

# Neighborhood Retail Center

GREAT VISIBILITY ACROSS FROM SANDIA PREP

# For Lease



**±740 - 2,280 SF  
Available**

585 Osuna Rd. NE | Albuquerque, NM 87113

**Martha Carpenter**

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**Lisa Mercer** CCIM

lisa@sunvista.com | 505 235 8503

**NAI SunVista** ] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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## PROPERTY

### AVAILABLE

Suite D: ±740 SF  
Suite E: ±980 SF  
Suite F: ±2,280 SF

### LEASE RATE

\$18.00/SF + \$3.50/SF NNN

### HIGHLIGHTS

- High visibility on Osuna Rd.
- Great neighborhood retail center
- Suites E & F have an office build-out
- Plenty of parking
- Building and monument signage
- Co-tenants include Amadeo's Pizza, Subway and Volcanic Training

### ZONING

- C-1, Bernalillo County

### LOCATION

NEQ Edith Blvd. &  
Osuna Rd. NE



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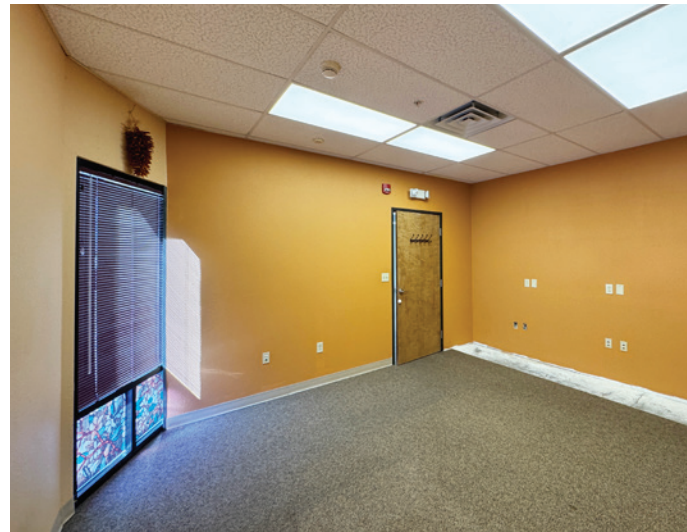
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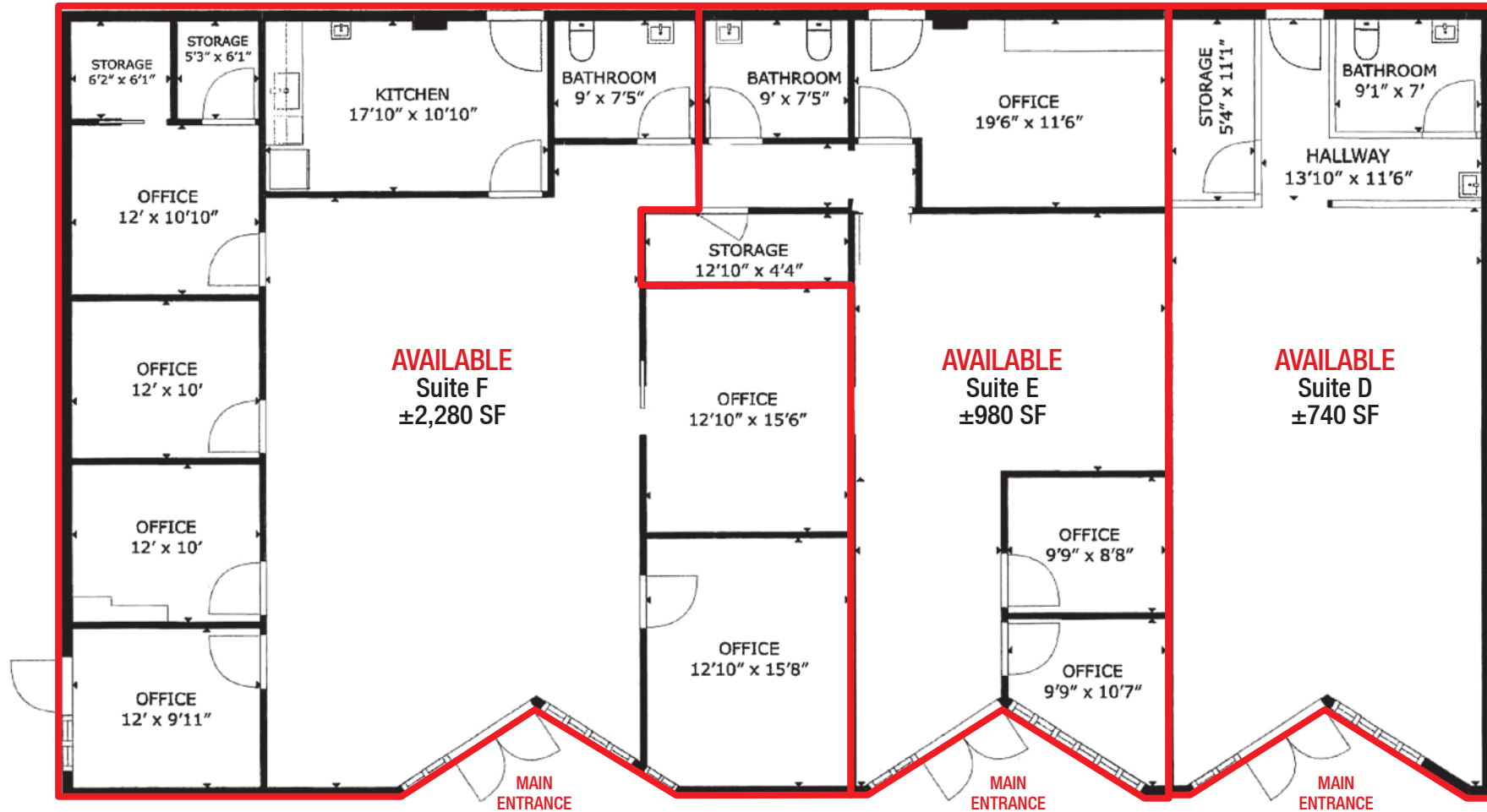
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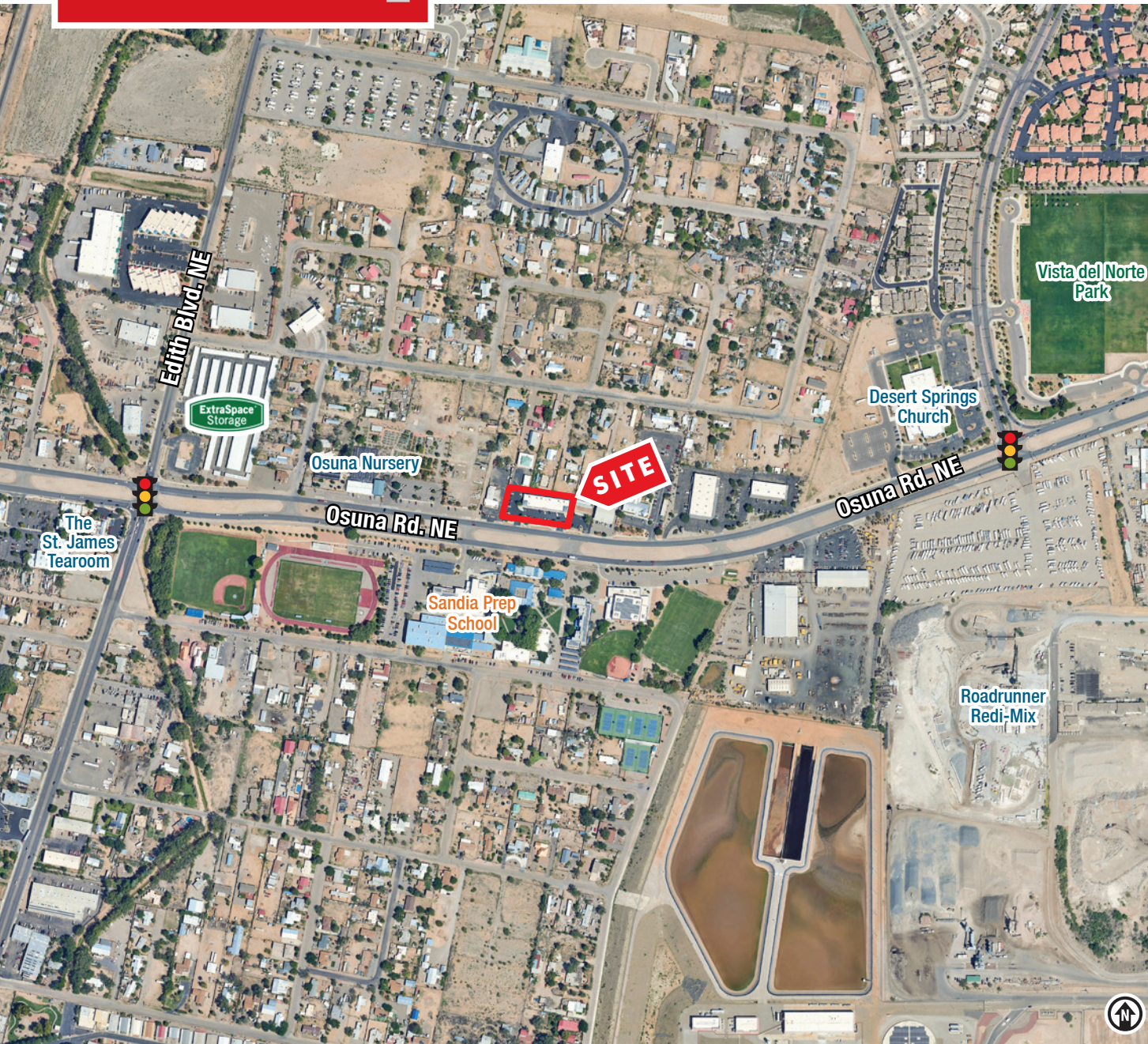
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**FLOOR PLAN**



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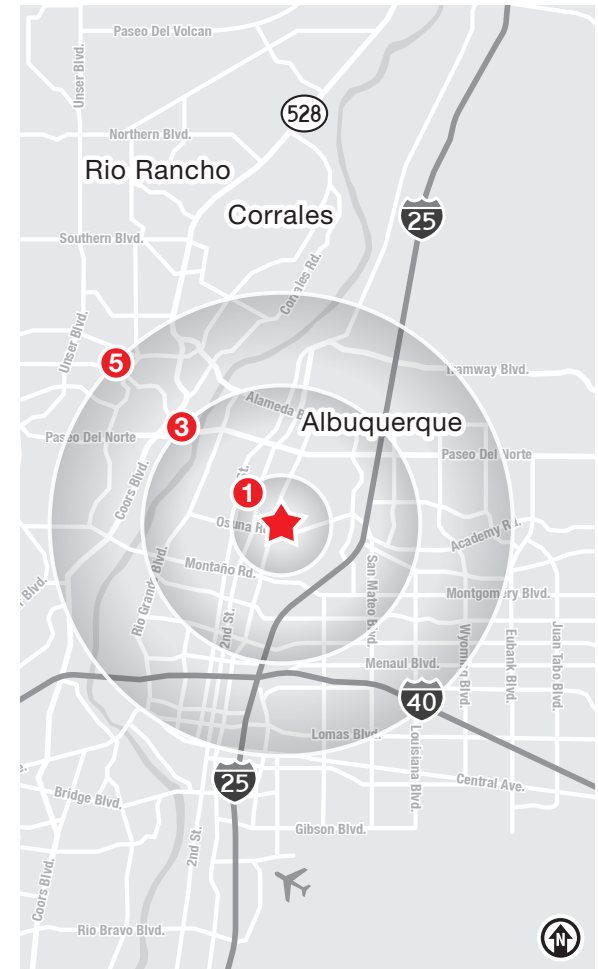
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## LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,140	69,777	226,664
Average HH Income	\$99,135	\$86,092	\$101,978
Daytime Employment	6,173	84,685	197,187

2025 Forecasted by Esri



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