

PROFESSIONAL CENTER AT PRESIDENTIAL PLAZA



6500 Jefferson Street NE
Albuquerque, NM 87109



IZAELA SANCHEZ

Leasing Specialist

(714) 340-7849 | EXT 1

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BLUE SANDS
MANAGEMENT

PLAZA INFORMATION

PROFESSIONAL CENTER AT PRESIDENTIAL PLAZA

Position your business for credibility, visibility, and growth in this well-maintained professional building ideally located off Jefferson and Osuna with quick, convenient access to I-25. Easy freeway access makes it simple for both clients and staff to reach you, an essential advantage for any growing operation.

Join an established tenant mix including UNM Center for Life, Edward Jones, Lasik Plus, and Sorenson Communications, creating a strong professional environment.

The building offers secured access and a polished, professional setting ideal for medical, wellness, laboratory, blood draw, IV therapy, or other service-based businesses seeking a reputable address.

Opportunities in high-quality professional buildings with this location and tenant synergy do not last. If you're ready to elevate your business, now is the time to act.

For additional details or to schedule a tour, please contact **Izabela Sanchez at Blue Sands Management** by emailing IzabelaSanchez@BlueSandsManagement.com or calling **(714) 340-7849 EXT 1**.



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SUITE INFORMATION

Sq Ft:	1,419 (Approx.)
Rental Rate Year:	Negotiable
Space Use:	Office/Medical
Lease Terms:	Negotiable



6500 JEFFERSON STREET NE SUITE 240

Secure your place in a professional, well-maintained building with controlled access and a reputation that builds client confidence. Ideal for medical, wellness, lab, blood draw, IV therapy, or other service-based businesses, this flexible suite can be customized to fit your exact needs. Opportunities like this move fast, position your business for success today. For additional details or to schedule a tour, please **contact Izaela Sanchez at Blue Sands Management by emailing IzaelaSanchez@BlueSandsManagement.com or calling (714) 340-7849 EXT 1.**



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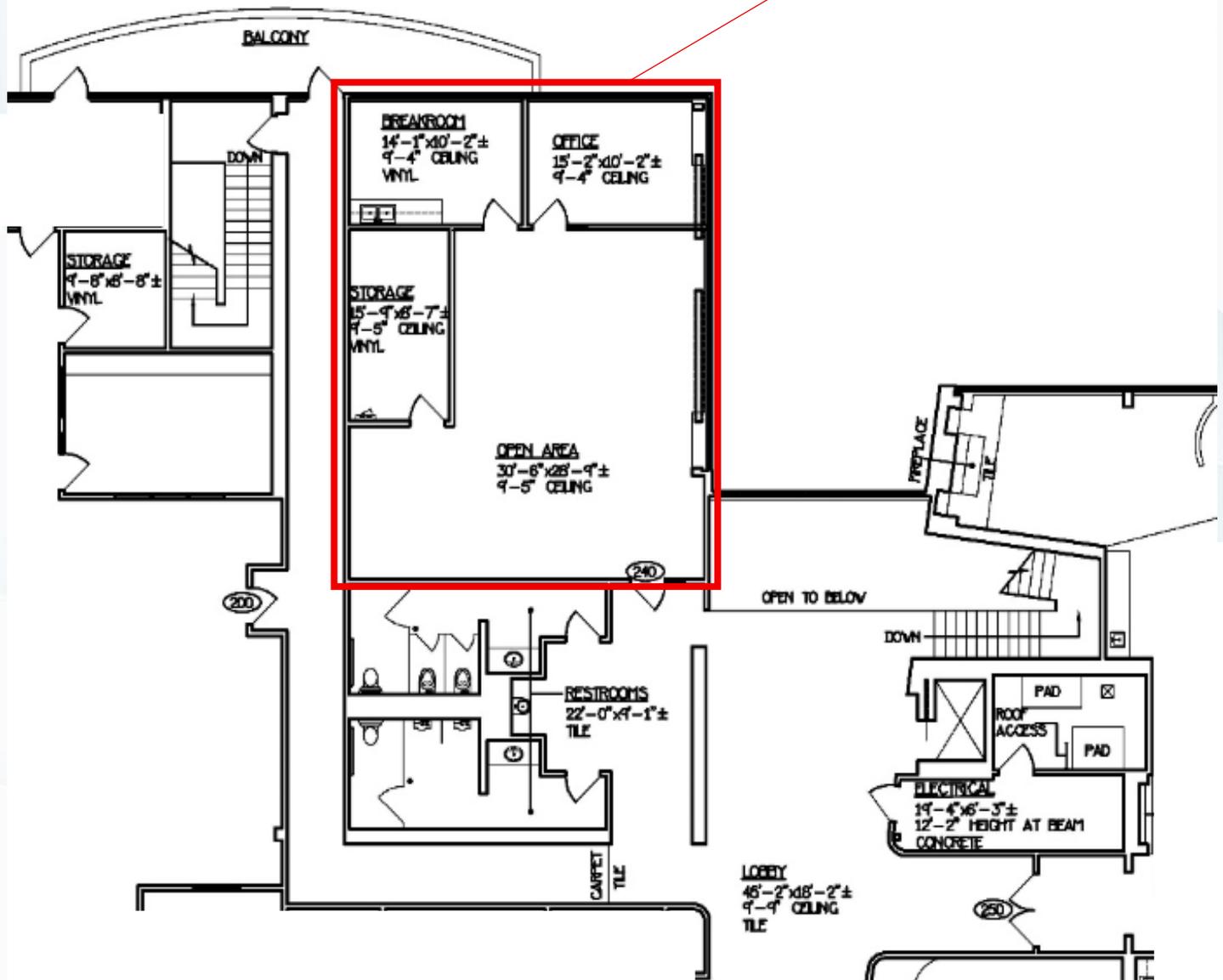
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SUITE FLOOR PLAN

6500 Jefferson Street NE, Suite 240
Approx. 1,419 sf



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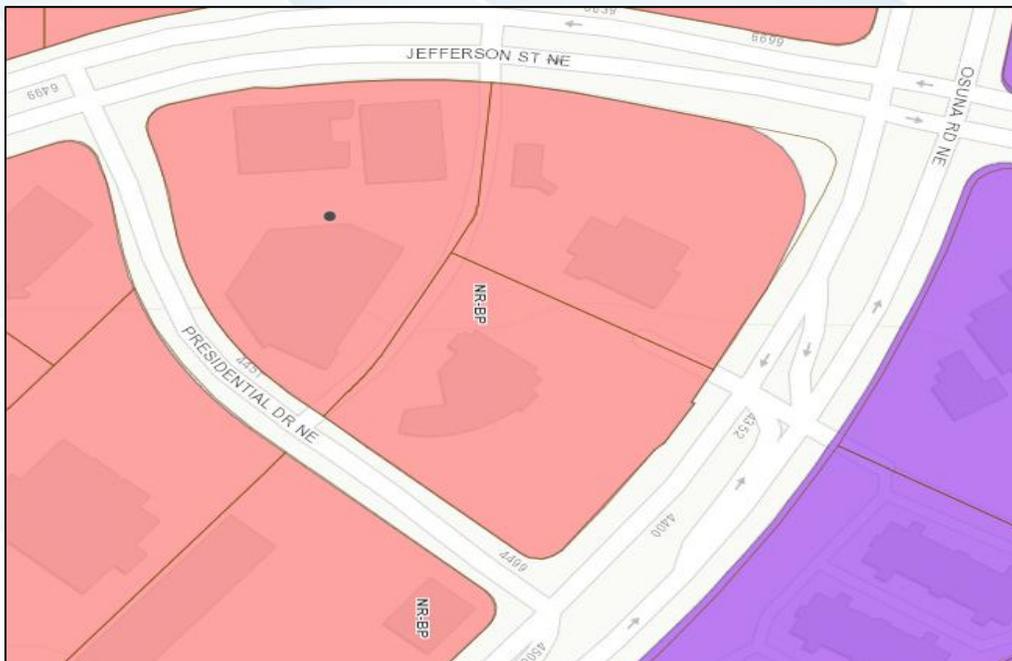
**BLUE SANDS
MANAGEMENT**

ZONING INFORMATION

PROFESSIONAL CENTER AT PRESIDENTIAL PLAZA

Zoning: NR-BP

Commercial Zones List of Permitted Uses



*The zoning information and prohibited uses are being provided as a courtesy. While we strive to ensure the accuracy of this information, it is highly recommended that all potential tenants independently verify zoning details, permitted uses, and any other relevant regulations with the local authorities or appropriate governing bodies prior to proceeding with a lease agreement. The property owner and management make no representations or warranties regarding the accuracy or completeness of this information and shall not be held liable for any discrepancies or omissions.



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DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
Population			
2020 Population	38,485	219,615	650,878
2024 Population	39,785	220,946	655,186
2029 Population Projection	39,935	220,734	660,033
Annual Growth 2020-2024	0.8%	0.2%	0.2%
Annual Growth 2024-2029	0.1%	0.0%	0.1%
Households			
2020 Households	18,056	98,816	274,509
2024 Households	18,561	99,486	275,925
2029 Household Projection	18,612	99,397	277,699
Annual Growth 2020-2024	1.2%	0.7%	0.6%
Annual Growth 2024-2029	0.1%	0.0%	0.1%
Avg Household Size	2.10	2.10	2.30
Avg Household Vehicles	2.00	2.00	2.00
Households By Income			
< \$25,000	4,184	18,723	53,688
\$25,000 - 50,000	4,822	20,980	57,218
\$50,000 - 75,000	3,284	16,825	45,915
\$75,000 - 100,000	1,606	10,717	31,580
\$100,000 - 125,000	1,387	8,728	27,565
\$125,000 - 150,000	1,115	6,955	19,003
\$150,000 - 200,000	1,272	7,228	18,883
\$200,000+	891	9,333	22,074
Avg Household Income	\$74,724	\$91,602	\$88,159
Median Household Income	\$51,520	\$63,700	\$63,001

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Presidential Drive Northeast	Presidential Drive Northeast NE	328	2023	0.05 mi
Jefferson Street Northeast	Osuna Road Northeast NW	10,412	2023	0.05 mi
Osuna Road Northeast	Jefferson Street Northeast E	10,412	2023	0.11 mi
Osuna Road Northeast	Jefferson Street Northeast W	25,671	2023	0.11 mi
Jefferson Street Northeast	Jefferson Plaza Northeast S	10,412	2023	0.11 mi
Jefferson Street Northeast	Jefferson Street Northeast NW	20,994	2023	0.11 mi
Jefferson Street Northeast	Osuna Road Northeast S	20,994	2023	0.13 mi
Osuna Rd NE	Jefferson St NE E	28,886	2025	0.14 mi
Osuna Rd NE	Pan American West Svc Rd NE SE	32,726	2025	0.14 mi
Osuna Road Northeast	Osuna Rd NE E	22,944	2025	0.15 mi

*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



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PROPERTY PHOTOS



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