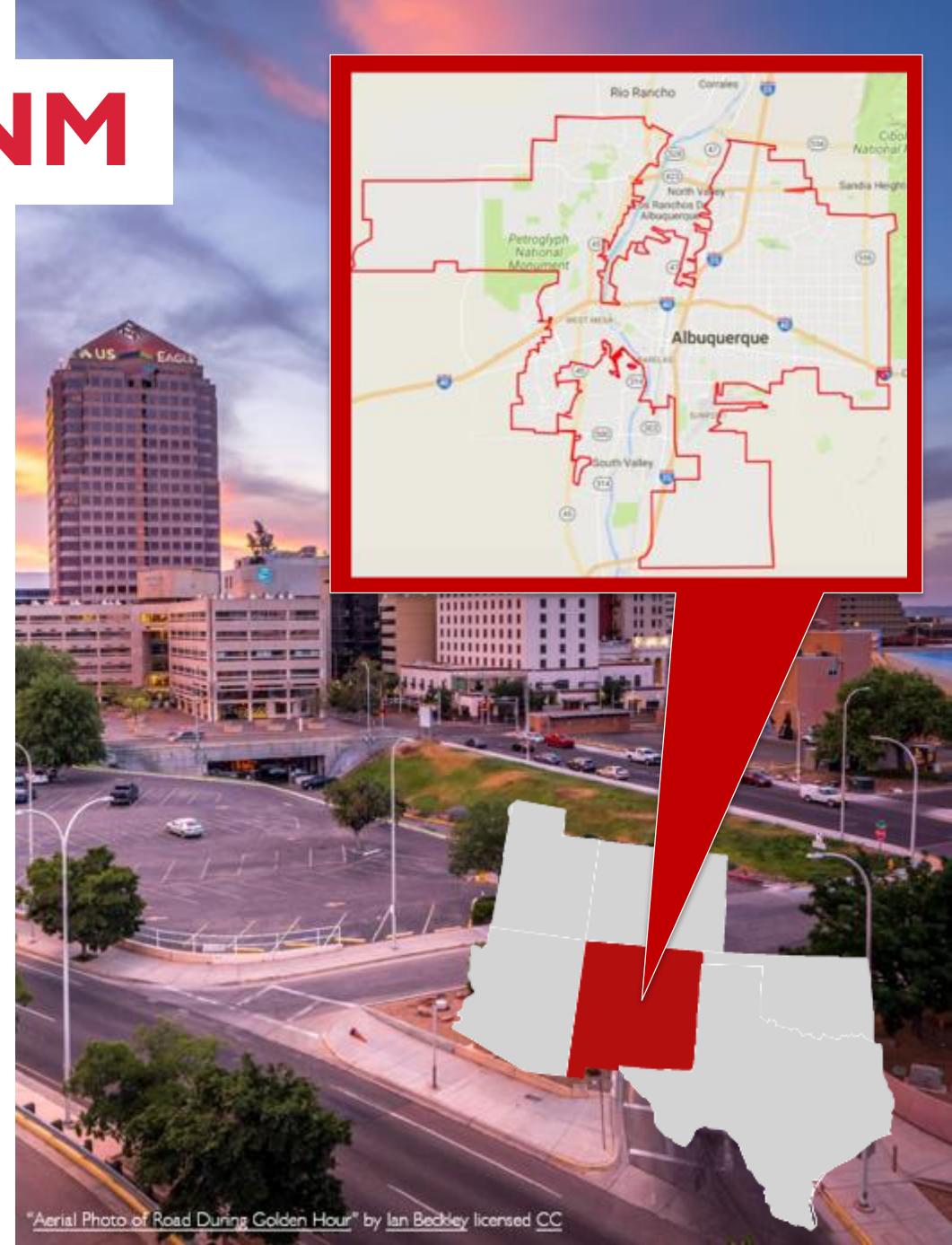
0.99%

\$53,936

2020 Estimates

SECURE OFFICE / WAREHOUSE WITH YARD

FOR LEASE / 6916 COCHITI RD. SE, ABQ NM, 87108



JOAQUIN ALINDOGAN
(505) 985-8181
joaquin@go-absolute.net

ALFREDO BARRENECHEA
(505) 401-0135
alfredo@go-absolute.net

ABSOLUTE
Investment Realty
131 Madison NE Albuquerque, NM 87108
505-346-6006 info@go-absolute.net

BROKERS



ALFREDO BARRENECHEA Qualifying Broker

(505) 401-0135 / alfredo@go-absolute.net

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 16 years as a developer in the commercial real estate industry, landlord Alfredo has worked with nation's top tenants, investors and real estate investment companies. He has a passion for helping clients meet real estate investing goals and excels at closing complicated transactions. He holds an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.

Joaquin Alindogan Associate Broker

(505) 985-8181 / joaquin@go-absolute.net

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.



WAREHOUSE SPACE WITH A YARD!

FOR LEASE / 6916 Cochiti Rd. SE, ABQ NM, 87108