

FOR LEASE

Professional Office Suites

**IN THE HEART
OF DOWNTOWN**

320 Gold Ave. SW
Albuquerque, NM 87102

RECENTLY IMPROVED

- New Wifi-enabled shared conference room
- Newly-renovated lobby
- Updated common areas
- Refillable water stations
- Mechanical upgrades:
 - New chiller
 - New cooling tower
 - Two new boilers



Visit Our YouTube Channel
to View this Property Video



3 MONTHS FREE RENT!
WITH A 3-YEAR LEASE

Limited time offer, see Advisors for details.

NAISunVista

got space™

Danaë Fernández
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505 604 8766

Micah Gray
micah@sunvista.com
505 338 9878

For Lease

PROFESSIONAL DOWNTOWN OFFICE SUITES

320 Gold Ave. SW | Albuquerque, NM 87102



HIGHLIGHTS

LEASE RATE

- \$17.50 - \$18.50/SF Full Service

AVAILABLE

- Individual Suites:
±438 to ±7,438 RSF
- Full-Floor Suite:
±7,438 RSF
- Total Space Available:
±23,838 RSF

PROPERTY HIGHLIGHTS

- Private, on-site parking garage with ample spaces
- Daytime security:
6:30 AM – 6:30 PM
- Nighttime security:
6:00 PM – 6:00 AM
- Security on call 24/7
- Updated common areas
- Fiber connectivity with Comcast, Lumen and UPN
- Shared conference room with wifi
- On-site cafe and banking
- Fabulous mountain views
- Near bus stop, Railrunner and Amtrak station
- APD substation nearby

IDO ZONING MX-FD-UD

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DOWNTOWN ALBUQUERQUE



NAISunVista

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Newly-Renovated Lobby



BUILDING AMENITIES

Shared Conference Room



On-Site Café



Updated Common Area

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Albuquerque's downtown is a vibrant community of entrepreneurs, artists, families and local businesses that collectively create a thriving central district. At the intersection of Route 66, the Atchison Topeka & Santa Fe Railroad, Pueblo Indian trade routes, and El Camino Real. It is the cultural crossroads of the southwest, and remains the employment, transportation, and tourism hub for all of New Mexico.

DOWNTOWN UPGRADE

Downtown is in the midst of a major multimillion-dollar revitalization. Several key catalytic projects, such as the Rail Trail and Rail Yards, will be magnets for economic investment and innovation.

\$29M

City Commitment
for Revitalization
Projects Downtown

\$36M

Investment for
Rail Trail
(See the next page)



\$94M

Total (Committed and
Pending) Non-City Public
and Private Funding



Downtown Housing

There are currently more than 1,500 housing units in Downtown Albuquerque. **The Downtowner**, a \$50 million public-private project, will bring 166 additional housing units. Several housing projects that will increase the number of residents downtown are currently in the works. They include:

- **Springer Square:**
Up to 70 housing units
- **Palindrome Townhomes:**
14 units
- **Villa Agave:**
15 apartments

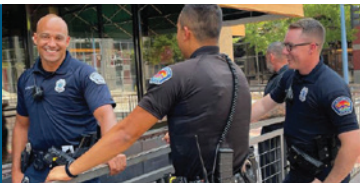
**THERE'S BEEN A
60%
Increase in Downtown
Residential Population**
(Since October 2000)



A Cultural and Entertainment Hub

Downtown is a leader in the creative economy providing numerous cultural experiences, including public art and historic building walking tours; and a wealth of food selections, micro-breweries and distilleries.

Downtown: A Safe Environment



The new APD Public Safety Center at Central & 4th is a valuable addition to Downtown Albuquerque. This facility, along with both foot and bike patrols, will provide a consistent street-level presence of security in the downtown core. Officers will be present downtown during work and entertainment hours.

Information Source: City of Albuquerque Downtown Forward Report 2022



An ABQ Landmark Since 1961

320 Gold Ave. NW was constructed from 1959 to 1961. Designed by local architect Willard C. Kruger, the 14-story building surpassed the Simms Building across the street to become the tallest in New Mexico until 1963. The 14th floor housed the private Petroleum Club, while the Bank of New Mexico had its headquarters on the ground floor. The building was given a \$5 million remodeling in 1986, which included major mechanical work as well as replacing the original curtain walls with the current black tinted glass. The building is currently undergoing significant upgrades and capital improvements.

WALK SCORE

96

Walker's Paradise
Daily errands do not
require a car.

TRANSIT SCORE

54

Good Transit
Many nearby public
transportation options.

BIKE SCORE

91

Biker's Paradise
Biking is convenient
for most trips.

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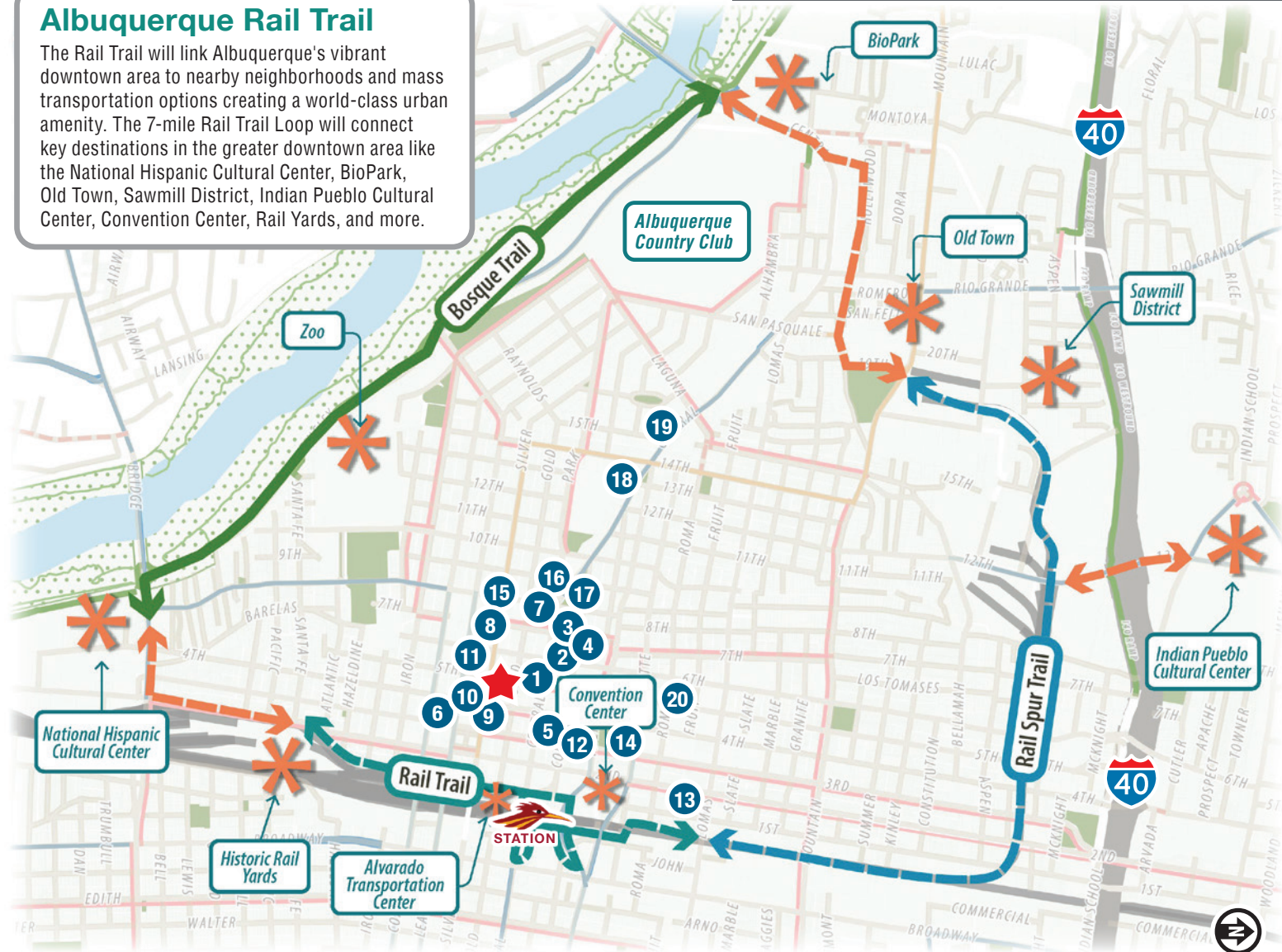
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LEGEND

- ★ **320 Gold Ave. NW**
- 1 APD Public Safety Center
- 2 Kimo Theater
- 3 505 Central Food Hall
- 4 Humble Coffee
- 5 Hotel Andaluz
- 6 Zendo Coffee
- 7 Curious Toast Café
- 8 Cecilia's Café
- 9 Le Troquet
- 10 Don Sushi
- 11 Boese Brothers Brewing
- 12 Sports & Wellness
- 13 Fusion Theater
- 14 Civic Plaza
- 15 ABQ Fire Rescue Station 1
- 16 Tunnel Springs Café & Market
- 17 Downtown Growers Market
- 18 Dog House Drive In
- 19 Vinaigrette
- 20 Courthouses

Albuquerque Rail Trail

The Rail Trail will link Albuquerque's vibrant downtown area to nearby neighborhoods and mass transportation options creating a world-class urban amenity. The 7-mile Rail Trail Loop will connect key destinations in the greater downtown area like the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Rail Yards, and more.



DOWNTOWN AMENITIES

For Lease




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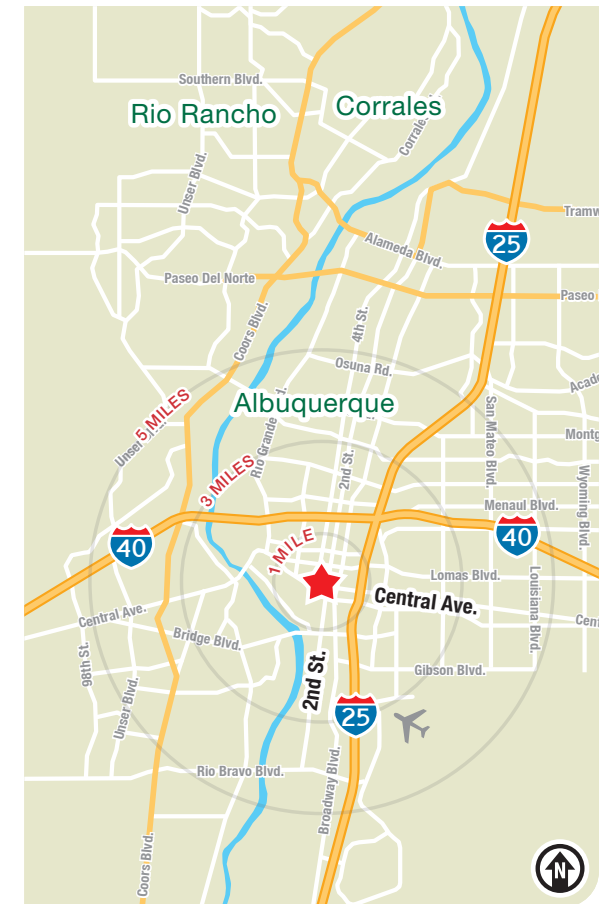
DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2024		2024		2024	
Population	13,522		87,931		230,739	
Households	7,390		40,675		101,899	
Families	2,061		17,724		50,390	
Average Household Size	1.70		2.06		2.21	
Owner Occupied Housing Units	2,343		20,675		56,199	
Renter Occupied Housing Units	5,047		20,000		45,700	
Median Age	36.5		37.4		38.6	
Trends: 2024-2029 Annual Rate	State		State		State	
Population	0.22%		0.22%		0.22%	
Households	0.64%		0.64%		0.64%	
Families	0.37%		0.37%		0.37%	
Owner HHs	1.13%		1.13%		1.13%	
Median Household Income	3.49%		3.49%		3.49%	
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,545	20.9%	5,557	13.7%	14,103	13.8%
\$15,000 - \$24,999	1,072	14.5%	4,945	12.2%	12,188	12.0%
\$25,000 - \$34,999	898	12.2%	4,086	10.0%	10,128	9.9%
\$35,000 - \$49,999	971	13.1%	4,945	12.2%	13,164	12.9%
\$50,000 - \$74,999	977	13.2%	6,066	14.9%	15,806	15.5%
\$75,000 - \$99,999	741	10.0%	5,042	12.4%	12,876	12.6%
\$100,000 - \$149,999	688	9.3%	5,390	13.3%	13,382	13.1%
\$150,000 - \$199,999	197	2.7%	1,902	4.7%	4,947	4.9%
\$200,000+	300	4.1%	2,742	6.7%	5,304	5.2%
Median Household Income	\$37,114		\$52,381		\$51,514	
Average Household Income	\$61,790		\$79,885		\$75,645	
Per Capita Income	\$33,700		\$37,303		\$33,489	

DEMOGRAPHICS

Demo Snapshot	1 mile	3 mile	5 mile
 Total Population	13,522	87,931	230,739
 Average HH Income	\$61,790	\$79,885	\$75,645
 Daytime Employment	40,667	100,283	187,955

2024 Forecasted by Esri



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AVAILABLE SPACE

3rd FLOOR

Suite 301	±4,043 RSF
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6th FLOOR

Full Floor	±7,438 RSF
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9th FLOOR

Suite 912	±438 RSF
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Suite 919	±515 RSF
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Total	±953 RSF
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10th FLOOR

Suite 1000	±2,609 RSF
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Suite 1001	±2,887 RSF
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Total	±5,496 RSF
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12th FLOOR

Suite 1200	±2,492 RSF
------------	------------

14th FLOOR

Suite 1400	±3,416 RSF
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Total Available SF: ±23,838 RSF



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3RD FLOOR



AVAILABLE

Suite 301

±4,043 RSF

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6TH FLOOR



AVAILABLE

Full Floor

±7,438 RSF

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9TH FLOOR



AVAILABLE

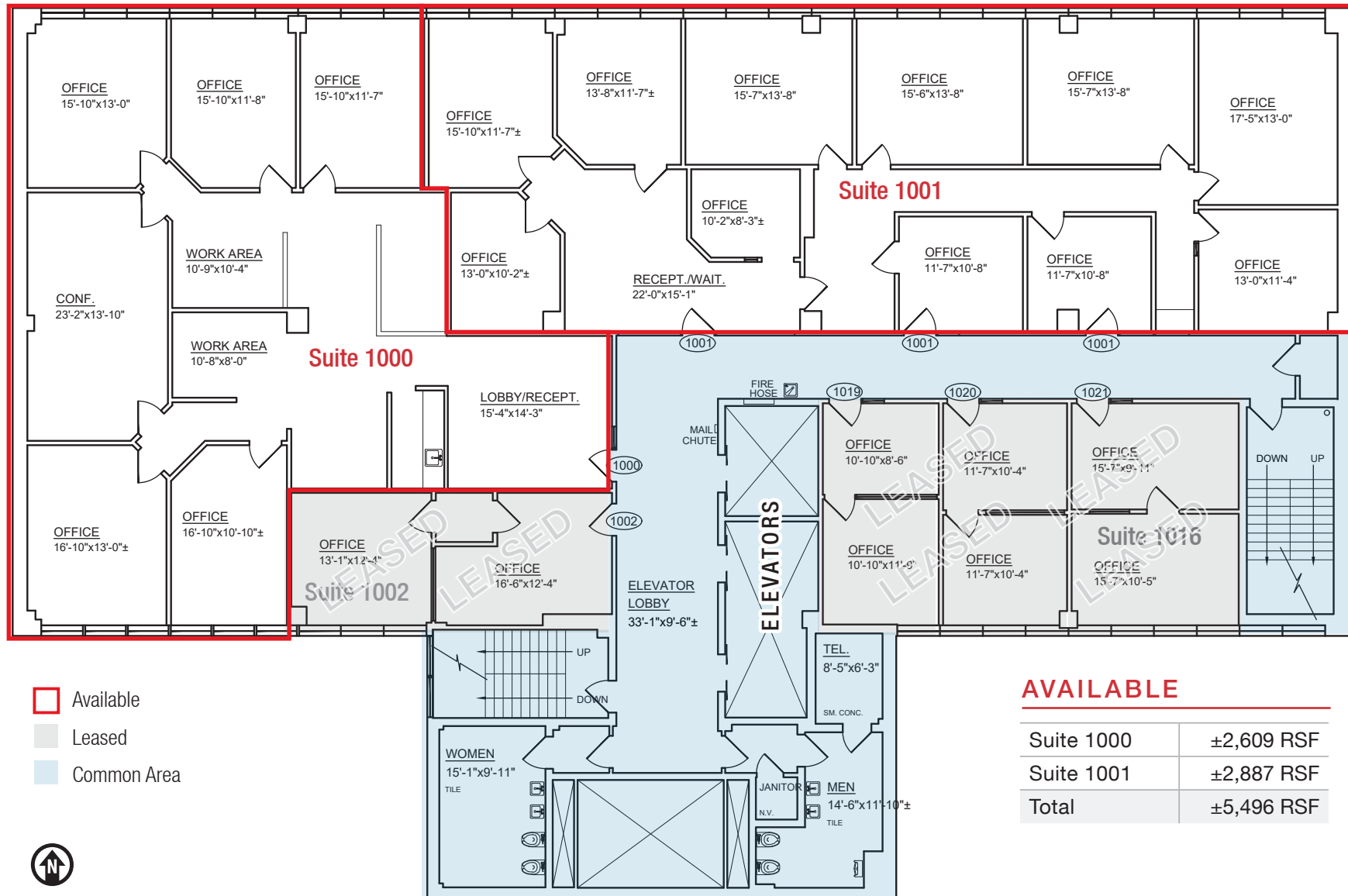
Suite 912	±438 RSF
Suite 919	±515 RSF
Total	±953 RSF

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10TH FLOOR



AVAILABLE

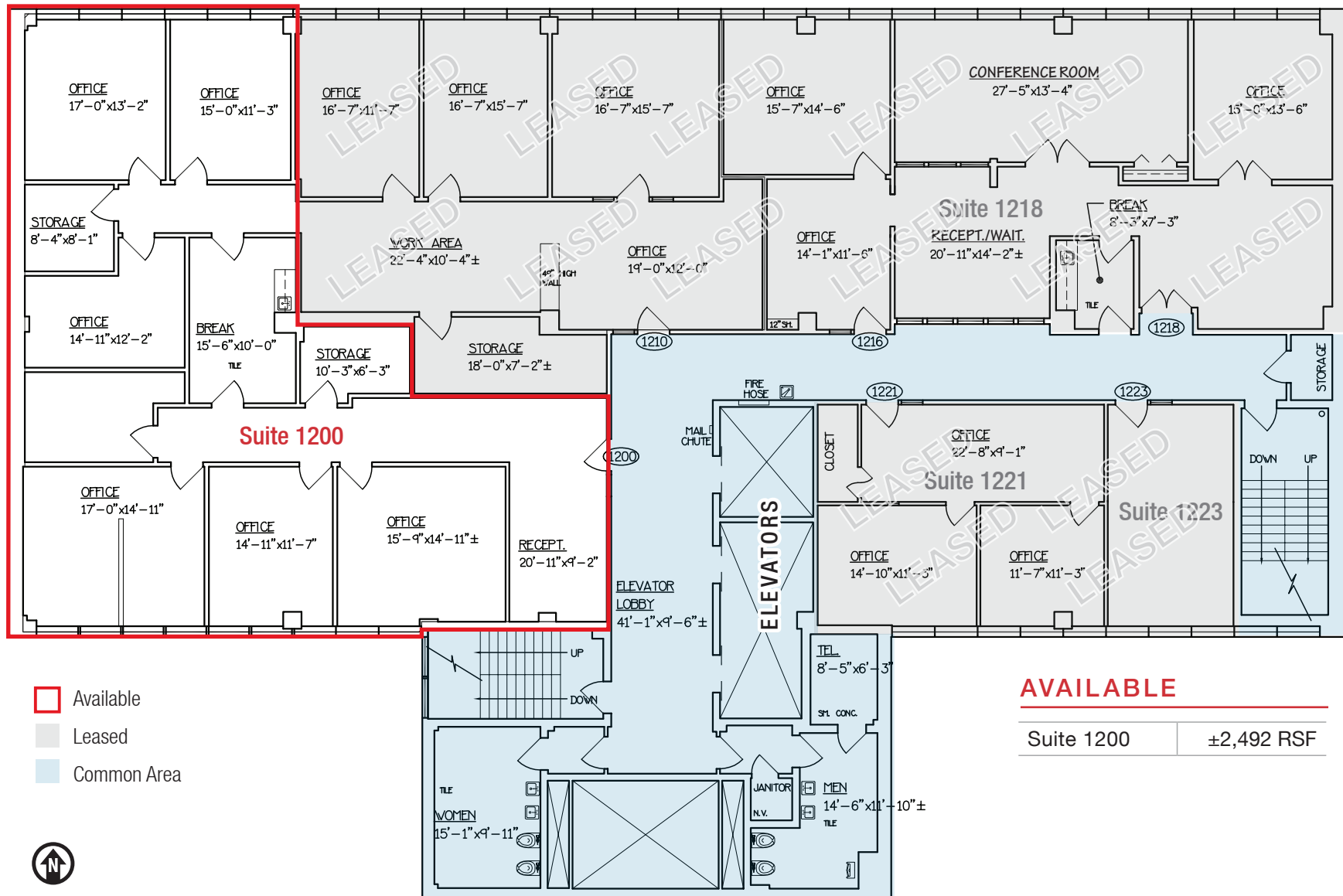
Suite 1000	±2,609 RSF
Suite 1001	±2,887 RSF
Total	±5,496 RSF

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12TH FLOOR



- Available
- Leased
- Common Area



AVAILABLE

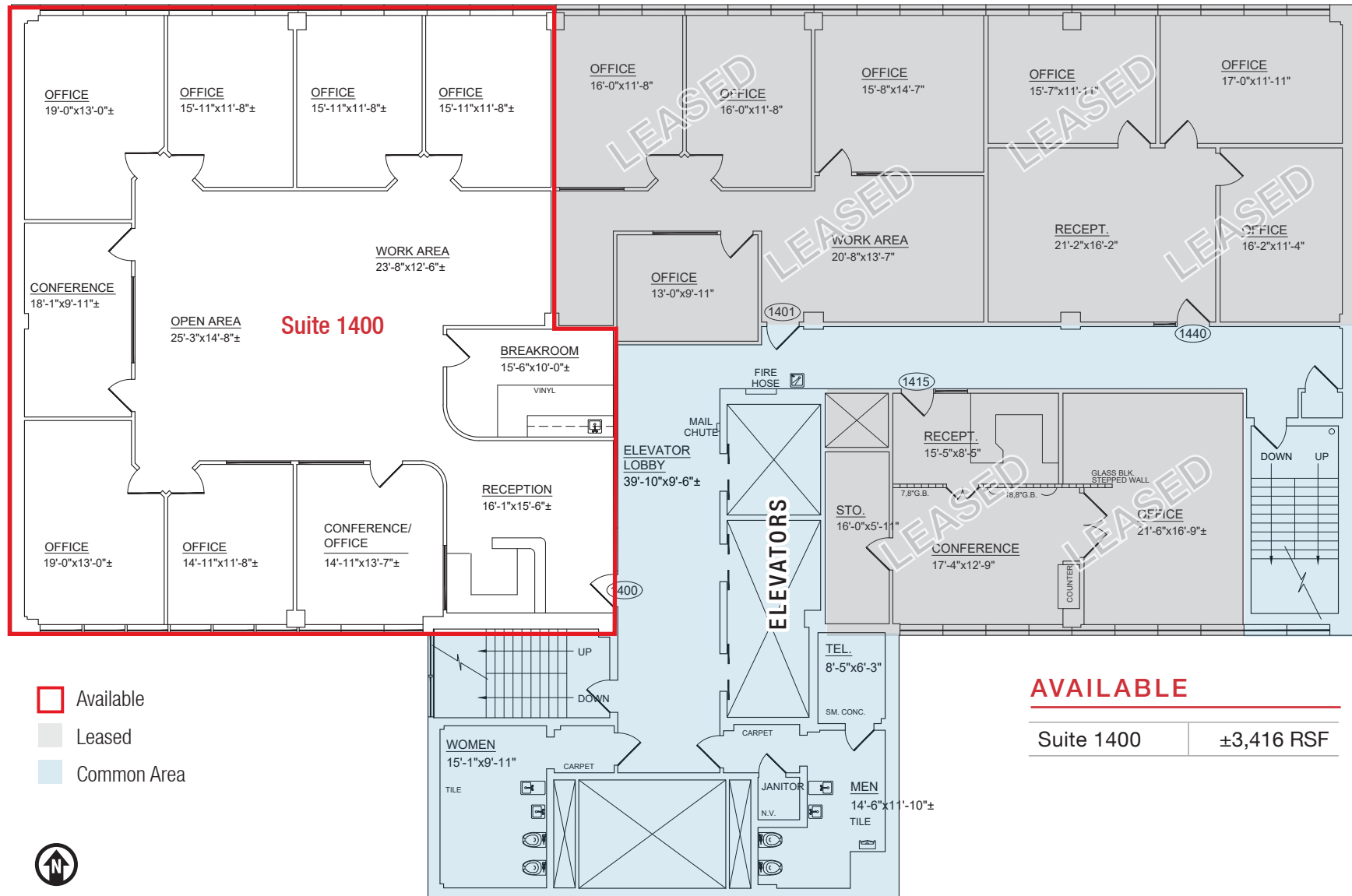
Suite 1200	±2,492 RSF
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14TH FLOOR



AVAILABLE

Suite 1400	±3,416 RSF
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