

Flexible Live/Work Space

MOVE-IN READY UNIT AT NUEVO ATRISCO COMMUNITY

For Lease



201 Unser Blvd. NW | Albuquerque, NM 87121

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±883 SF Available

Lisa Mercer CCIM

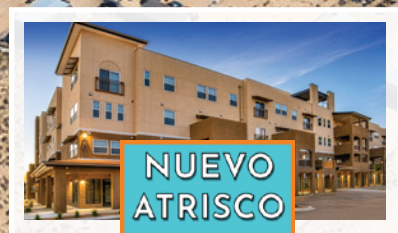
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**NUEVO
ATRISCO**

Master-Planned Commercial
& Residential Project



CPD 28,300

Monument Sign

Unit 107

NM HOSPITAL

Nuevo Atrisco
Food Park

CVS

Central Ave. NW

Unser Blvd. NW

the PUBLIC
LIBRARY

Central & Unser
Transit Center

DCI Dialysis

PROPERTY

AVAILABLE

Unit 107: ±883 SF

LEASE RATE

\$1,250/Mo. + \$65/Mo. CAM
(Tenant pays for electricity
& janitorial)

HIGHLIGHTS

- Flexible live/work design
- One bedroom/office with work/storefront floorplan
- Monument & storefront window signage
- Full kitchen/break room with appliances
- Modern common-area furnishings
- On-site community amenities:
 - Fitness center
 - Shared community room
 - Rooftop patio
 - Designated client parking
- Built-in customer base from the growing Nuevo Atrisco Community

ZONING MX-M

LOCATION

NWQ Central Ave. &
Unser Blvd. NW

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Nuevo Atrisco Apartments



Nuevo Atrisco Food Park



Nuevo Atrisco is a master-planned commercial & residential project developed in partnership with YES Housing and the City of Albuquerque's Metropolitan Redevelopment Agency. Nuevo Atrisco includes an 80-unit multi-family housing community featuring live/work spaces

Nuevo Atrisco Food Park is a dynamic gathering place where food, culture, and community come together. Featuring a diverse lineup of food vendors, we offer a variety of flavors—from local favorites to international street food—ensuring there's something for everyone.

nuevoatrisco.com 



Roof Top Patio



Patrick J. Baca Public Library



Shared Community Room



Fitness Center

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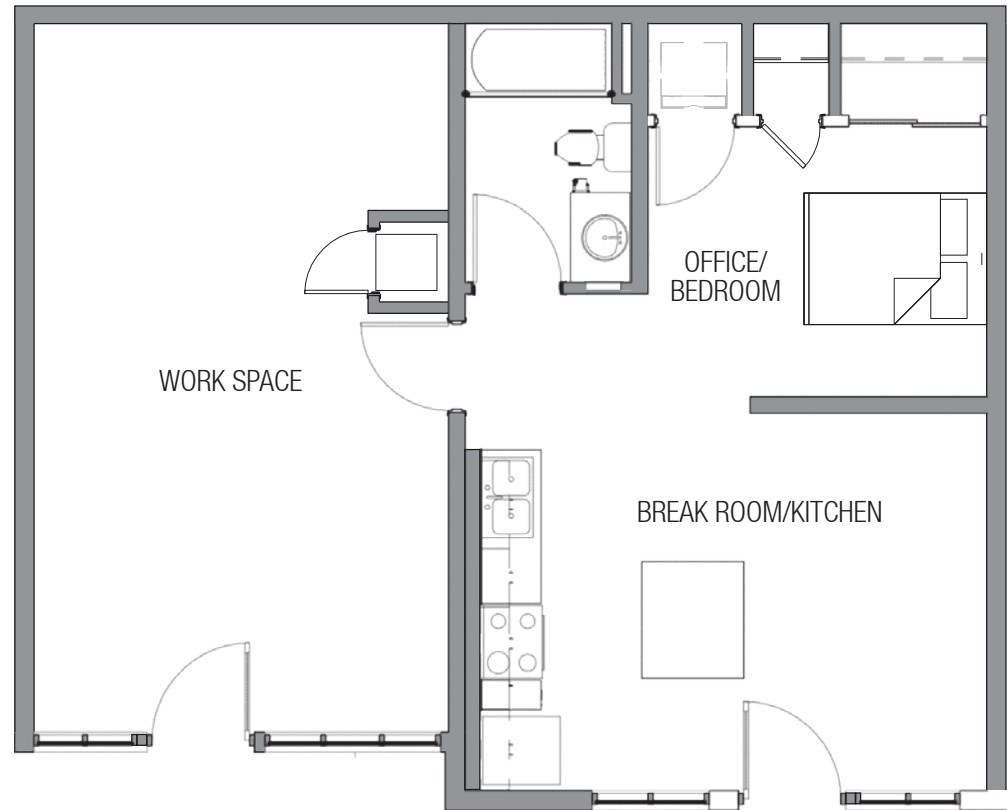
FLOOR PLAN

AVAILABLE

Unit 107: ±883 SF



Work Space



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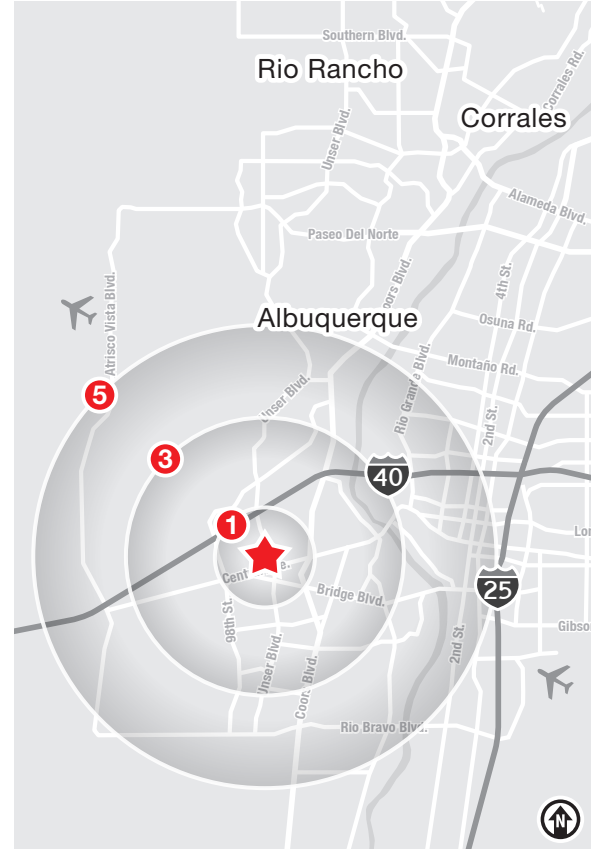
LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,225	107,328	191,438
Average HH Income	\$67,701	\$84,005	\$86,517
Daytime Employment	5,870	16,624	70,562

2026 Forecasted by Esri

HUB Zone [MORE INFO](#)

Opportunity Zone [MORE INFO](#)



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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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