



# 314 El Pueblo Rd NW

Los Ranchos De Albuquerque, NM 87114



## FOR LEASE



PRIME RETAIL/OFFICE  
 PROPERTY IN LOS RANCHOS



SUITE A - 4,200 SF  
 TURNKEY CLASS A OFFICE/  
 RETAIL SPACE  
 (\$17 PSF MODIFIED GROSS)



322 EL PUEBLO -  
 0.48 ACRE (20,908 SF)  
 COMMERCIAL LOT (\$1 PSF)

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## OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

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BERKSHIRE HATHAWAY  
NM COMMERCIAL REAL ESTATE

## PROPERTY HIGHLIGHTS:

- » A turnkey 4,200 SF Class A office/retail space
- » A customizable 4,200 SF shell space
- » A 0.48-acre commercial lot at 322 El Pueblo, ideal for additional parking or storage
- » A shared dock well available for all tenants
- » A prominent monument signs



## PROPERTY DESCRIPTION:

Located at the highly visible hard corner of El Pueblo and Fourth Street, 314 El Pueblo offers an exceptional commercial opportunity in **North I-25's thriving corridor**. With a 5-mile population of over 192,000 and an average household income of \$94,284, this property provides businesses with excellent exposure and accessibility. The property features a **prominent monument sign**, offering tenants branding visibility to over **22,000 passing vehicles daily**. Available offerings include a **turnkey 4,200 SF Class A office/retail space**, a **customizable 4,200 SF shell space**, and a **0.48-acre commercial lot** at 322 El Pueblo, ideal for **additional parking or storage**.

# EXECUTIVE SUMMARY

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## OFFERING DETAILS:

**ADDRESS:** 314 El Pueblo Rd NW, Los Ranchos De, Albuquerque, NM 87114

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**SUITE A:** **4,200 SF Turnkey Class A Office/Retail Space (\$17 PSF Modified Gross)**

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**SUITE A  
KEY HIGHLIGHTS:**

- Fully built-out, move-in ready space
  - 5 spacious offices
  - Open collaboration space
  - Conference room
  - Large open work area + back work/storage area
  - 2 restrooms
  - Dedicated, gated, and paved parking on the south side of the building
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**322 EL PUEBLO (LAND):** **322 El Pueblo - 0.48 Acre (20,908 SF) Commercial Lot (\$1 PSF)**

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**322 EL PUEBLO (LAND  
KEY HIGHLIGHTS:**

Zoned commercial  
Can be leased separately or combined with existing suites  
Ideal for extra parking, storage, or various business uses

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**KEY DEMOGRAPHICS  
(2024 PROJECTIONS -  
5-MILE RADIUS):**

- **Population: 192,082**
- **Households: 81,097**
- **Average Household Income: \$94,284**
- **Average Daily Traffic Count: 22,903**

# SUITE A - FLOOR PLAN OVERLAY

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# SUITE A - FLOOR PLAN

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# SUITE A

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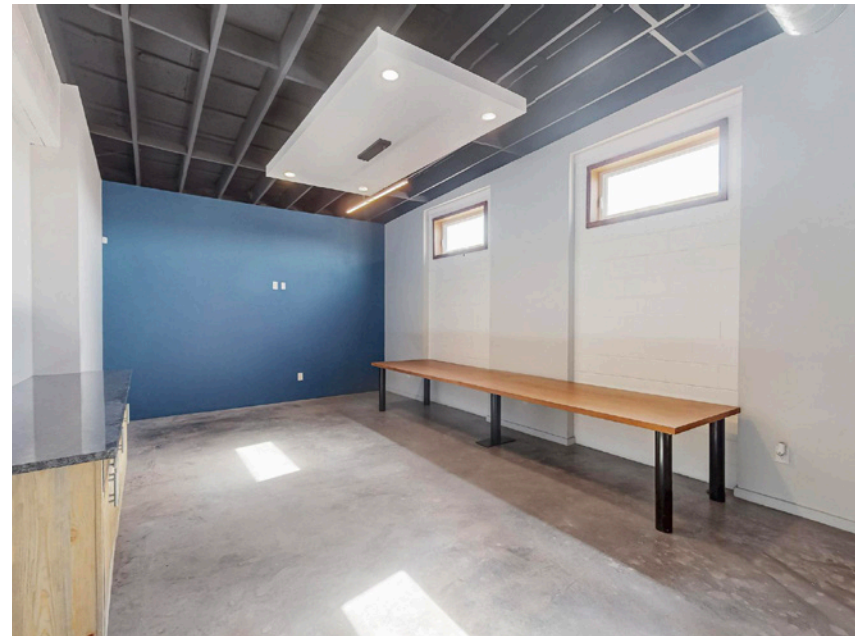


# SUITE A (Continued)

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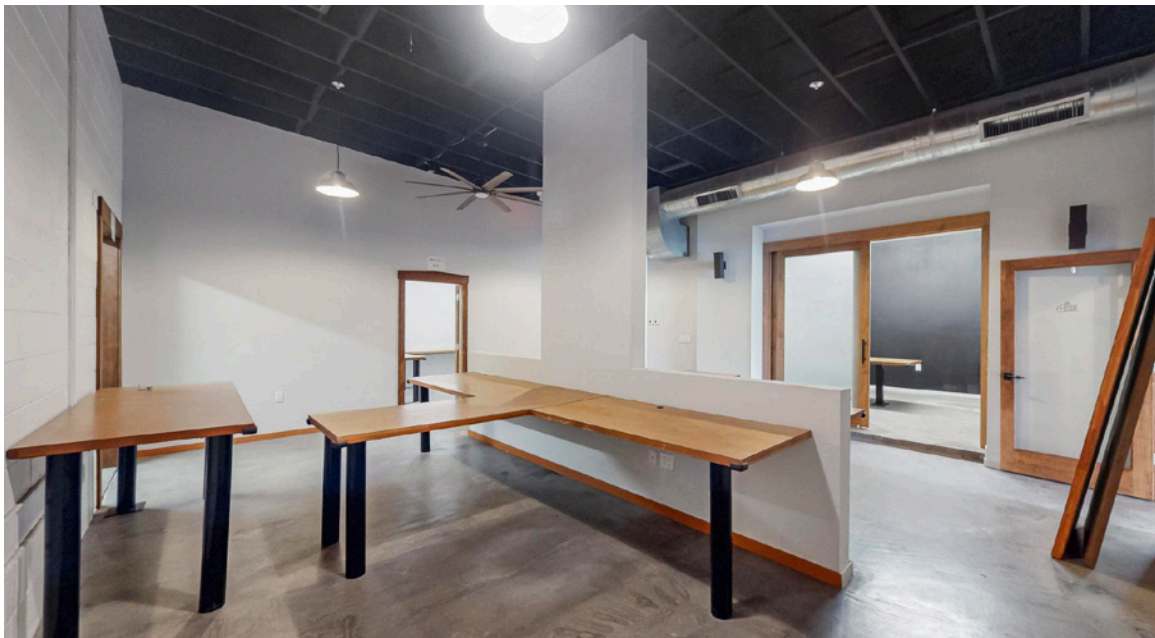


# SUITE A (Continued)

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# 322 EL PUEBLO - LAND

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