



**Your Sign
Here**

Lease Rate: \$1,050 per month

Lease Type: NNN

Available Size: +/- 1,050 SF

Land Size: +/- 0.0608 acres

Features:

Recently Remodeled

High Quality Finishes Throughout

New Roof & HVAC System in 2016

New Stucco & Storefront Glass in 2016

Walking Distance to Restaurants and Shopping

Excellent Visibility & Signage

Easily Accessible - just off Central

Growing Trade Area



Nob Hill Dance Studio, Retail, or Office Space for Lease

107 Jefferson NE, Albuquerque, NM 87108

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

Tosh Hoshino
505-803-0387

tosh@go-absolute.net

Chris Sioss
505-980-2820

chris@go-absolute.net

Property Overview



Absolute Investment Realty is the exclusive representative of 107 Jefferson NE. This property has plenty of natural light and has wood floors throughout the space, making it well equipped to be used as a dance/ yoga studio and even as retail or office space. Being excellently located just off Central (a.k.a historic Route 66), one of the busiest roads in the Albuquerque, it is convenient to the University of New Mexico, Downtown, Old Town and the Kirtland Air Force Base. Area co-tenants include a myriad of restaurants, banks, and services some of which include: Firestone, Dion's, Loyola's, Wendy's and O'Neill's.

Property Summary

Property Address: 107 Jefferson NE Albuquerque, NM 87108

Property Description: Office or Retail Spaces

Suite Sizes (+/-) 1,050 SF

Building Size: (+/-) 2,100 SF

Highest and Best Use: Retail & Office

Parking: Shared and Street Parking Available

Zoning: MX-M

Access: Excellent/Just off Central Ave.

Visibility: Excellent

Signage: Excellent Building Signage

Location: Excellent

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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Trade Area Map



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Site Close Up



LOCATION DESCRIPTION

This property is conveniently located in the East Nob Hill Highland trade area of Albuquerque, just east of Washington and just west of San Mateo Blvd. Just 1.3 miles from UNM, and Kirtland Airforce Base this property is perfectly located to serve some of Albuquerque's most densely populated employment and cultural areas including Nob Hill, Down Town, Old Town, and Kirtland Airforce. Major employers in the area include the State of New Mexico, the states 4 largest hospitals, the University of New Mexico and the Central New Mexico College



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Interior Photos

Built-in Office Space



Turn – Key Studio Space

Kitchenette



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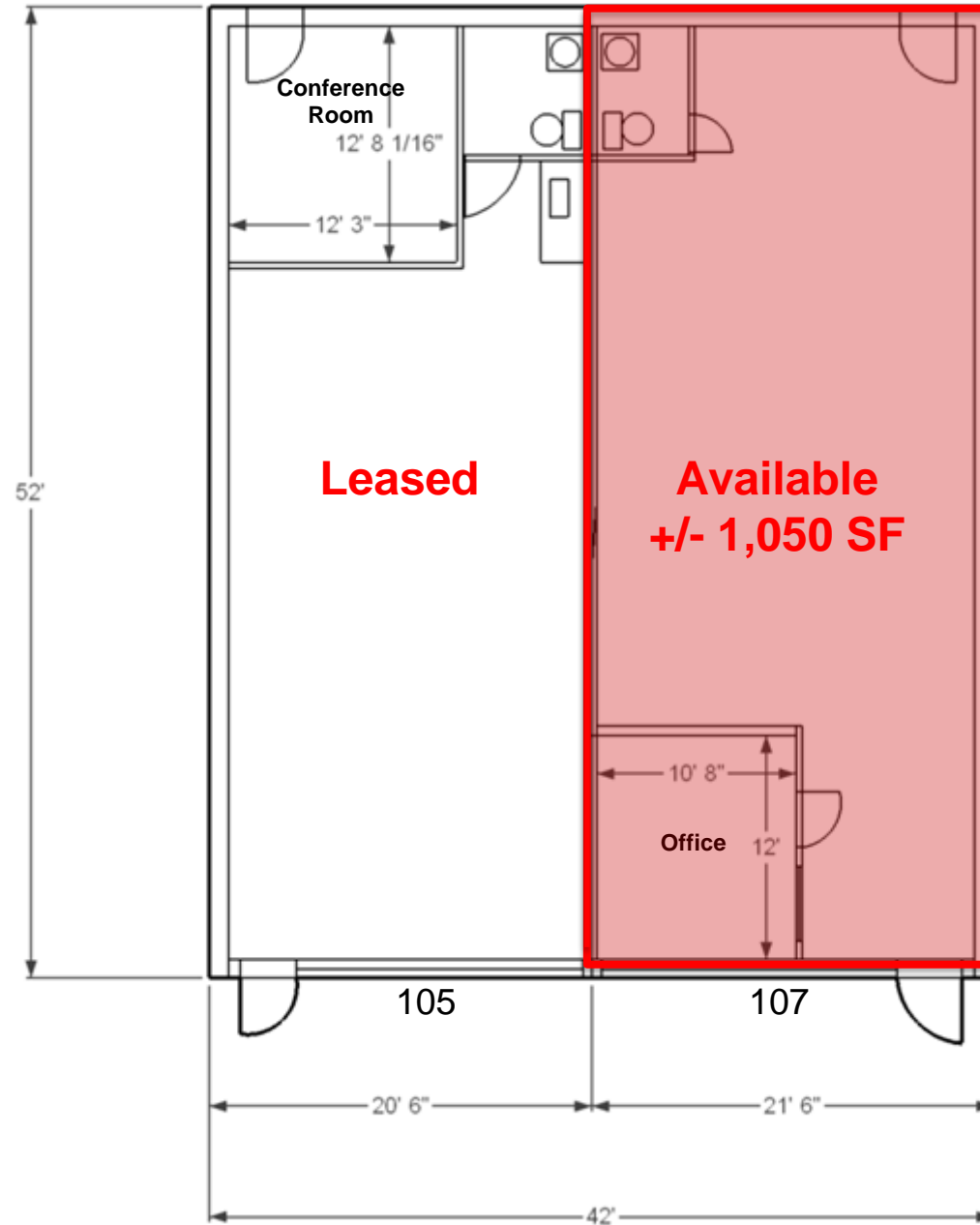
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Floorplan



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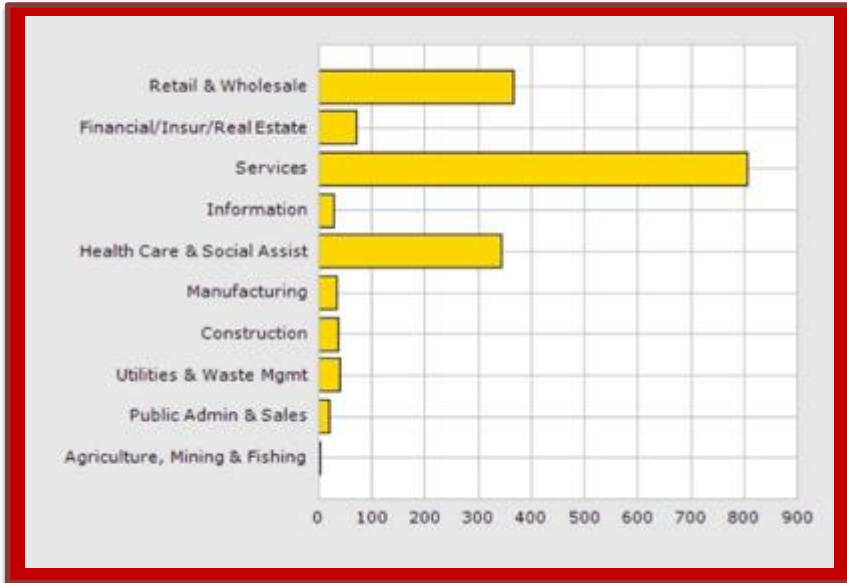
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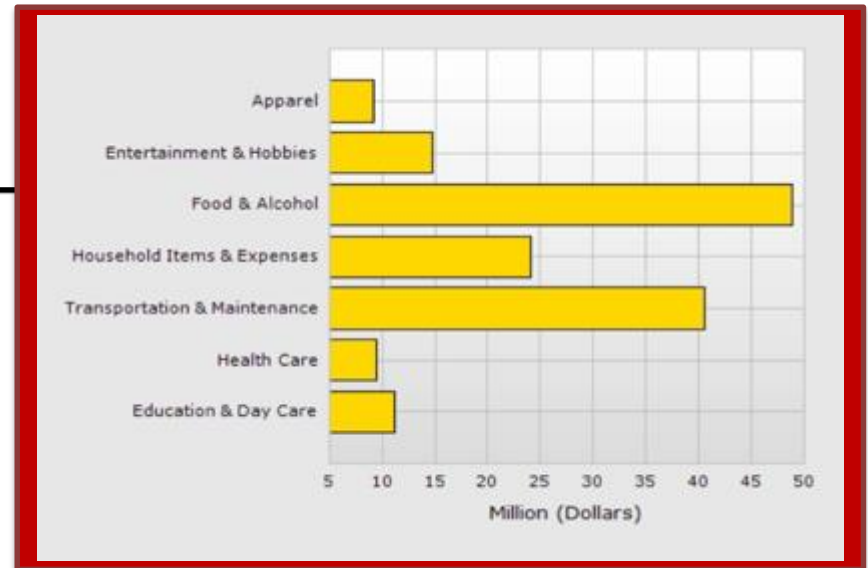
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Demographics

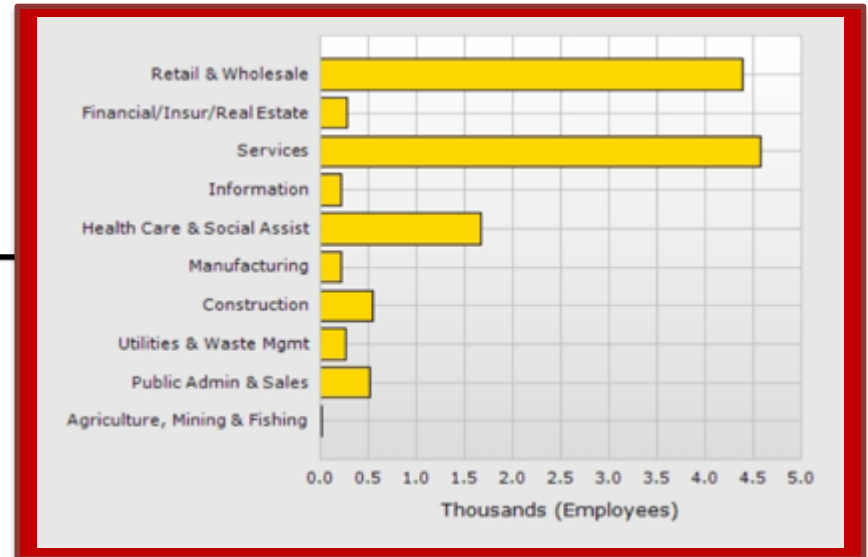
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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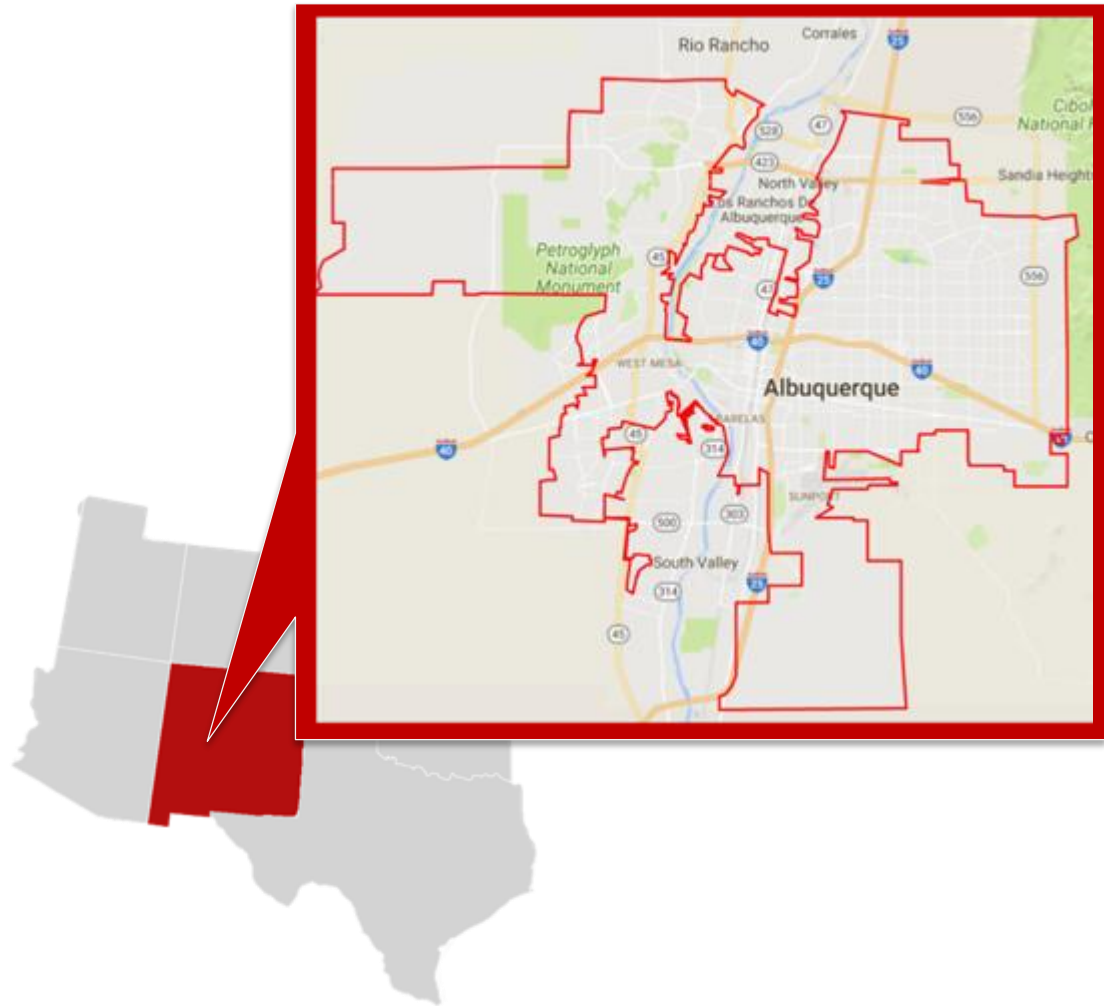
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Albuquerque, NM MSA

Albuquerque is located in the Rio Grande Valley, and is shadowed by the majestic Sandia Mountains. With a population of approximately 900,000 people, the metro area has a projected growth rate of 7.2% over the next 2.5 years. Rio Rancho, a suburb of Albuquerque with a population of 89,900, has experienced explosive growth of over 65% from 2,000–2010, is the fastest growing city in New Mexico, and one of the fastest growing cities in the United States.

Albuquerque is home to the University of New Mexico (UNM) and the University of New Mexico Hospital (UNMH) which together employ 20,210 people. Kirtland Air Force Base and Sandia National employ a high-tech, educated work force of about 23,000 people. Lying at the center of the New Mexico Technology Corridor, Albuquerque is ranked as one of Forbes Best Cities for Business, for its concentration of high-tech private companies and government institutions along the Rio Grande river valley. Some key technology based employers include Sandia National Laboratories, Intel, Raytheon and Northrup Grumman. Albuquerque is a regional center for transportation, health care, government agencies, nuclear research, and tourism.

Albuquerque is host to the world famous Albuquerque International Balloon Fiesta which draws over 1,000,000 visitors per year. Less than one hour away is the Historical City of Santa Fe, which has year round outdoor activities, it also holds awards for quality of life, and low cost of living,.



Albuquerque MSA Demographics (2016 Estimate)

 Total Population	 Total Households	 Avg. Household Income
909,906	357,434	\$69,380



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Absolute Investment Realty



Chris Sioss
Associate Broker

Chris specializes in the buying, selling, and leasing of office, industrial space and investment properties.

Chris has been a licensed real estate broker since 2008. Starting out as a residential broker in San Diego, California, Chris moved to the Albuquerque area in 2012 and began working in the Commercial Real Estate industry.



Some of Chris's Recent Transactions



Tosh Hoshino
Associate Broker

Tosh Hoshino is a commercial real estate expert specializing in retail and multi-family, who has extensive knowledge of the local market. He has been in the customer service industry for 19 years, with over 10 years of experience in the high-end automotive industry. Tosh prides himself on the relationships he's built over the years and is always ready to use his outstanding customer service skills to fulfill the needs of his clients.



Some of Tosh's Recent Transactions

Who We Are

[Absolute Investment Realty](#) is 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 have clients 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 can advise our clients 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.

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.

Awarded to the top 5 brokerage firms in NM, Absolute Investment Realty has achieved the coveted Costar Power Broker Award every year we've been in business.



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