

# 100%-Leased Investment Opportunity

AT THE HARD CORNER OF WYOMING & COMANCHE

Offering  
Memorandum ]



±10,830 SF on ±0.92 Ac.  
Available

3530 Wyoming Blvd. NE | Albuquerque, NM 87111

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**NAI SunVista** ] Got Space™

Opening the Door to Commercial Real Estate Excellence

# Investment Summary

3530 Wyoming Blvd. NE | Albuquerque, NM 87111



## Pricing

Sale Price	<b>\$1,960,000</b>
CAP Rate	<b>7.0%</b>

## Mini-Pod

Rental Income	<b>\$175,837</b>
Less 5% Vacancy	<b>-\$8,792</b>
Operating Expenses	<b>-\$30,101</b>
Net Operating Income	<b>\$136,944</b>

## Location

3530 Wyoming Blvd. NE  
Albuquerque, NM 87111

SEC Wyoming Blvd. &  
Comanche Rd. NE

**BUILDING SIZE**  
±10,830 SF

**LAND SIZE**  
±0.92 Acres

**ZONING** MX-L

## Highlights

- 100% leased retail/office center
- Separately metered units
- Solar panels included
- Monument and building signage
- High traffic counts: 50,900 cars per day at the intersection
- Parking in front and back
- Please do not disturb tenants

# Photos

3530 Wyoming Blvd. NE | Albuquerque, NM 87111



# Location

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# Trade Area

3530 Wyoming Blvd. NE | Albuquerque, NM 87111



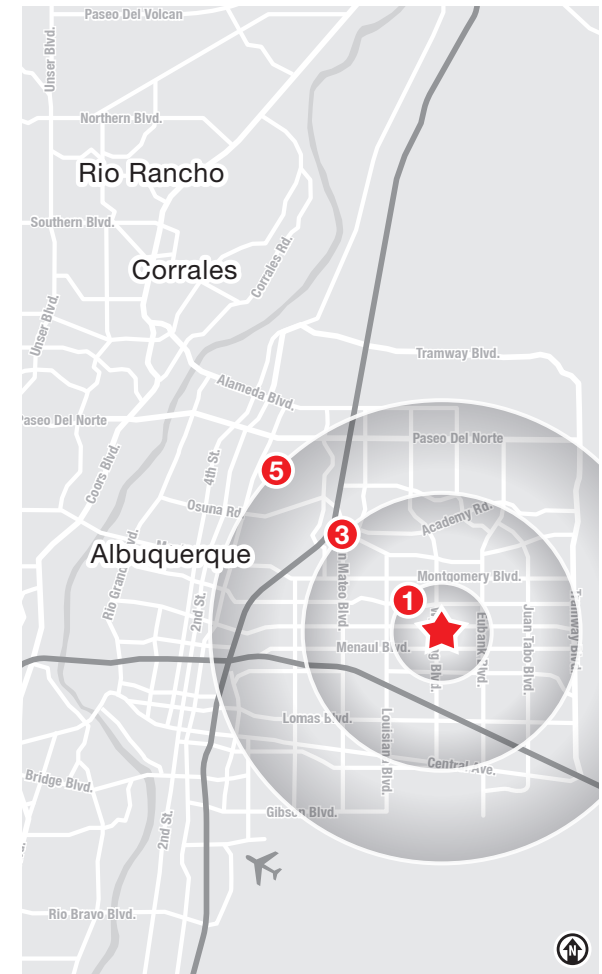
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile	3 Mile	5 Mile
<b>Summary</b>	<b>2025</b>	<b>2025</b>	<b>2025</b>
Total Population	15,882	140,239	302,852
Total Households	6,884	64,997	137,126
Family Households	4,115	34,393	72,964
Average Household Size	2.29	2.13	2.17
Owner Occupied Housing Units	4,688	37,907	77,372
Renter Occupied Housing Units	2,196	27,090	59,754
Median Age	41.5	42.0	41.5
<b>Trends 2025 - 2030</b>	<b>State</b>	<b>State</b>	<b>State</b>
Population	0.3%	0.3%	0.3%
Households	0.5%	0.5%	0.5%
Family Population	0.3%	0.3%	0.3%
Owner Occupied Housing Units	0.6%	0.6%	0.6%
Median Household Income	2.5%	2.5%	2.5%
Median Household Income	\$75,235	\$68,796	\$68,351
Average Household Income	\$103,084	\$93,312	\$99,067
Per Capita Income	\$44,654	\$43,206	\$44,962

### DEMO SNAP SHOT

	1 mile	3 mile	5 mile
Total Population	15,882	140,239	302,852
Average HH Income	\$103,084	\$93,312	\$99,067
Daytime Employment	5,043	67,329	187,299

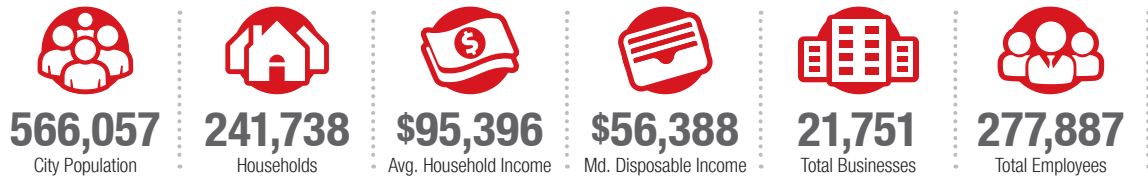
2025 Forecasted by Esri



## 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.

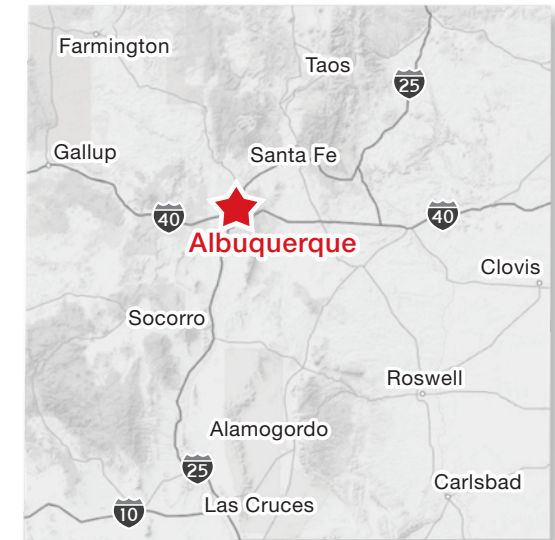
### ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)



**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.



OFFERED EXCLUSIVELY BY:



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