



FLEX PROPERTY WITH SECURED YARD

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



FOR SALE

AVAILABLE SPACE
3,393 SF

PRICE
\$325,000

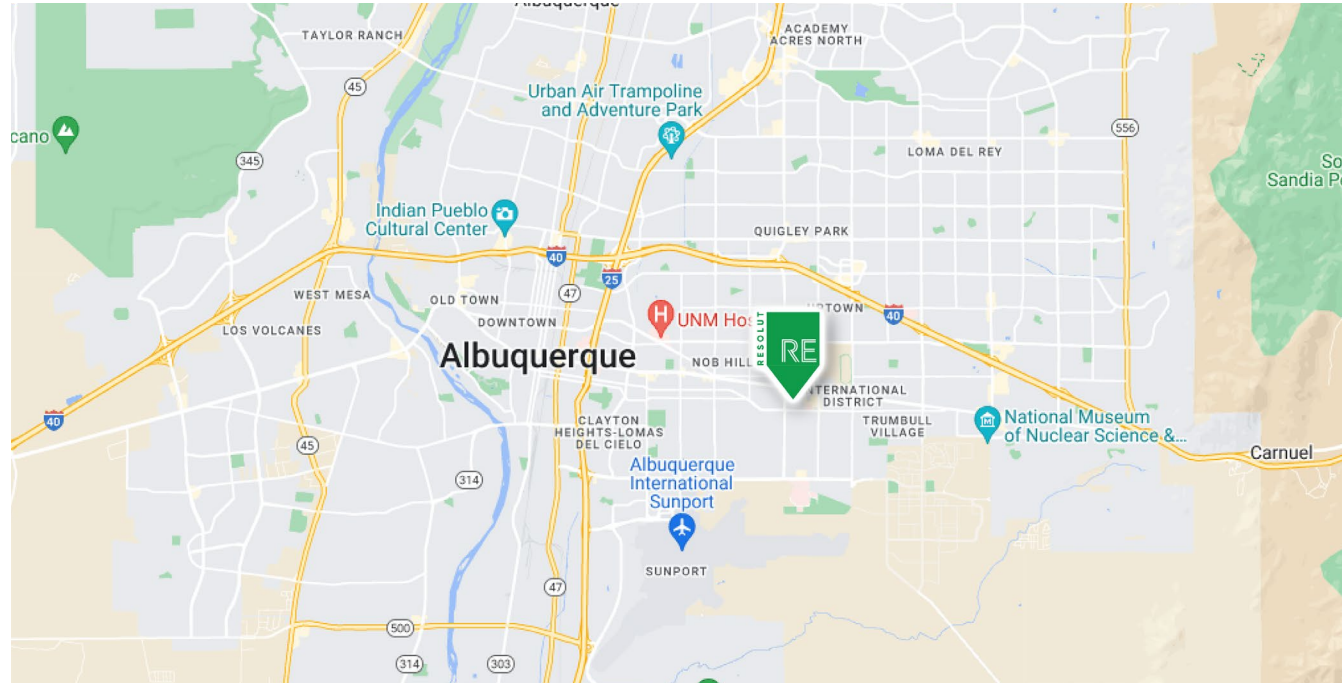
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PROPERTY HIGHLIGHTS

- Fully Vacant and Available for Immediate Occupancy
- Ideal Owner-User or Business Headquarters Opportunity
- Approximately 3,393 SF of Flexible Commercial Space
- Functional Combination of Office, Shop and Warehouse Areas
- Drive-In Industrial Bay for Convenient Loading and Access
- Secured, Gated Yard for Fleet Parking, Equipment or Outdoor Storage
- Existing Layout Offers Multiple Work Areas Under One Roof
- Flexible MX-H Zoning Accommodates a Broad Range of Potential Uses
- Covered Outdoor Seating and Employee Gathering Area
- Centrally Located with Convenient Access to I-40 and I-25
- Excellent Fit for Contractors, Service Companies, Trades or Light Industrial Users
- Rare Opportunity to Own a Small-Bay Commercial Property with Yard Space



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

5513 Acoma Road SE presents a rare opportunity for an owner-user to acquire a fully vacant and highly functional commercial facility in central Albuquerque. The approximately 3,393-square-foot building combines office, shop and warehouse capabilities, allowing a new owner to bring multiple components of its operation together at one location.

Although previously arranged for multiple occupants, the entire property will be delivered vacant, giving a buyer complete control over the building and the flexibility to configure the space around its specific operational needs. The existing layout provides distinct work areas that may be used for private offices, administration, customer service, storage, production or other business functions.

The property’s drive-in industrial bay supports convenient loading, equipment access and day-to-day shop operations. A secured, gated yard provides valuable space for fleet vehicles, equipment, materials, outdoor storage or staging—an increasingly difficult feature to find in a centrally located small commercial property. A covered outdoor seating area also offers an inviting space for employees, customers or informal gatherings.

Flexible MX-H zoning supports a broad range of potential commercial and employment-oriented uses, subject to applicable zoning requirements. With immediate availability, versatile improvements and convenient access to Albuquerque’s major transportation corridors, 5513 Acoma is well suited for contractors, service businesses, trade companies, light industrial users or any business seeking to own and control its facility.



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.

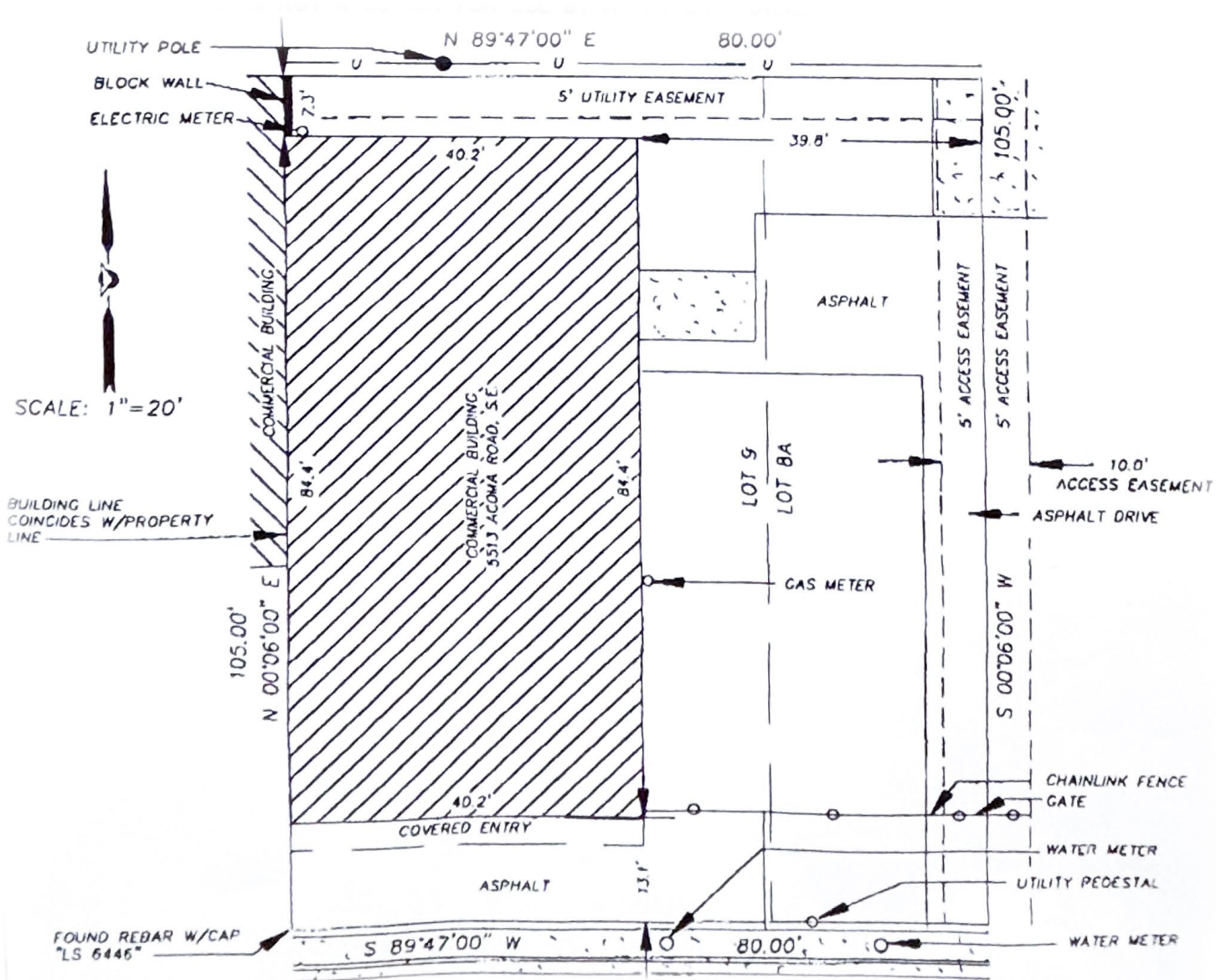
With its combination of central location, excellent transportation access, flexible zoning, and proximity to major commercial and employment hubs, 5513 Acoma Rd SE offers a highly functional and desirable setting for a wide range of business uses.



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