

Rare Freestanding Paseo del Norte Retail

IN THE HIGHLY-DESIRABLE FAR NORTHEAST HEIGHTS

For Lease



8150 Paseo del Norte NE | Albuquerque, NM 87109

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

±4,530 SF Available

Ethan Melvin

ethan@sunvista.com | 505 235 9347

John Algermissen CCIM

johna@sunvista.com | 505 998 5734

For Lease

8150 Paseo del Norte NE | Albuquerque, NM 87109



PROPERTY

AVAILABLE

Building: ±4,530 SF

LEASE RATE

See Advisors

HIGHLIGHTS

- Unobstructed visibility to 46,000 cars per day
- Beautiful, modern freestanding building
- Trade area services highest household incomes in Albuquerque
- Access from both Louisiana Blvd. and Holly Ave.
- Turn-key dispensary buildout with no expenses spared

ZONING

- [MX-L](#) 

LOCATION

NEQ Paseo del Norte & Louisiana Blvd. NE

For Lease

8150 Paseo del Norte NE | Albuquerque, NM 87109



For Lease

8150 Paseo del Norte NE | Albuquerque, NM 87109



LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,855	72,282	176,990
Average HH Income	\$133,246	\$124,548	\$115,944
Daytime Employment	7,824	60,152	125,088

2025 Forecasted by Esri



NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Ethan Melvin
ethan@sunvista.com
505 235 9347

John Algermissen CCIM
johna@sunvista.com
505 998 5734

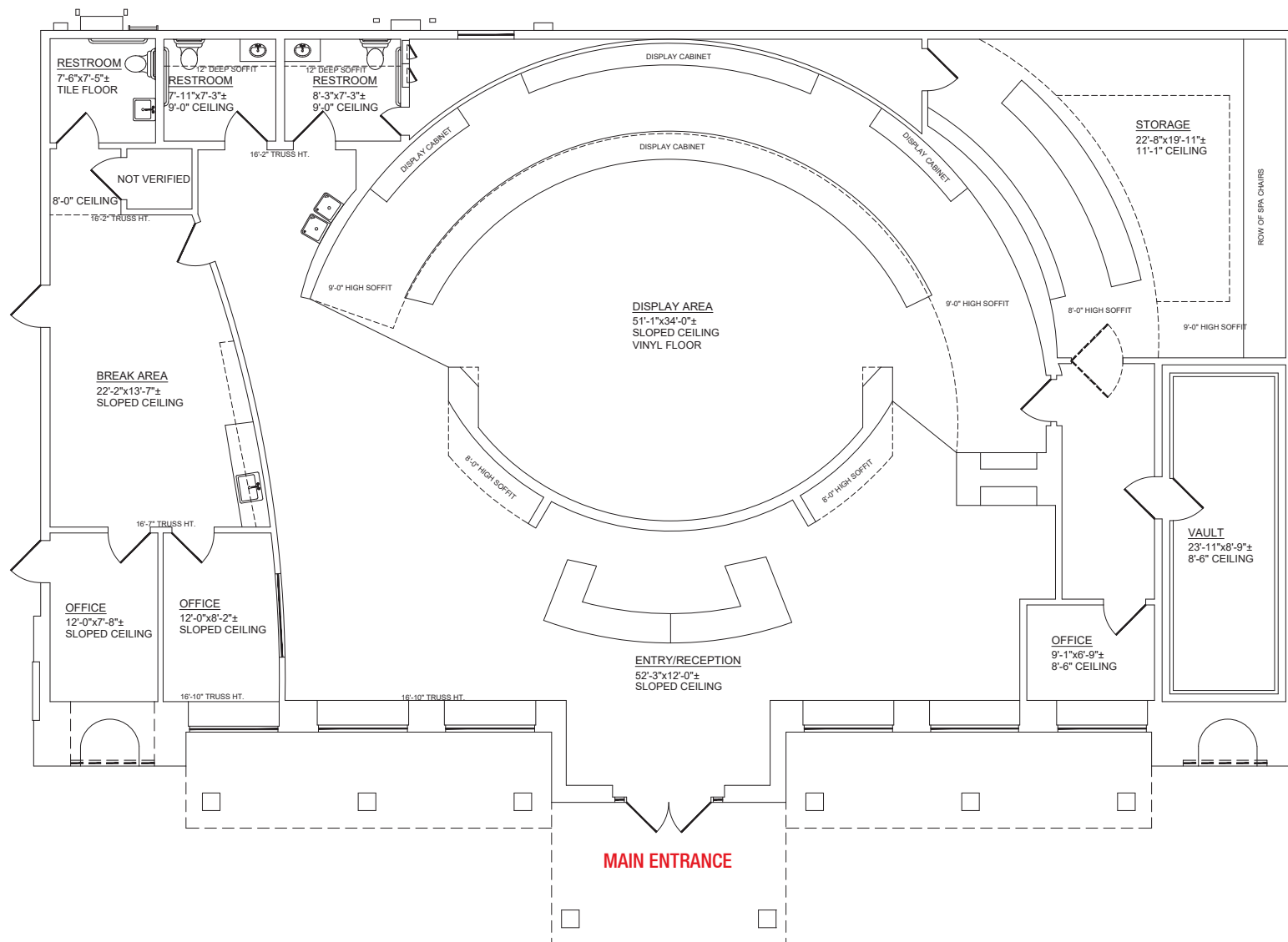
For Lease

8150 Paseo del Norte NE | Albuquerque, NM 87109

FLOOR PLAN

AVAILABLE

±4,530 SF



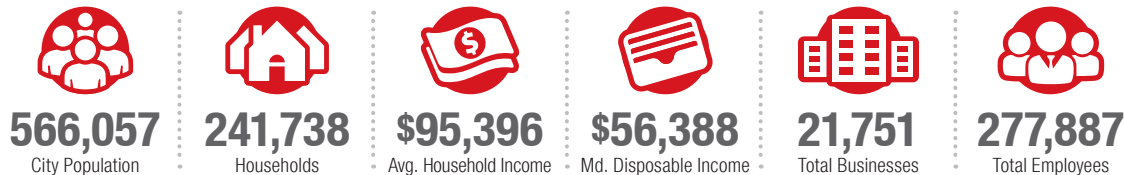
Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



932,477
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.