



# MULTI-TENANT FLEX PROPERTY WITH SECURED YARD

SEQ OF SAN MATEO AND CENTRAL  
5513 Acoma Road Southeast Albuquerque, NM 87108



**Acoma Rd St**

**FOR SALE**

**AVAILABLE SPACE**  
3,393 SF

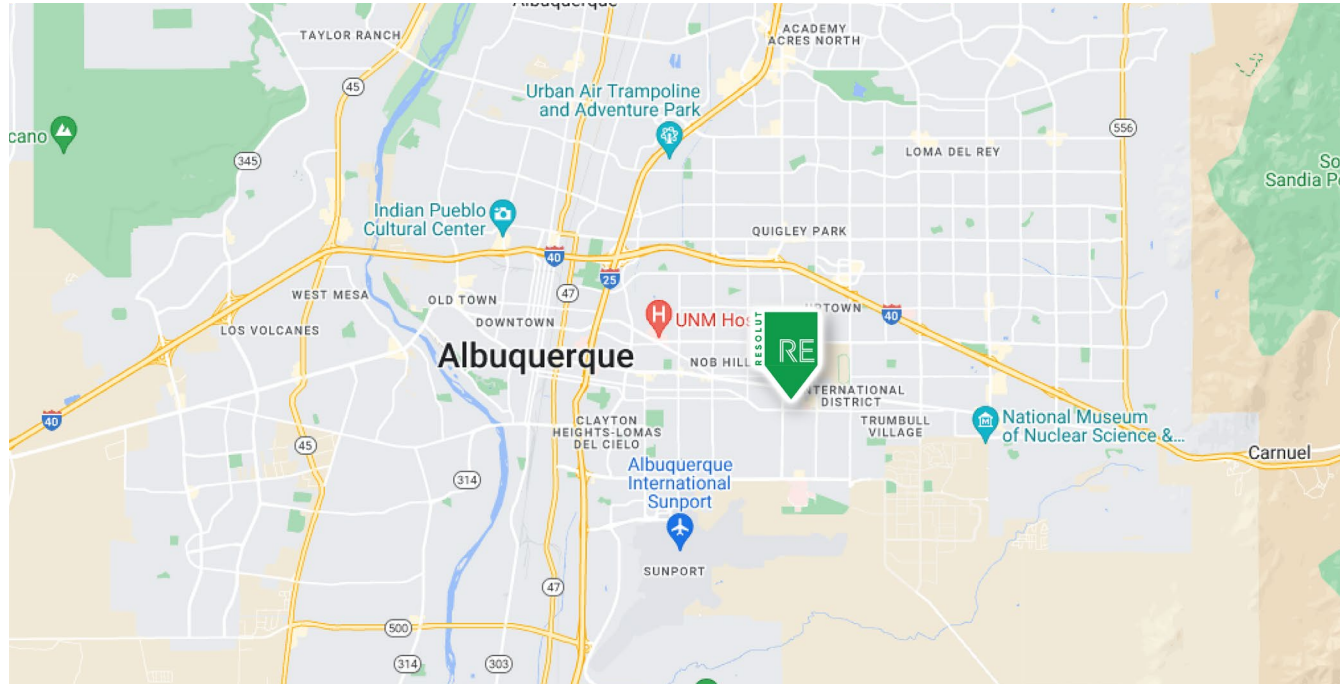
**PRICE**  
\$325,000

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**PROPERTY HIGHLIGHTS**

- MX-H Zoning
- Existing Income-Producing Tenant
- Drive-In Industrial Bay
- Gated Yard / Outdoor Storage
- Owner-User & Investment Opportunity



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2026**



**104,274**  
**POPULATION**  
3-MILE RADIUS



**\$85,797.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**111,940**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
San Mateo Blvd: 21,310 VPD  
Centra Blvd: 19,108 VPD  
(Sites USA 2025)

## PROPERTY OVERVIEW

This unique commercial property presents an outstanding opportunity for an owner-user seeking a flexible facility with immediate functionality and long-term upside. Located in an established Albuquerque commercial corridor, the property features highly desirable MX-H zoning, allowing for a broad range of commercial, industrial, office, retail, assembly, and mixed-use applications.

The 3,400-square-foot building is currently configured with two distinct spaces. The front portion of the property is occupied by an existing tenant, providing potential income from day one. The tenant can remain in place for investors seeking cash flow or vacate to accommodate a full owner-user occupancy, offering exceptional flexibility to meet a buyer's business objectives.

The rear portion of the building consists of a functional industrial office/shop space complete with a drive-in bay door, making it ideal for contractors, service businesses, light manufacturing, storage, distribution, or trade-related operations. Complementing the building is a secured gated yard that provides valuable outdoor storage, equipment staging, fleet parking, or operational space—a feature increasingly difficult to find in today's market.

Adding to the property's appeal is a covered outdoor seating area that creates a welcoming environment for employees, customers, or gathering space. The combination of income potential, flexible occupancy options, industrial functionality, and versatile zoning makes this a rare opportunity for businesses looking to own their facility while maintaining future growth and investment potential.

Whether you're an owner-user seeking a headquarters, contractor yard, service facility, or an investor looking for a flexible income-producing asset, 5513 Acoma offers a unique combination of usability, flexibility, and long-term value.



## PROPERTY DETAILS

Price:	\$325,000
Available SF:	3,393 SF
Zoning:	MX-H

## LOCATION OVERVIEW

5513 Acoma Rd SE is strategically located in the heart of Albuquerque's established commercial and industrial corridor, providing businesses with exceptional access to major transportation routes, workforce populations, and surrounding commercial amenities. Positioned just south of Interstate 40 and minutes from Interstate 25, the property offers convenient connectivity to all areas of the Albuquerque metropolitan market, making it an ideal location for service companies, contractors, distribution operations, trade businesses, and owner-users.

The property benefits from its central location near Albuquerque's Midtown and University areas, allowing businesses to efficiently serve customers throughout the city while maintaining easy access to regional transportation networks. The surrounding area consists of a diverse mix of commercial, industrial, office, retail, and service-oriented businesses, creating a strong business environment with a built-in customer and employee base.

One of the property's greatest advantages is its highly flexible MX-H zoning, which complements the area's evolving mixed-use character and supports a wide variety of business operations. The location offers convenient access to major employment centers, Kirtland Air Force Base, Albuquerque International Sunport, Downtown Albuquerque, and the city's primary interstate corridors.

For owner-users, the property's central Albuquerque location provides efficient access for employees, customers, suppliers, and service vehicles. For investors, the surrounding area's continued redevelopment and demand for small commercial and industrial properties position the asset for long-term stability and growth.

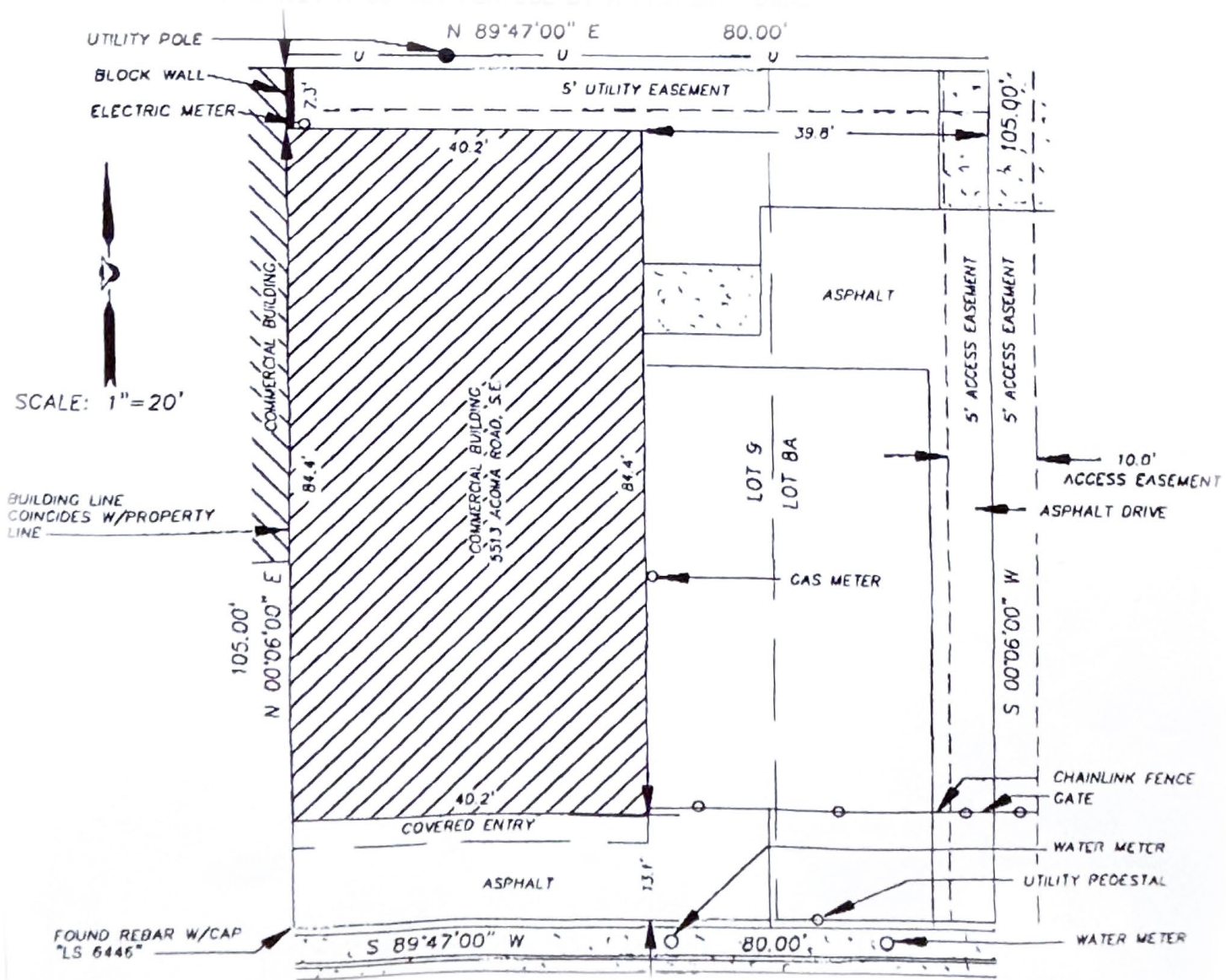
With its combination of central location, excellent transportation access, flexible zoning, and proximity to major commercial and employment hubs, 5513 Acoma Rd SE offers a highly functional and desirable setting for a wide range of business uses.



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