



North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



44,368
2022 POPULATION
3 MILE RADIUS



83,940
2022 DAYTIME POPULATION
3 MILE RADIUS



\$99,112
2022 AVERAGE INCOME
3 MILE RADIUS



15,325 VPD
2ND STREET

FOR LEASE

\$24.00 PSF NNN
\$3.00 NNNs

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

3,900-7,500 SF

PROPERTY HIGHLIGHTS

- Build-to-suit office/medical office
- Ideal location for medical facility
- Ground lease available
- Prime North Valley Location with easy access from east and west sides of the city
- Approved construction plans for dental facility
- C-2 Zoning

TRAFFIC COUNT

2nd St: 15,325 VPD
STBD 2022

AREA TRAFFIC GENERATORS



HORSEMEN'S FEED & SUPPLY

Jeremy Salazar
jsalazar@resolutre.com
505.859.2975

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114



PROPERTY OVERVIEW

Lease Rate:	\$24.00 PSF
Triple Nets:	\$3.00 PSF
Available SF:	3,900-7,500 SF
Frontage:	100 ft
Lot Size/Acreage:	39,200 SF/.89
Zoning:	C-2
Submarket:	North Valley

PROPERTY OVERVIEW

This North Valley land is an ideal location for a general office or medical office based on its centralized location to both the east and west sides of the city. The owner will build a 7500 square foot office to suit one or multiple tenants with ample parking. With limited supply of new office inventory, take advantage of this built-to-suit opportunity and lease an office with a modern look and ergonomics designed to promote comfort, productivity, and wellbeing.

LOCATION OVERVIEW

Property is located on 2nd St NW in the North Valley submarket between Paseo Del Norte and Alameda Blvd. This property features quick access to two river crossings that connect the east and west sides of the city.

Jeremy Salazar
jsalazar@resolutre.com
505.859.2975

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114



Jeremy Salazar
jsalazar@resolutre.com
505.859.2975

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114



Jeremy Salazar
jsalazar@resolutre.com
505.859.2975

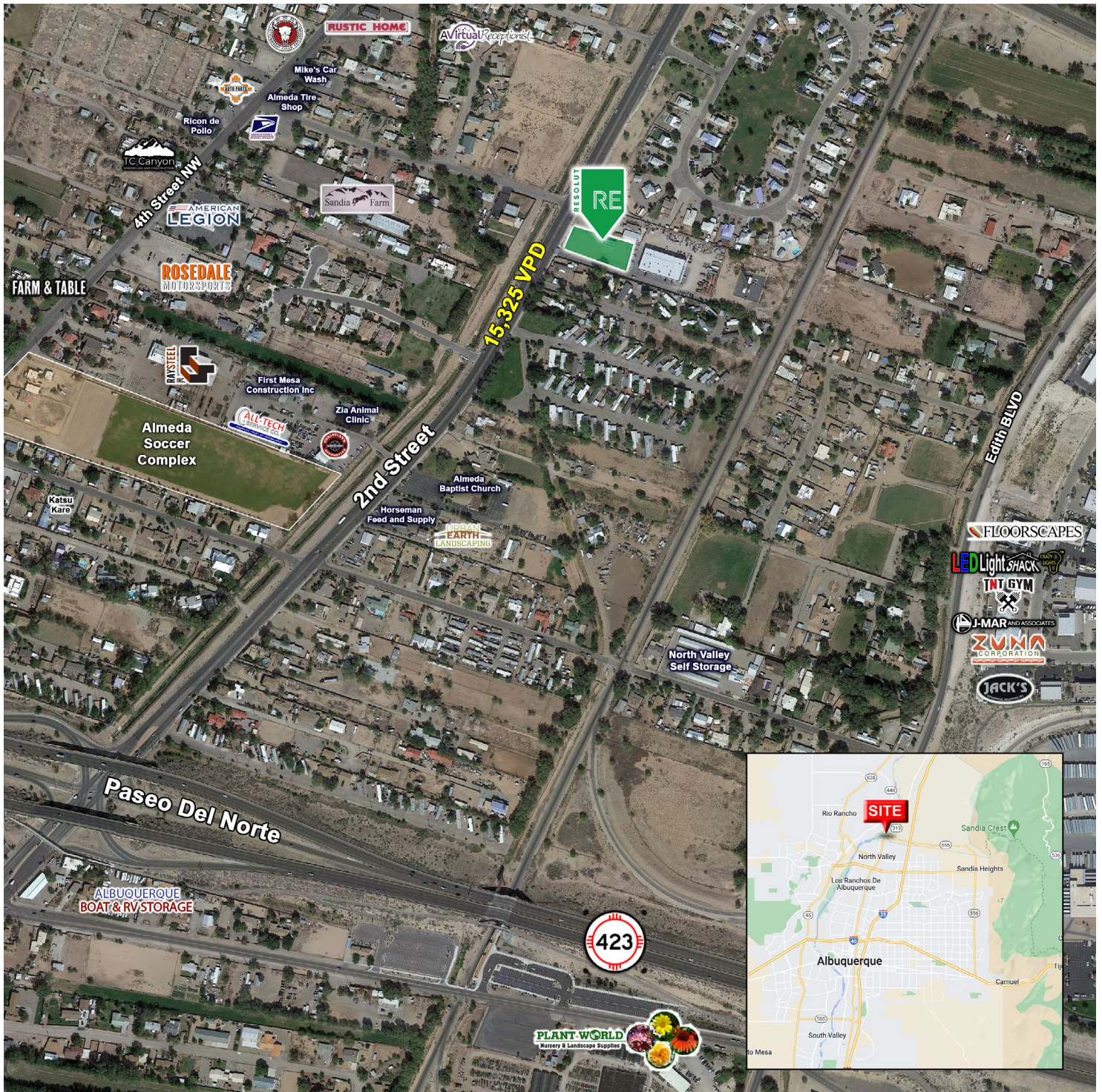
Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA
9100 2ND STREET NORTHWEST
ALBUQUERQUE, NM 87114



Jeremy Salazar
jsalazar@resolutre.com
505.859.2975

Austin Tidwell, CCIM
atidwell@resolutre.com
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.