

# DRIVE-IN DOOR WAREHOUSE SPACE



FOR LEASE / 4730 JEFFERSON ST NE SUITE A, ALBUQUERQUE, NM 87109



**LEASE RATE:** \$15.00/SF

Lease Type: NNN

**UNIT SIZE** +/- 1,500 SF

**LAND SIZE** +/- 0.4144 Acres

**ZONING** NR-LM

## FEATURES

- One 10' Drive-In Roll Up Door
- Gas Space Heater & Evaporative Cooler
- Ample Shared Parking
- Close to I-25
- Easy Access
- High Visibility

Absolute Investment Realty  
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# DESCRIPTION



Absolute Investment Realty has been selected as the exclusive representative of the owner for this warehouse space. The property is situated near I-25 and Jefferson St NE with fast and easy access to and from the interstate.

The property and building are professionally managed and well-maintained. Available end cap unit offers 1 bathroom, hanging gas heater, evaporative cooler, and ample shared parking. This suite has a drive-in 10-foot-tall roll up bay door. The building sits on 0.414 acres. This property would be well suited for a contractor, retailer, and many other uses.



**VIEW WEBSITE >**



**VIDEO >**

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## PROPERTY SUMMARY

<b>PROPERTY ADDRESS</b>	4730 Jefferson St NE, Albuquerque, NM 87109, Suite A
<b>PROPERTY DESCRIPTION</b>	Warehouse, Manufacturing, Retail, Office
<b>UNIT SIZE</b>	+/- 1,500 SF
<b>TOTAL BUILDING SIZE</b>	+/- 7,500 SF
<b>ZONING</b>	NR-LM
<b>ACCESS</b>	Access from I-25 and Jefferson
<b>VISIBILITY</b>	Excellent
<b>SIGNAGE</b>	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 lease or purchase of this property and should not be distributed otherwise.

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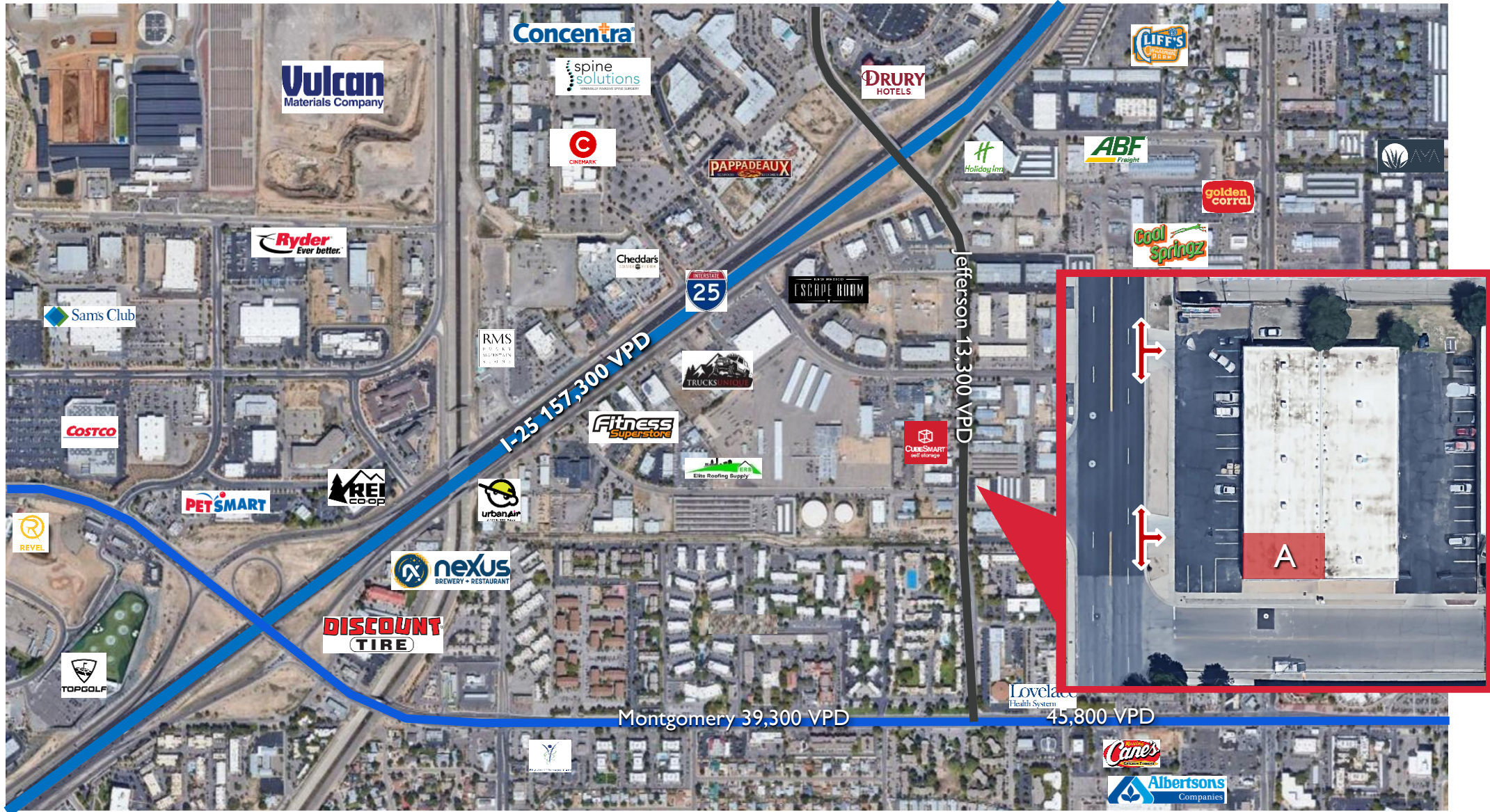
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# SITE CLOSE UP & IMMEDIATE TRADE AREA



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# TRADE AREA



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# PROPERTY PHOTOS



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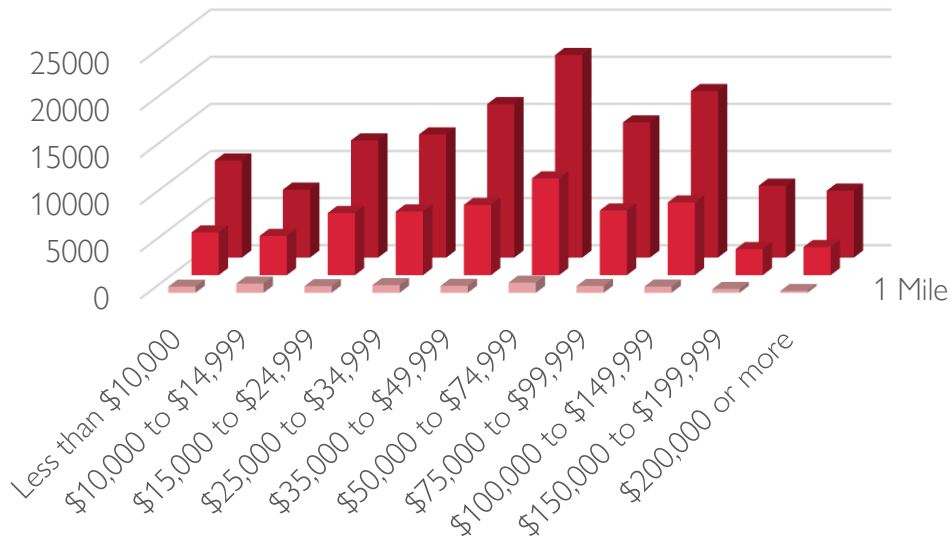


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# DEMOGRAPHICS

\*provided by the Missouri Census Data Center

## Household Income



## TRAFFIC COUNTS

INTERSTATE 40 158,400 VPD

PENNSYLVANIA ST NE 7,700 VPD

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## RADIUS DEMOGRAPHICS



Population



Median HH Income



Median Age

1 Mi	15,206	\$44,753	38.8
3 Mi	135,326	\$56,789	38.5
5 Mi	277,954	\$62,251	39.9



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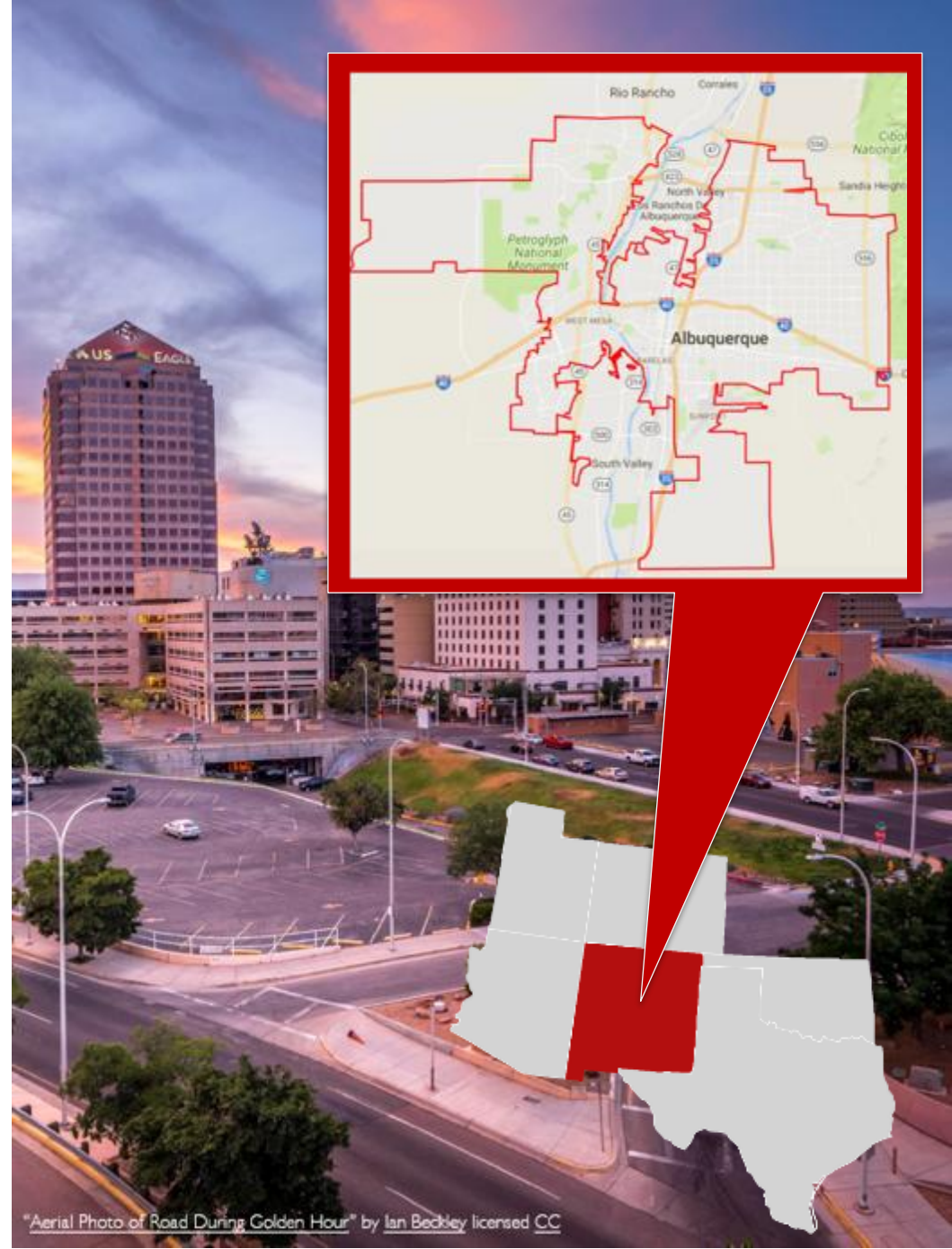
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"Aerial Photo of Road During Golden Hour" by Ian Beckley licensed CC

# BROKERS



**ANDRIA BARRENECHEA**

Associate Broker

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Andria is a licensed real estate broker focused on office and retail commercial real estate. She has been in the real estate industry with Absolute Investment Realty for six years in various capacities. Some of her responsibilities have included: property and commercial portfolio management, transaction facilitator, marketing director and office manager. In addition to managing the property management and brokerage arms of Absolute Investment Realty she is growing her practice as a commercial real estate broker. Andria has developed excellent people skills and is an expert in the industry. She is excited to help meet the needs of every client who comes her way.



**ALFREDO BARRENECHEA** Owner/ Qualifying Broker

(505) 401-0135 / [alfredo@go-absolute.net](mailto:alfredo@go-absolute.net)

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 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.

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