

**For
Lease**



Hybrid Office/Retail/Warehouse

HIGHLY SOUGHT-AFTER PROPERTY WITH A RETAIL FLAIR



2430 Washington St. NE | Albuquerque, NM 87110

NAI SunVista  **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±2,736 SF Available

Todd Strickland

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Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

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PROPERTY

AVAILABLE

±2,736 SF

LEASE RATE

\$11.00/SF + \$3.00/SF NNN
\$3,192/Mo. (Includes NNN)

HIGHLIGHTS

- Showroom, office, two restrooms, and warehouse
- 10' x 10' drive-in door that's easily accessible from the back of the building
- Easy access to I-40 & I-25
- 3/4 miles from I-40, and 1-1/2 miles west of Uptown
- 13' clear span ceiling heights
- Three dedicated parking spaces

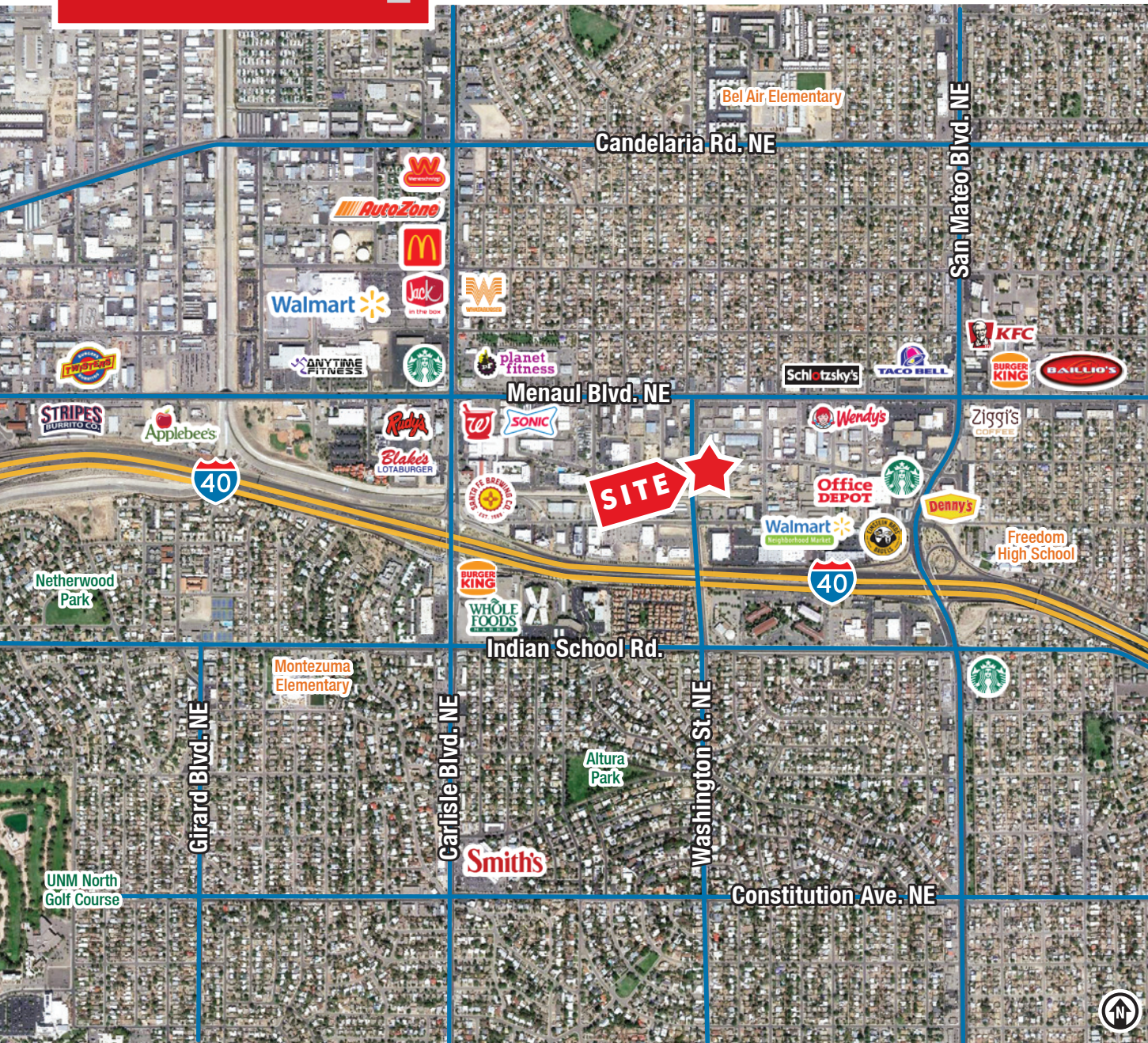
ZONING NR-C

LOCATION

SEQ Menaul Blvd. & Washington St. NE

For Lease

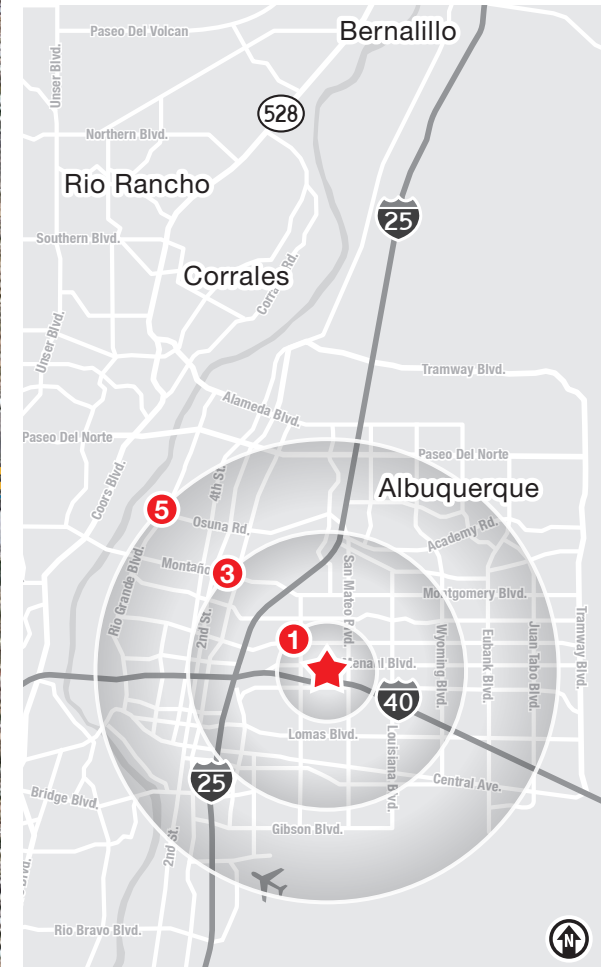
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,172	114,434	282,127
Average HH Income	\$87,676	\$79,710	\$83,944
Daytime Employment	10,800	103,277	238,634

2025 Forecasted by Esri



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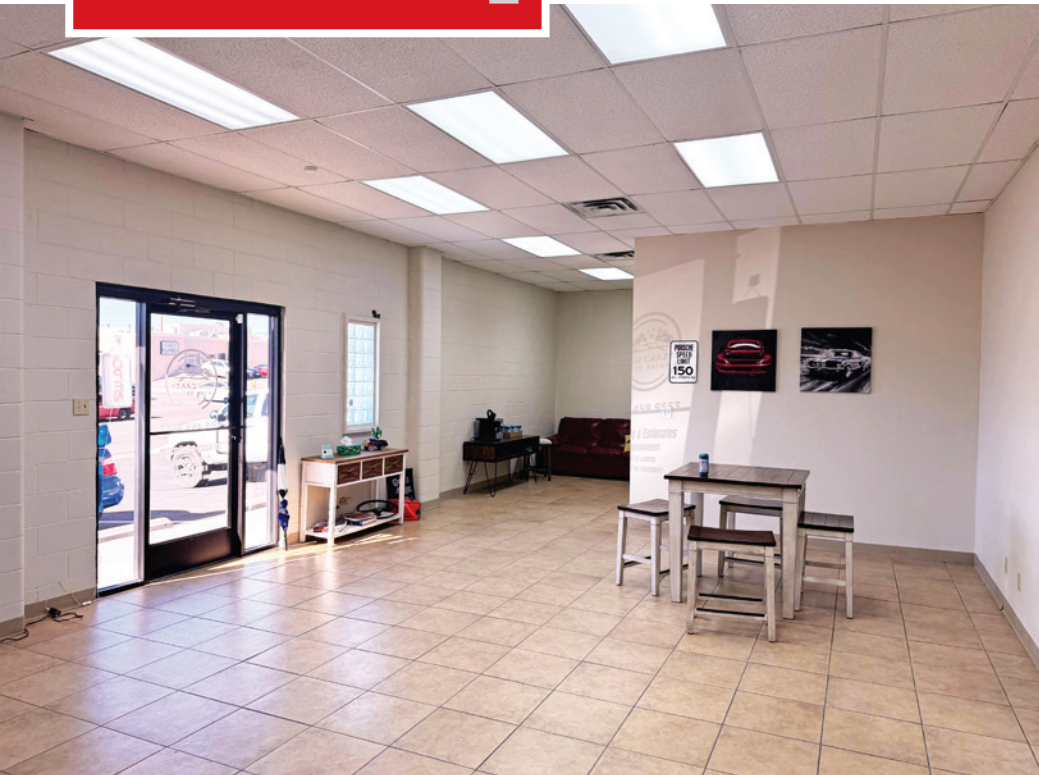
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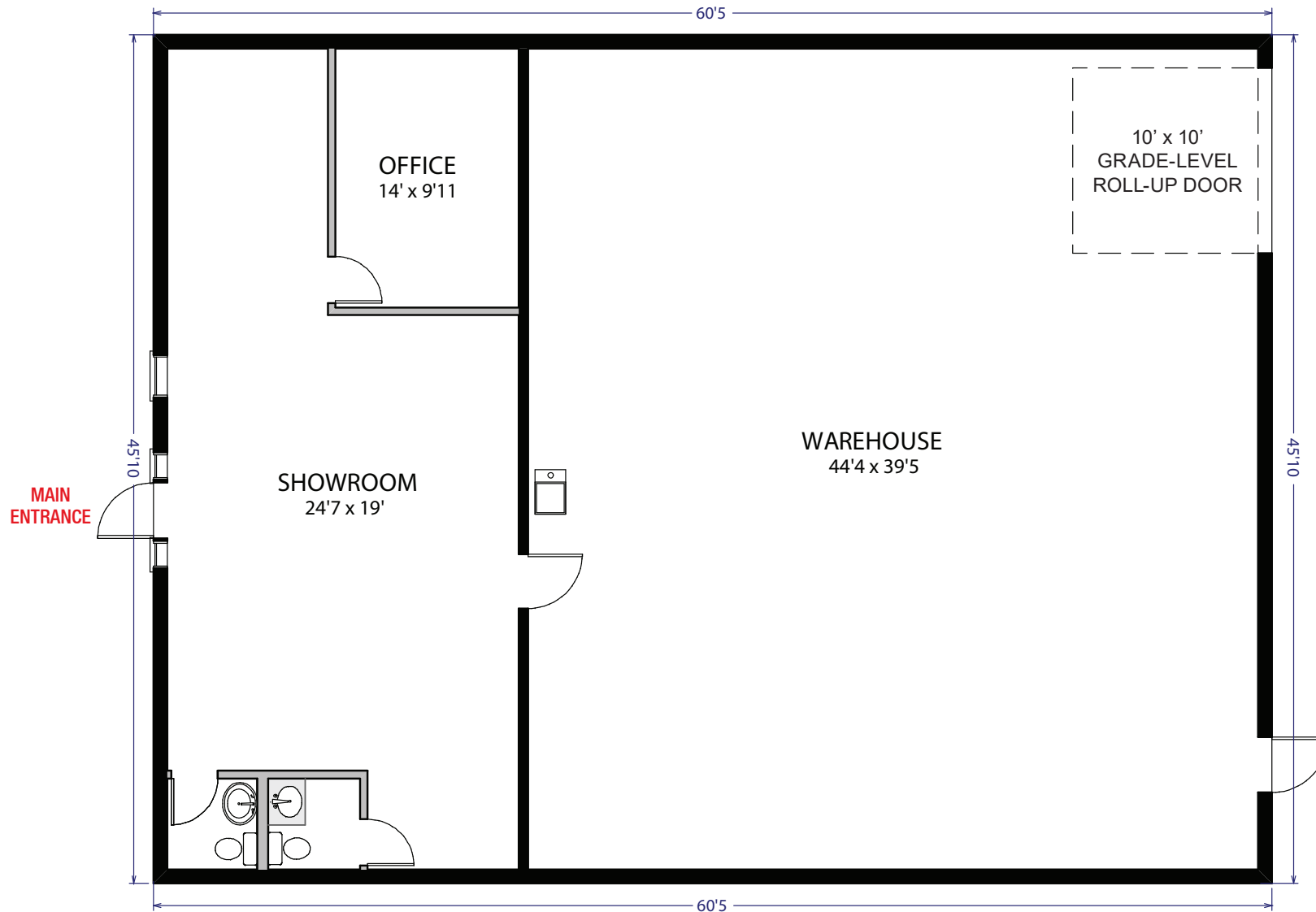
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FLOOR PLAN



AVAILABLE

±2,700 SF