



1306 BROADWAY - MEDICAL OFFICE/RETAIL SPACE

NEC OF BROADWAY BLVD SE AND AVENIDA CEDAR CHAVEZ
1306 Broadway Blvd SE Albuquerque, NM 87102



**FOR
LEASE**

**AVAILABLE
SPACE**
6,603 SF

RATE
\$14.00 PSF NNN
NNNs* \$5.00
* Estimate provided by Landlord
and subject to change

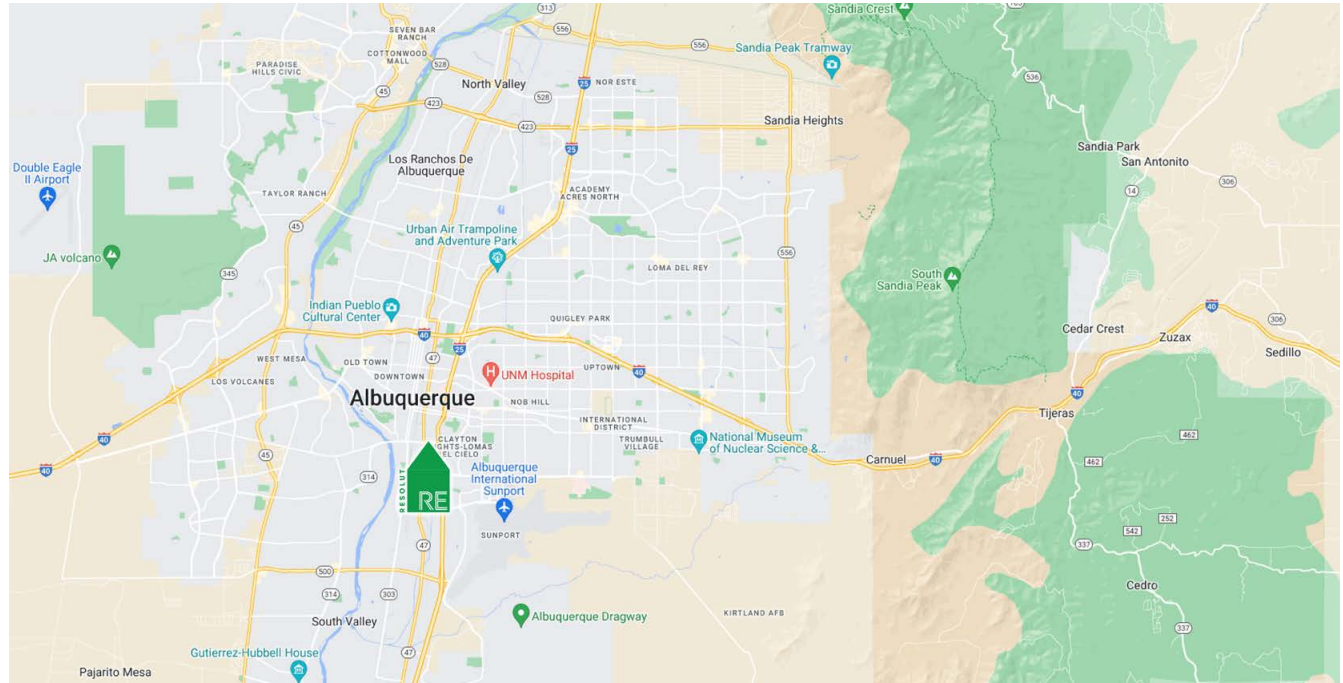
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PROPERTY HIGHLIGHTS

- Signalized Hard Corner
- Medical office Buildout - move-in ready
- Pylon and store-front signage
- 7,021 sqft of retail or office space
- 15' ceilings
- 4.67/1,000 parking
- 3 Phase electrical service
- Major exterior remodel currently underway for the entire property



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024



83,027
POPULATION
3-MILE RADIUS



78,557.00
AVG HH INCOME
3-MILE RADIUS



96,304
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Avenida Cesar Chavez:
23,596 VPD
Broadway Blvd. SE: 15,857 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

General Information

- Property Type: Medical Office (convertible to general office or retail space)
- Square Footage: 6,603 SF

Key Features

- NR-C Zoning: Suitable for medical, general office, and retail use
- Visibility: Located on a hard-signalized corner, ensuring high visibility and accessibility
- Traffic Counts: Excellent traffic counts contribute to strong potential for foot and vehicle traffic
- Signage: Visible pylon and storefront signage available, enhancing brand visibility and awareness

Potential Uses

- Medical Office: Fully equipped for healthcare services
- General Office: Flexible space for professional services, co-working, or corporate offices
- Retail Space: Adaptable for retail operations, benefiting from high car traffic and visibility

PROPERTY HIGHLIGHTS

Lease Rate:	\$14.00 PSF NNN
NNN:	\$5.00
Lot Size:	0.43 AC
Zoning:	NR-C



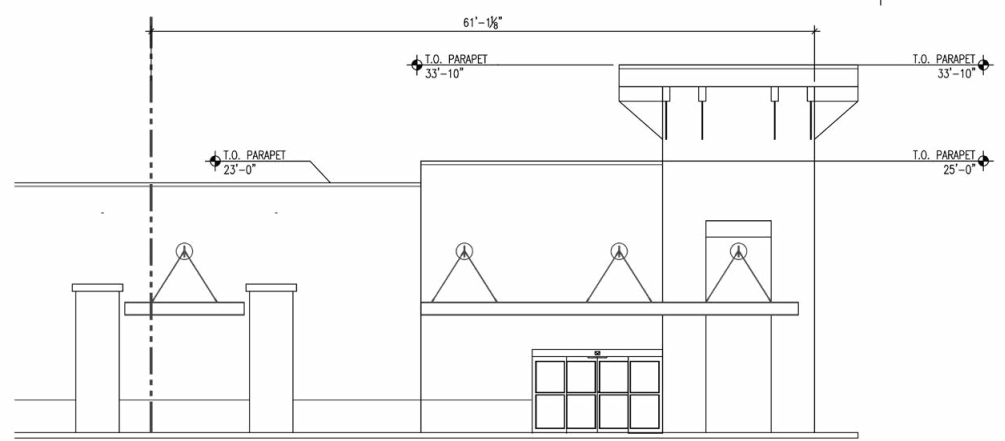
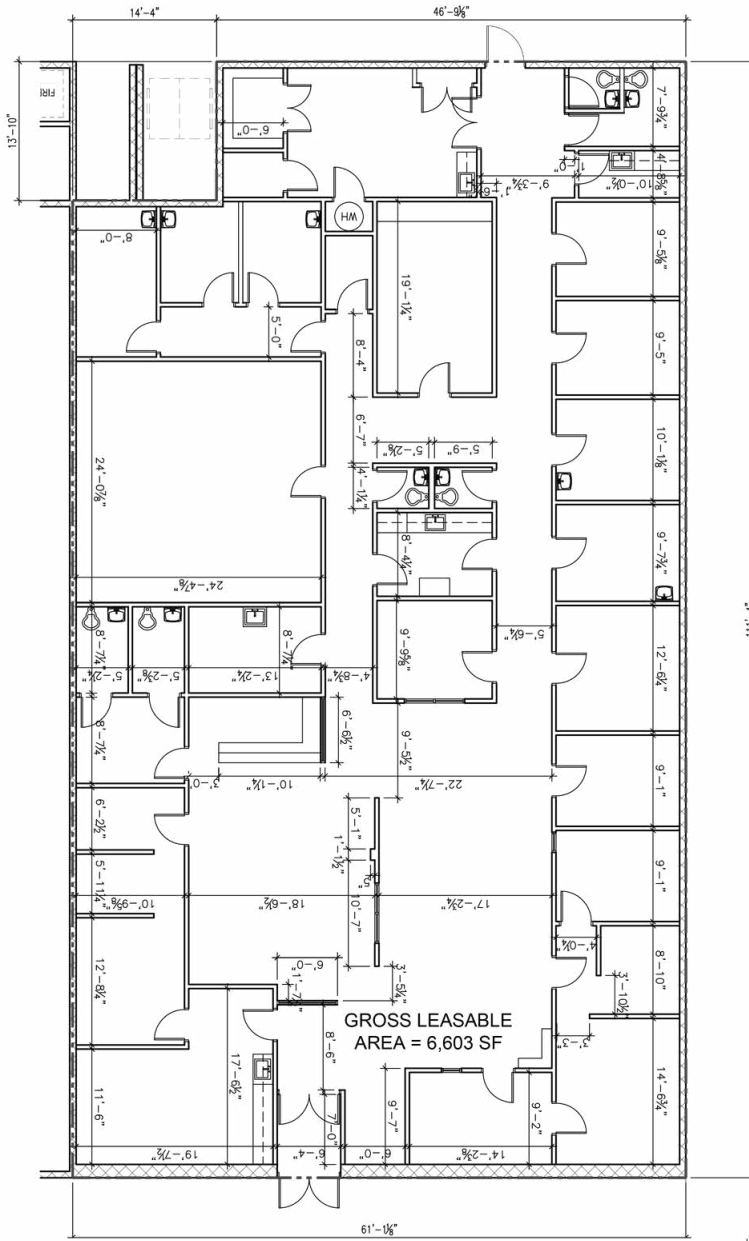
LOCATION OVERVIEW

Located at 1306 Broadway Blvd SE in Albuquerque, NM, this property benefits from a prime position on a hard-signalized corner, offering exceptional visibility and accessibility. The area experiences high traffic counts, making it an attractive spot for both foot and vehicle traffic. Surrounded by various amenities, including restaurants, shops, and services, it provides convenience for clients and employees alike. Its strategic location in a growing neighborhood enhances its appeal for businesses looking to establish a strong presence in Albuquerque. Whether utilized as a medical office, general office, or retail space, this property is well-situated to capitalize on the area's vibrant activity.



M DULUS
ARCHITECTS & LAND USE PLANNING

Floor Plan - 6,603 SF



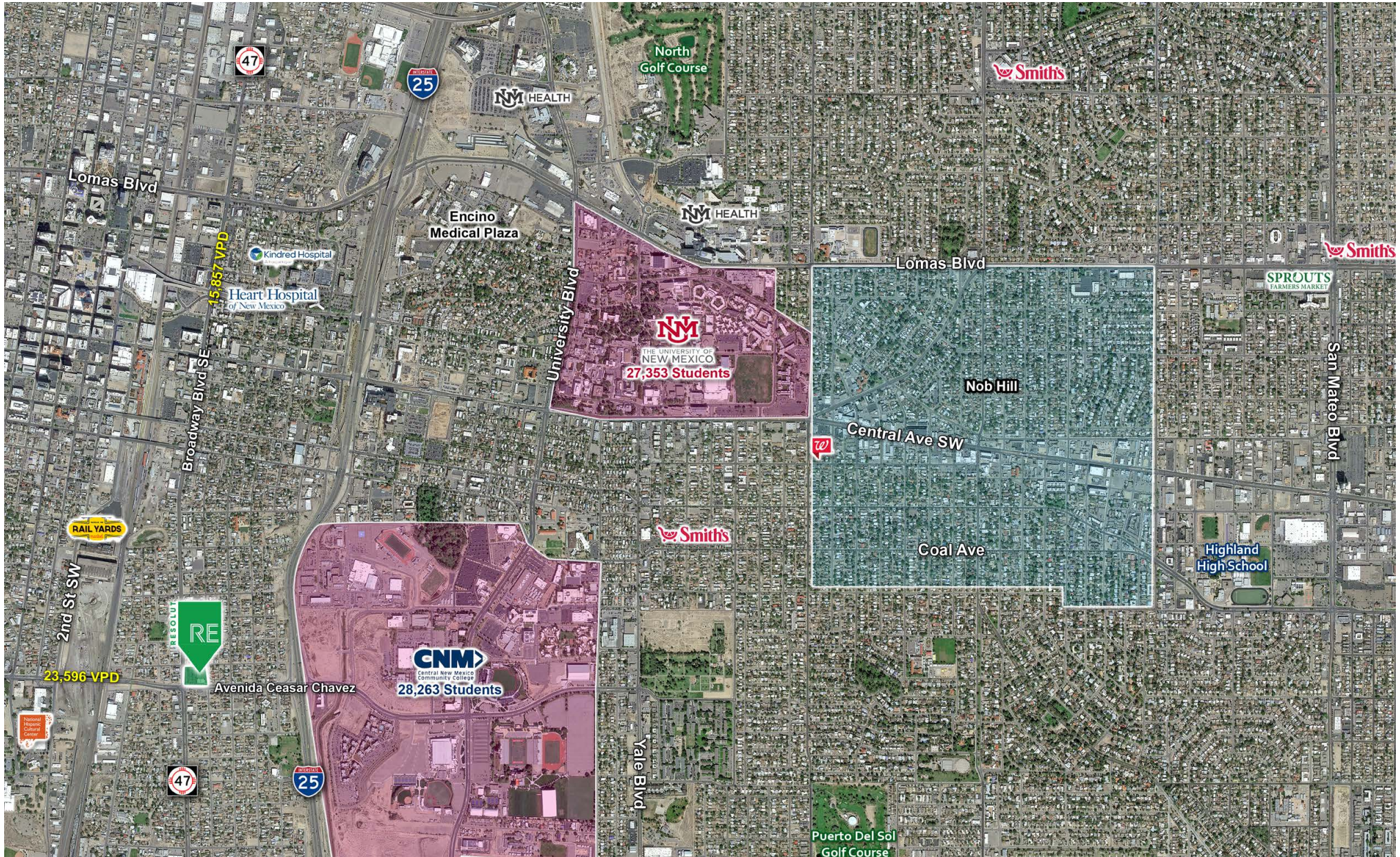
2 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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