



COMPACT INDUSTRIAL NOB HILL

WEST OF CENTRAL AND SAN MATEO
125 Manzano St NE Albuquerque, NM 87108



**FOR
SALE**

AVAILABLE SPACE
2,384 SF

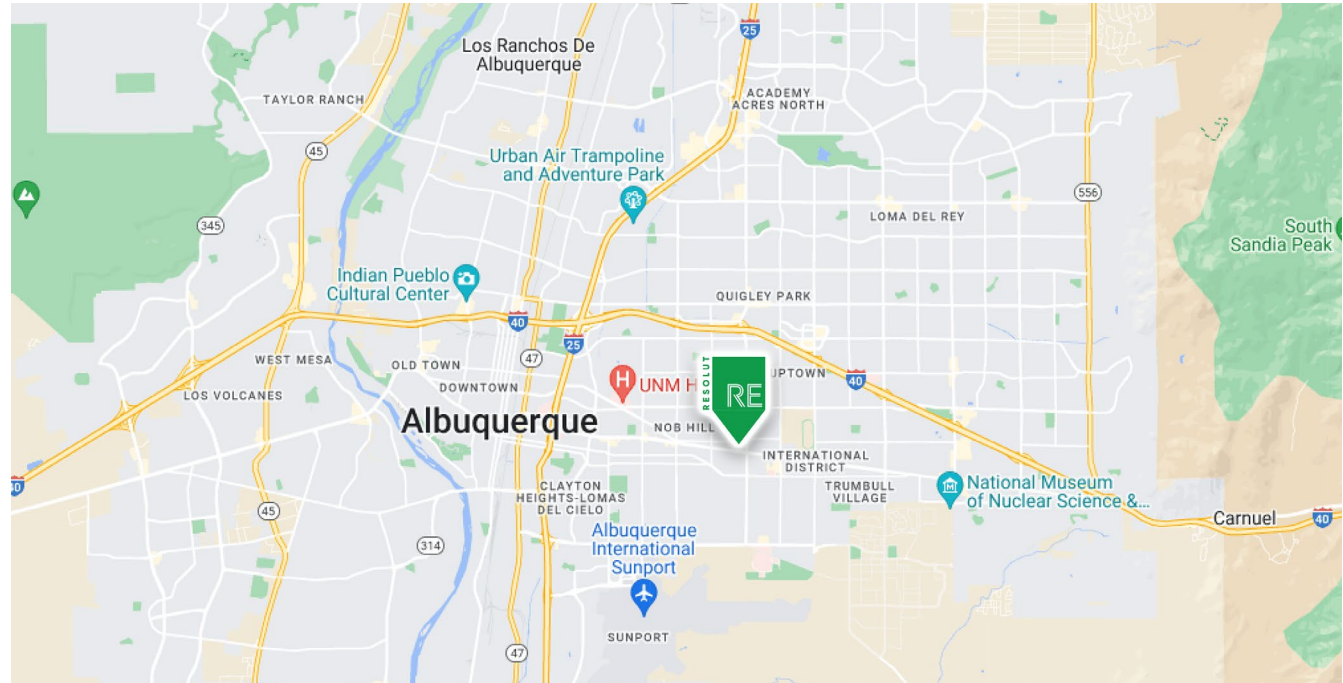
PRICE
\$396,000

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PROPERTY HIGHLIGHTS

- **Rare Owner-User Opportunity:** Hard-to-find small industrial/flex asset in a tight infill market
- **High-Quality Improvements:** Well-maintained building with functional layout and multiple use cases
- **Flexible Configuration:** Office, workshop, warehouse, and storage components all in one asset
- **Pull Garage Bays:** Ideal for automotive, contractor, or service-based users
- **Secure Fenced Yard:** Supports equipment storage, fleet parking, or outdoor operations
- **Turnkey Contractor Facility:** Front office + back-of-house functionality already in place
- **Live/Work Potential:** Layout supports hybrid residential/business use
- **Infill Location Near Nob Hill:** Strong demand area with excellent accessibility
- **Low Total Basis Entry Point:** Ideal for owner-users looking to control occupancy costs



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



109,950
POPULATION
3-MILE RADIUS



\$77,907.00
AVG HH INCOME
3-MILE RADIUS



117,975
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central: 16,131 VPD
San Mateo: 27,284 VPD
(Sites USA 2025)

PROPERTY OVERVIEW

125 Manzano St NE presents a rare opportunity to acquire a high-quality, small-format industrial/flex asset in one of Albuquerque's most desirable infill submarkets. The ±2,384 SF property is thoughtfully configured with a combination of functional office space, multiple garage bays, workshop areas, and secure yard, allowing for a wide range of owner-user or investment applications.

Originally utilized as an auto-related facility, the property has been well maintained and offers a turnkey layout for contractors, service users, automotive operators, or live/work configurations. The inclusion of two garage spaces, dedicated work areas, and a fenced yard provides operational flexibility that is increasingly difficult to find at this scale and price point.

At \$396,000, this asset represents a compelling value relative to replacement cost and current market pricing, particularly for users seeking a high-functioning building without the capital intensity of larger industrial acquisitions.

LOCATION OVERVIEW

Strategically located in the University submarket on the edge of Nob Hill, the property benefits from immediate access to Central Avenue, San Mateo Blvd, and key east-west corridors, providing strong connectivity throughout Albuquerque.

The surrounding area is a high-demand infill trade area characterized by a mix of retail, residential, and light industrial uses, with national retailers and daily-needs amenities nearby. This central location supports both business visibility and workforce accessibility, while the property itself sits on a quieter street, allowing for practical day-to-day operations without heavy congestion.

With over 248,000 people within a 5-mile radius and strong household density, the location also supports long-term flexibility for a variety of uses.

**PROPERTY OVERVIEW**

Sale Price:	\$396,000
Available SF:	2,384 SF
Zoning:	MX-M
Submarket:	Nob Hill

