



Centrally Located Office Complex

FOR SALE / 150 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87108

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SALE PRICE: \$1,900,000

(\$89.50/SF)

BUILDING SIZE +/- 21,222 SF

LAND SIZE +/- 1.55 AC

ZONING MX-L, MX-T, R-ML

FEATURES

- Prime Centralized Location
- High Visibility with +/- 400 Ft of Frontage Along Louisiana Blvd across from Expo – New Mexico.
- Flexible Layout Suitable for Office, Educational, Non-Profit, or Service Use
- Fully Secured and Fenced Property
- Monument & Building Signage Available
- 78 Parking Spaces
- Short Term Lease in place for +/- 5,000 SF



Absolute Investment Realty

131 Madison NE Albuquerque, NM 87108

505-346-6006 info@go-absolute.net

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DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of this very well-maintained +/-21,222 SF office complex is located in the heart of central Albuquerque, located at 150 Louisiana Blvd NE, Albuquerque, NM 87108.

The property sits at a prime location on Louisiana Blvd & Central Ave across from the NM State Fair Grounds, which is approved for a full mixed-use redevelopment. The site features excellent visibility, convenient access to I-40 and close proximity to major employment drivers such as Kirtland Air Force Base & Sandia National Laboratories. The perimeter of the property is fully secured with heavy gauge steel fencing, three gates and a large secure rear parking area for employees as well as a secure front parking area for customers.

Presently, +/- 5,000 SF of the south end of the building is leased to a church through May 31, 2027. The property is ideal for a variety of uses including corporate or government offices, educational, non-profit. Don't miss this rare opportunity to acquire the beautiful property at below market rates.



VIEW WEBSITE >



VIEW VIDEO >

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PROPERTY SUMMARY

| | |
|----------------------|--|
| PROPERTY ADDRESS | 150 Louisiana Blvd NE, Albuquerque, NM 87108 |
| PROPERTY DESCRIPTION | Office, Educational, Non-Profit, Service-Use |
| PROPERTY SIZE | +/- 1.55 AC |
| TOTAL BUILDING SIZE | +/- 21,222 SF |
| LEASED PORTION | +/- 5,000 SF |
| AVAILABLE PORTION | +/- 16,222 SF |
| ZONING | MX-L (Mixed Use Low Intensity) MX-T (Mixed Use Transition) R-ML (Residential Multifamily Low Density) More Information: City of Albuquerque IDO Zone Code MX-L , City of Albuquerque IDO Zone Code MX-T , City of Albuquerque IDO Zone Code R-ML |
| ACCESS | 2 Access points on Louisiana Blvd. 1 Access point on Domingo Rd. |
| VISIBILITY | Great Visibility from Central and Louisiana |
| SIGNAGE | Monument & Building Signage Available |

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 SALE or purchase of this property and should not be distributed otherwise.

Tenant Summary

The Tenant is located on the south wing of the property and currently occupies approximately 5,000 square feet. Access to the Tenant's portion of the building is provided through the south-facing front entrance.

ABOUT TENANT

Restore Church is a community-focused Christian church based in Albuquerque, New Mexico, founded in 2020 by Pastor Justin Pearson. The church began as a church plant in partnership with Anchor Church, initially launching as "Anchor South" before transitioning to an independent congregation under the Restore Church name.

The organization is mission-driven to support neighborhood renewal through faith, community engagement, and outreach initiatives. It emphasizes "gospel restoration" through both spiritual ministry and practical service, partnering with local and national organizations while fostering a growing congregation and leadership development efforts.

OUR STORY – RESTORE CHURCH



| LEASE & FINANCIAL INFORMATION | |
|-------------------------------|---|
| TENANT | Restore Church |
| LEASED AREA | +/- 5,000 SF |
| GUARANTY | Personal |
| CURRENT RENT | \$750.00 per Month |
| RENTAL INCREASES | \$250.00 per month Annually |
| LEASE TYPE | Modified Gross |
| LEASE TERM | 3 Year Term (1 Year Left) |
| RENT COMMENCEMENT | June 1st, 2024 |
| LEASE EXPIRATION | May 31st, 2027 |
| OPTION TERMS | Negotiated Between Lessor & Lessee. |
| LANDLORD RESPONSIBILITIES | Alarm System Cost, Building Structure Maintenance (Foundation, Roof, Floors & Walls), Building Systems (Heating & Cooling). |
| TENANT RESPONSIBILITIES | Utilities, Taxes, Trash, Proper Activation / Deactivation and Response of Alarm Systems. |

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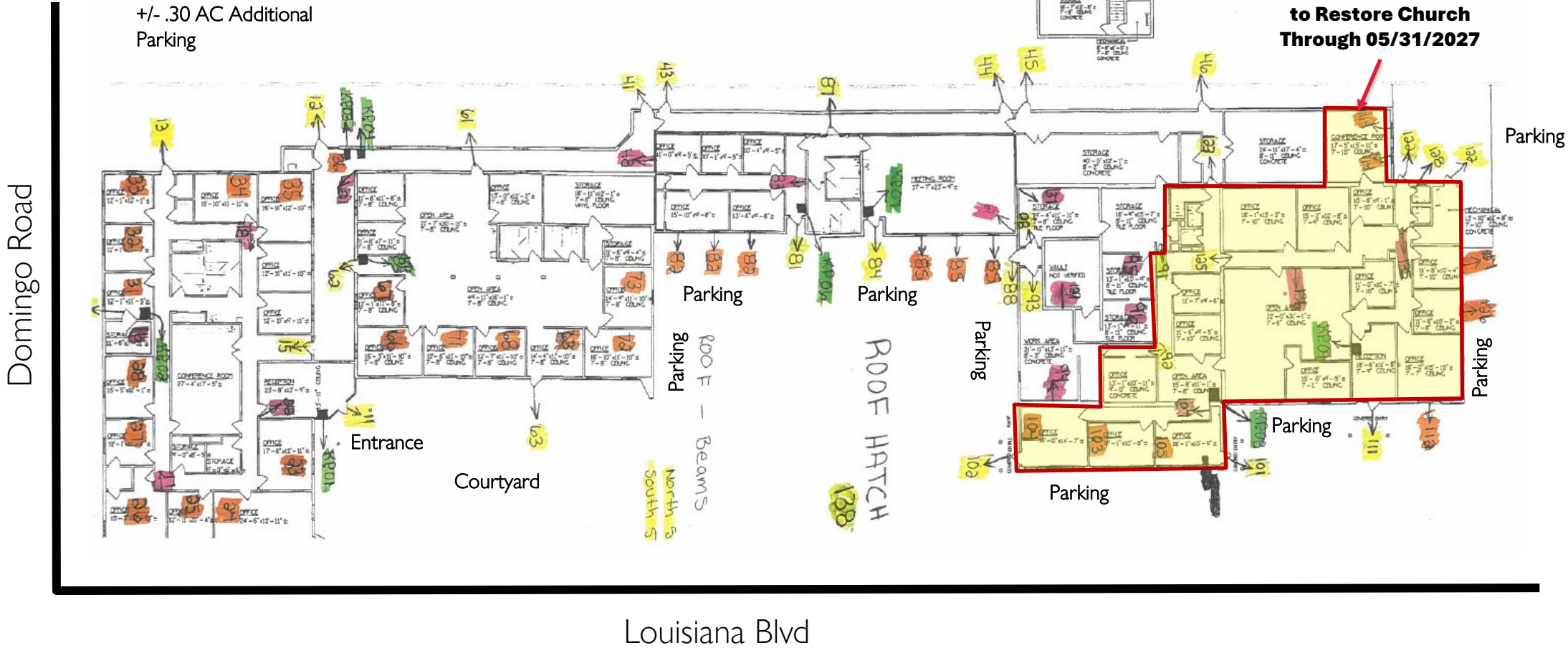


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FLOORPLAN



+/- 5,000 SF Leased to Restore Church Through 05/31/2027



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Upcoming Expo New Mexico Re-Development

The City of Albuquerque, in coordination with the State of New Mexico, is advancing a long-term redevelopment plan for the New Mexico State Fairgrounds (Expo NM) aimed at transforming the site into a mixed-use, year-round district rather than a primarily seasonal event space. Current plans generally describe a phased approach that could include new housing, commercial and retail development, public parks and open space, and a potential multipurpose stadium or event venue intended to anchor activity on the site.

The redevelopment also emphasizes infrastructure improvements such as roads, utilities, and pedestrian access as well as reconfiguring existing fair facilities so the State Fair can continue operating within a more efficient layout. Early phases of the project have been discussed in the range of over \$100 million in public investment, with longer-term buildout potentially reaching several hundred million dollars.

Project leaders have stated goals that include economic revitalization of the surrounding International District, increased safety, job creation, and improved quality of life for nearby residents. However, community concerns about displacement, funding priorities, and the inclusion of a stadium remain part of the ongoing public discussion.

Because plans are still evolving and subject to change through public input, funding decisions, and design revisions, details may shift over time. For the most current and official information, refer to sources such as these:

Fairgrounds District website (<https://www.fairgroundsdistrict.nm.gov/>), the Governor's Office announcements (<https://www.governor.state.nm.us/>), and local reporting like ABQ News (<https://abq.news/>) and KOB (<https://www.kob.com/>).



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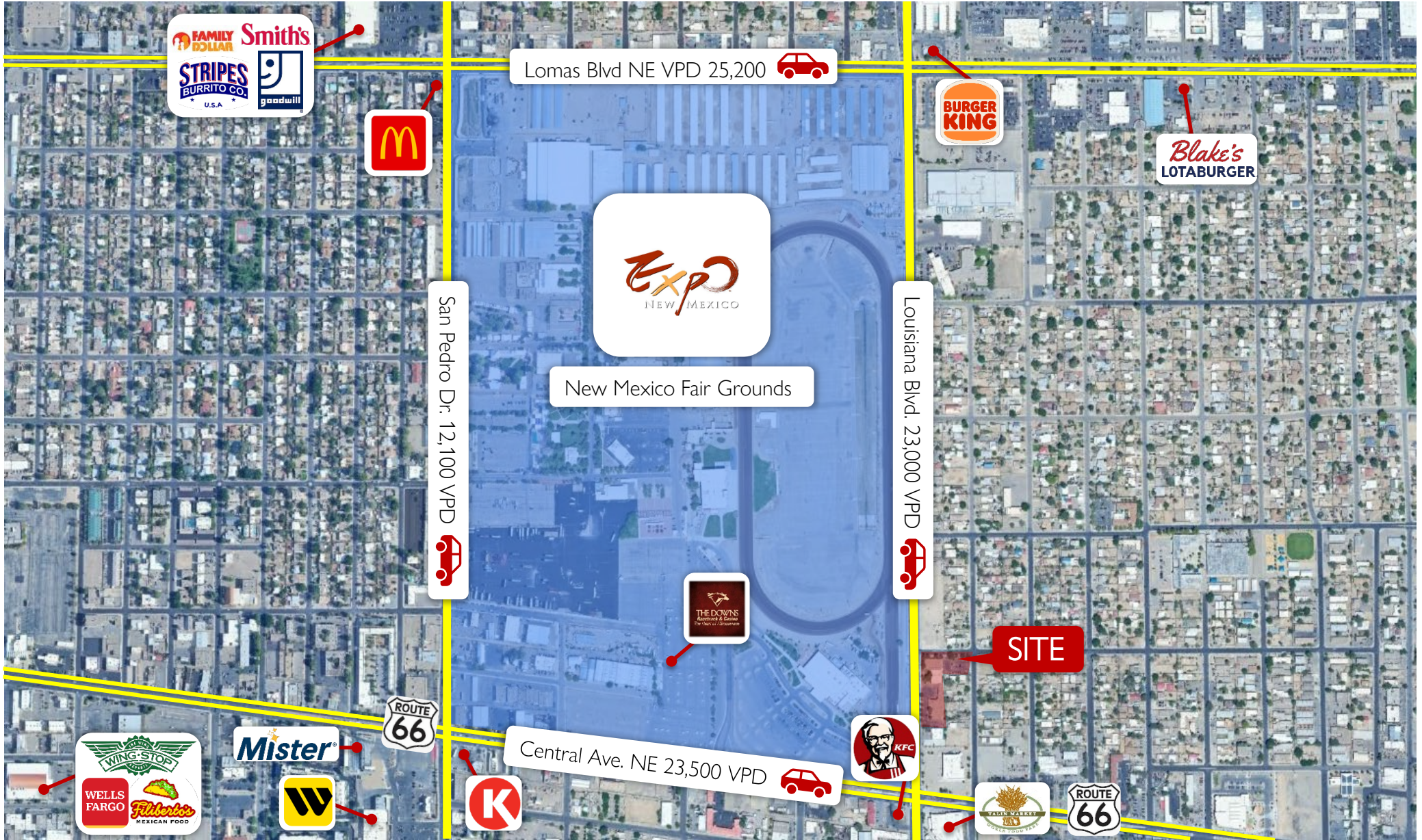
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TRADE AREA



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SITE CLOSE UP



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Bowlin
TRAVEL CENTERS INCORPORATED
CORPORATE OFFICE
ENTRANCE
150 LOUISIANA NE

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PROPERTY PHOTOS



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ZONING

Zoning Source Provided by City of Albuquerque Integrated Development Ordinance – Broker makes no representations or warranties as to the accuracy to the information herein. Buyer is encouraged to confirm all zoning information independently.



For Additional Information Regarding Zoning, Please View the City of Albuquerque IDO Zone Code Info:

MX-L (Mixed Use Low Intensity) - [City of Albuquerque IDO Zone Code MX-L](#)

MX-T (Mixed Use Transition) - [City of Albuquerque IDO Zone Code MX-T](#)

R-ML (Residential Multifamily Low Density) - [City of Albuquerque IDO Zone Code R-ML](#)

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DEMOGRAPHICS

*provided by the Missouri Census Data Center

RADIUS DEMOGRAPHICS



Population



Median HH
Income



Median Age

1 Mi 6,166 \$77,876 38.2

3 Mi 24,729 \$74,265 34.8

5 Mi 36,879 \$76,937 35.5



House Holds



Families



Workers

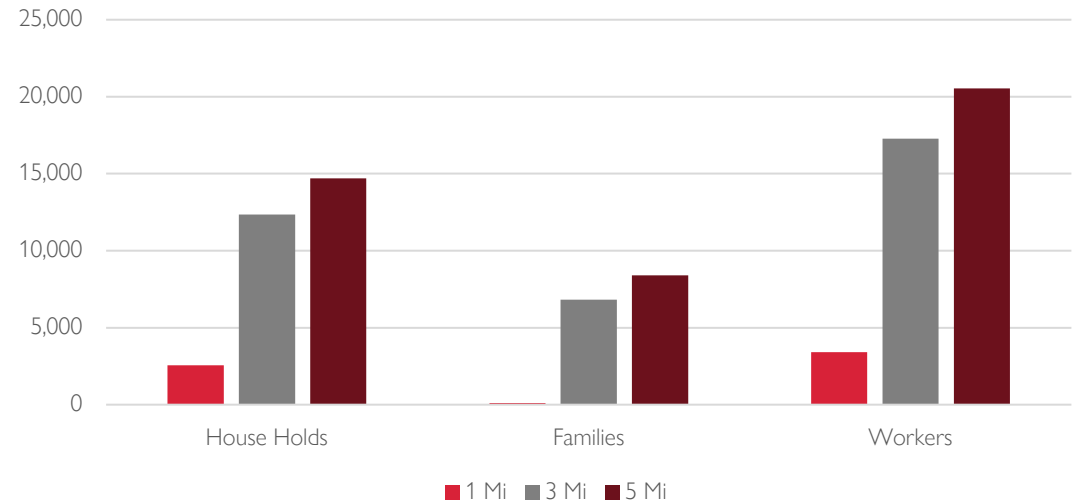
1 Mi 2,562 96 3,413

3 Mi 12,353 6,823 17,271

5 Mi 14,701 8,394 20,530



Demographics



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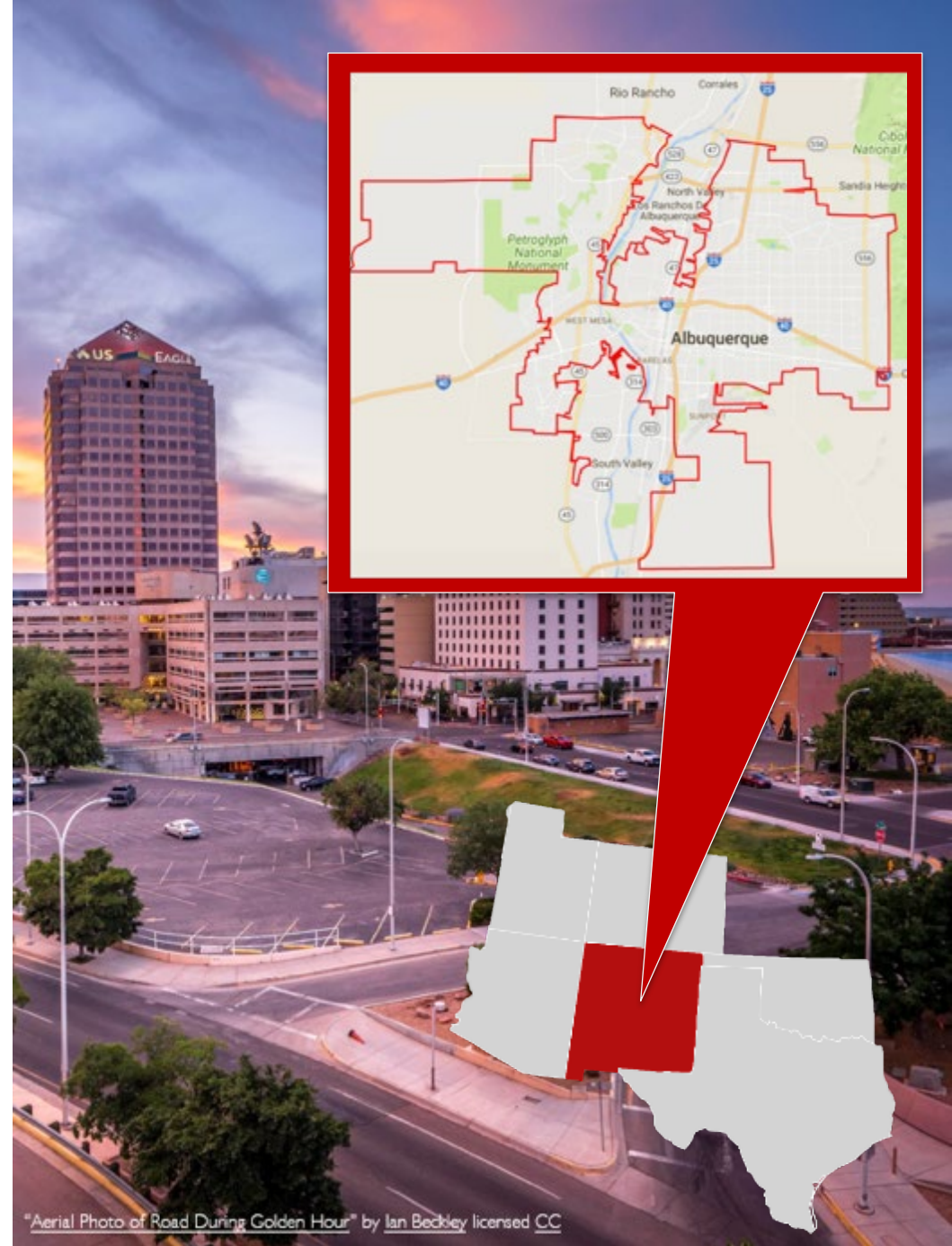
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

BROKERS



RITA CORDOVA

(505) 489-8538 / rita@go-absolute.net

Vice President

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.



JOAQUIN ALINDOGAN

(505) 985-8181 / joaquin@go-absolute.net

Associate Broker

Joaquin is a licensed real estate broker with a focus on industrial and multifamily real estate. Having lived in New Mexico for the past 17 years, he sports extensive local market knowledge and expertise. Being able to apply that experience to where it is most effective. Joaquin has developed a knack for developing great relationships and strives to not just help the needs of the client in the moment, but throughout their real estate journey.



ALFREDO BARRENECHEA

(505) 401-0135 / alfredo@go-absolute.net

Qualifying Broker

Alfredo specializes in the acquisition and disposition of retail investment real estate and has experience in closing large retail, industrial, office, and hospitality transactions. With over 11 years of experience in the commercial real estate industry as a developer, landlord and broker Alfredo has worked with nation's top tenants, investors and real estate investment companies.





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 SALE 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.



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