

# NEWLY REMODELED EXECUTIVE SUITES

FOR LEASE / 7520 Montgomery Blvd NE, Albuquerque, NM 87109 Building C



**LEASE PRICE:** \$500 - \$1,100  
Per Month Full Service

**BUILDING SIZE** +/- 1,816 SF

**Spaces range from** +/- 60 SF to  
over +/-100 SF

## FEATURES

- Multiple Suites Sizes
- Suites have a sink or water line available
- Great location / Easy Access
- Onsite Washer / Dryer
- Break room
- Reception Area
- Move in Ready



PENN-MONT  
PROFESSIONAL PLAZA  
7520 MONTGOMERY

The sign is a large, rectangular, orange-colored metal plate mounted on a grey stone base. It is set in a gravel bed with a cactus to the right and a building in the background under a blue sky.

Absolute Investment Realty  
131 Madison NE Albuquerque, NM 87108  
505-346-6006 info@go-absolute.net

RITA CORDOVA      BRENNAN POSEN  
505-489-8538      (505)401-8048  
rita@go-absolute.net      brennan@go-absolute.net

# DESCRIPTION



Absolute Investment Realty is proud to represent our client in leasing premium suites ideal for Hair Stylists, Barbers, Make-up Artists, Nail Technicians, Massage Therapists and other creative professionals. These versatile spaces are designed to cater to the unique needs of professionals in the beauty and creative industries, offering a conducive environment to grow and thrive.

Situated in a prime location, these rooms provide excellent visibility and accessibility, ensuring a steady flow of clients. Each space is thoughtfully designed with modern amenities to support your business operations, including high-speed internet, ample lighting, and a comfortable reception area as well as seating areas for clients. Additionally, the property offers flexible lease terms to accommodate both short-term and long-term needs.

Join a community of like-minded professionals and take your business to the next level with Absolute Investment Realty.

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[VIEW WEBSITE >](#)

## PROPERTY SUMMARY

**PROPERTY ADDRESS** 7520 Montgomery Blvd NE, Albuquerque, NM 87109 Suite C

**PROPERTY DESCRIPTION** Executive Suites available to fit your small business! Perfect for Hairstylists, Estheticians, and Massage Therapists.

**AVAILABLE SIZE** +/- 60 SF to +/-100 SF

**TOTAL BUILDING SIZE** +/- 1,816 SF

**LEASE** Full-service lease with short term and long-term options available.

**ACCESS** Communal Access through specific alarm code.

**EXTRAS** Property has a communal washer/dryer, communal entry way/sitting room and communal break rooms and restrooms.

**SIGNAGE** Available inside the property.

**Disclaimer:** The information contained in this marketing package is believed to be reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Additionally, this package and the information contained herein is intended only for parties with a bonified interest in the lease or purchase of this property and should not be distributed otherwise.

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# PROPERTY PHOTOS



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# TRADE AREA



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# SITE CLOSE UP



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RITA CORDOVA

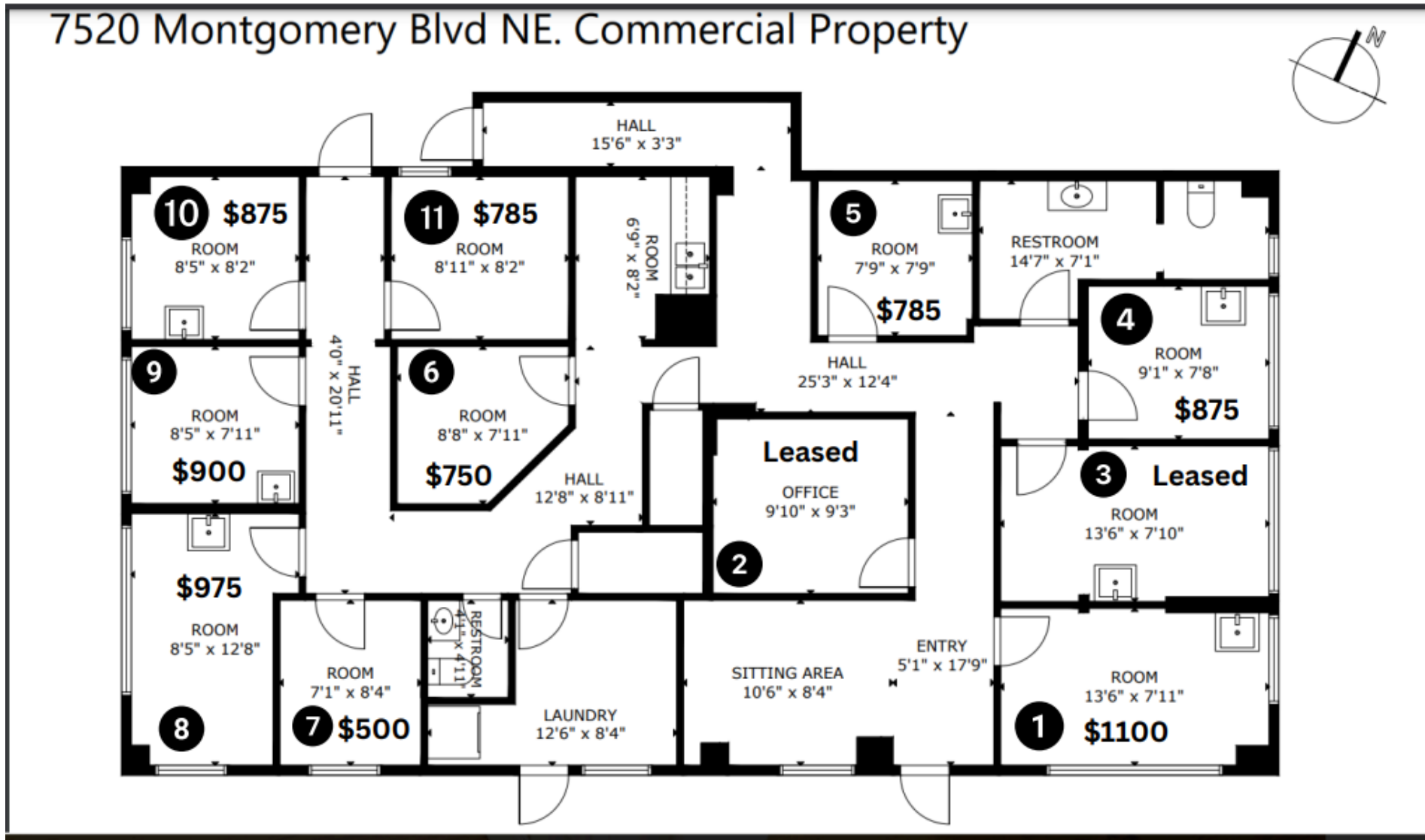
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# FLOORPLAN



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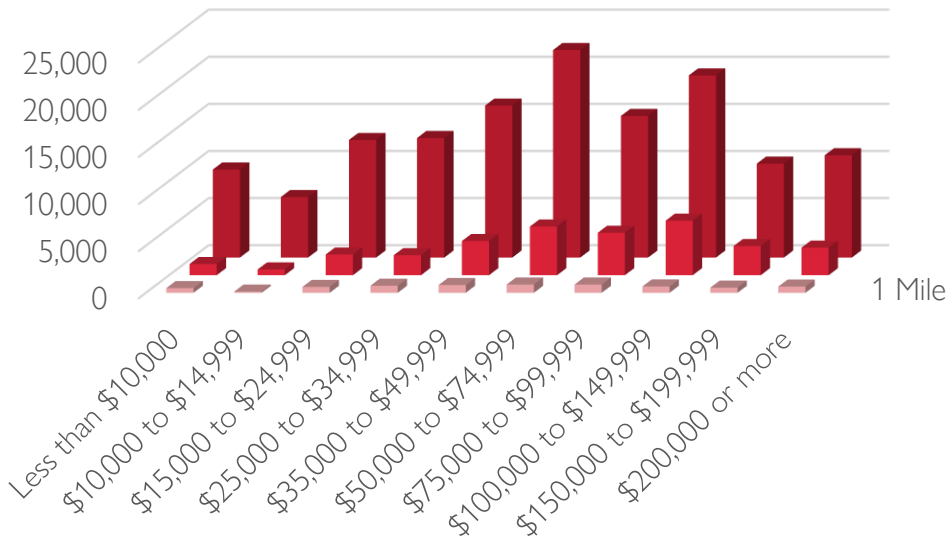


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	14,936	\$65,790	42.9
3 Mi	134,502	\$64,909	42.5
5 Mi	299,887	\$71,855	41.0

## TRAFFIC COUNTS

MONTGOMERY 32,525 VPD

PENNSYLVANIA 5,500 VPD

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# ALBUQUERQUE, NM

Albuquerque, New Mexico is a thriving and dynamic city that offers a wealth of opportunity for commercial real estate investors. With a population of nearly a million people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque, has experienced explosive growth of over 65% from 2000–2010, making one of the fastest growing cities in the United States. Albuquerque boasts a diverse economy with a strong presence in the technology, aerospace, and healthcare sectors, providing a solid foundation for investment in commercial real estate.

The city's prime southwest location offers easy access to major transportation routes and markets, making it ideal for businesses seeking to expand their reach. Albuquerque is ranked as one of Forbes Best Cities for Business for its concentration of high-tech private companies and government institutions. Its key tech employers include Sandia Labs, Intel, Raytheon and Northrup Grumman. The University of New Mexico (UNM) and its associated hospital (UNMH) together employ 20,210 people, while Kirtland Air Force Base and Sandia National Laboratories employ a highly educated work force of 23,000. Albuquerque's International Balloon Fiesta and proximity to the world-famous city of Santa Fe make tourism another significant contributor to its diverse economy.

For commercial real estate investors, Albuquerque represents an exciting opportunity to tap into a dynamic and rapidly evolving market. Whether you're looking to invest in office buildings, retail spaces, or industrial properties, the city's diverse and growing economy makes it an attractive choice to make your mark in the world of commercial real estate.

## ALBUQUERQUE MSA DEMOGRAPHICS



Population

924,160



Growth Since 2020

0.99%



Median HH Income

\$53,936

2020 Estimates

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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

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# BROKERS



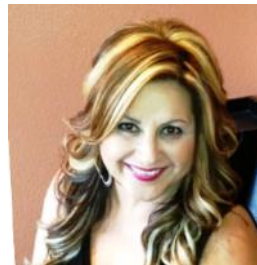
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**BRENNAN POSEN** Associate Broker/Business Broker

**(505)401-8048 / [brennan@go-absolute.net](mailto:brennan@go-absolute.net)**

Brennan is a Business Broker and Commercial Realtor with 8 years of experience. He has helped numerous clients and investors in land development, building rehab, property management, and community growth. Coming from a family of commercial developers and investors, he started as an administrative assistant and now is a top broker in the state. He mainly helps business owners start, expand, or sell their businesses and has experience with various types of real estate. He is also a pre-licensing educator and has assisted many professionals in obtaining their licenses.



**RITA CORDOVA**

Vice President

**(505) 489-8538 / [rita@go-absolute.net](mailto:rita@go-absolute.net)**

Rita Cordova, a native New Mexican joined Absolute Investment Realty in July of 2017. Rita is an industrial and office specialist who comes to the commercial real estate world with extensive experience working for national companies in banking, title, escrow, and lending as both an originator and wholesaler. Rita, an entrepreneur who owned a paint and body shop business, utilizes her skills in business to understand and fulfill the needs of her clients.



## WHO WE ARE

We are an investment oriented commercial real estate brokerage firm focused on helping our clients meet their commercial real estate investment goals. Our clients range from private local investors to multi-national REITS. We have closed transactions throughout the United States and from around the world. No job is too small or too large for our dedicated team of professionals. We are experts on current market conditions and provide expert advise on the best pricing and buying or selling strategies. We have industry wide connections and make it a policy to work hand in hand with our peers, principals and institutions to get the deal done. We are second to none in our ability to identify, sell or lease investment quality real estate.

## OUR MISSION

Absolute Investment Realty's mission is to help our clients achieve their commercial real estate goals.

## HOW WE HELP OUR CLIENTS SUCCEED

Our firm excels because we execute with attention to detail, exceptional financial analysis capabilities, second to none market knowledge, and the highest level of customer service. We start by understanding our client's needs and working closely with them to develop a customized acquisition, disposition, leasing or development plan specifically designed to help our clients reach their goals as expeditiously as possible.

## AWARDS AND ACCOLADES

Our firm and brokers have earned nine Costar Power Broker Awards, designed to recognize the top 5 brokerage firms in New Mexico.