



Sale Price:

\$235,980⁰⁰

Property Size:

+/- .1464 Acres

Building Size

+/- 1242 SF

Features:

- Close to I-25, hospitals, downtown
- Generous 9:1000 parking
- Approved plans for 2nd 1108 sf building on lot
- High Traffic Location—VPD 24,100
- Highly visible corner location
- Ideal for real estate, insurance, accounting, medical specialty practice
- Remodeled 2018
- FFE Included—conference room, executive office, reception, 5-seat workstation area

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB

505-720-6593

barbara@go-absolute.net



Property Overview



Oh so convenient to Albuquerque's hospital district and downtown, this gem of an office building has a reception area with window, two executive offices, a conference room and a work area outfitted with 5 cubicles. This recently remodeled space is ideal for a single tenant location for professionals such as accountants, insurance agents, real estate agents or medical specialists. It can be equally adapted to an executive offices business. A new HVAC system assures comfort for tenants, clients.

Conveniently located just 0.4 mi. west of the I-25 Lomas exit, it offers a straight shot to the downtown area.

This user-friendly neighborhood offers a mix of medical professionals, local businesses, and residential housing. Generous parking in a lot that has been recently resealed and restriped provides convenient free parking for clients and tenants.

Property Highlights

Property Address: 523 Lomas Blvd. NE, Albuquerque, NM 87102

Highest and Best Use: Single tenant professional office building, executive offices

Land Size: (+/-) 0.1464 Acres

Total Building Size: (+/-) 1242 SF, plans approved for second 1108 SF building on site

Zoning: MX-M

Parking: Generous. 13 parking spaces

Access: Excellent. Easy access from Lomas, Slate, and High; 0.4 mi from Lomas exit, I-25

Visibility: Excellent direct street frontage.

Signage: Excellent.

Bathrooms: 1, ADA accessible

Location: Downtown submarket

Traffic Count: VPD 24,100

*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.

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593
barbara@go-absolute.net



Site Close Up & Location Description



Property and Location Description

The property is situated directly east of Downtown Albuquerque along I-25 (201,100 VPD). The property is located on Lomas Blvd. (24,100 VPD) which is a major E-W corridor that runs nearly the entire length of Albuquerque. This location is conveniently located near 3 major hospitals, 2 major medical centers, and UNM main campus, medical campus, and school of law as well as CNM main campuses. The trade area is heavily populated with medical offices, law offices and technology users. The property is less than a mile from the Downtown Railway District, which is the heart of Albuquerque's urban renaissance and has seen an explosion of tenants and residents.

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

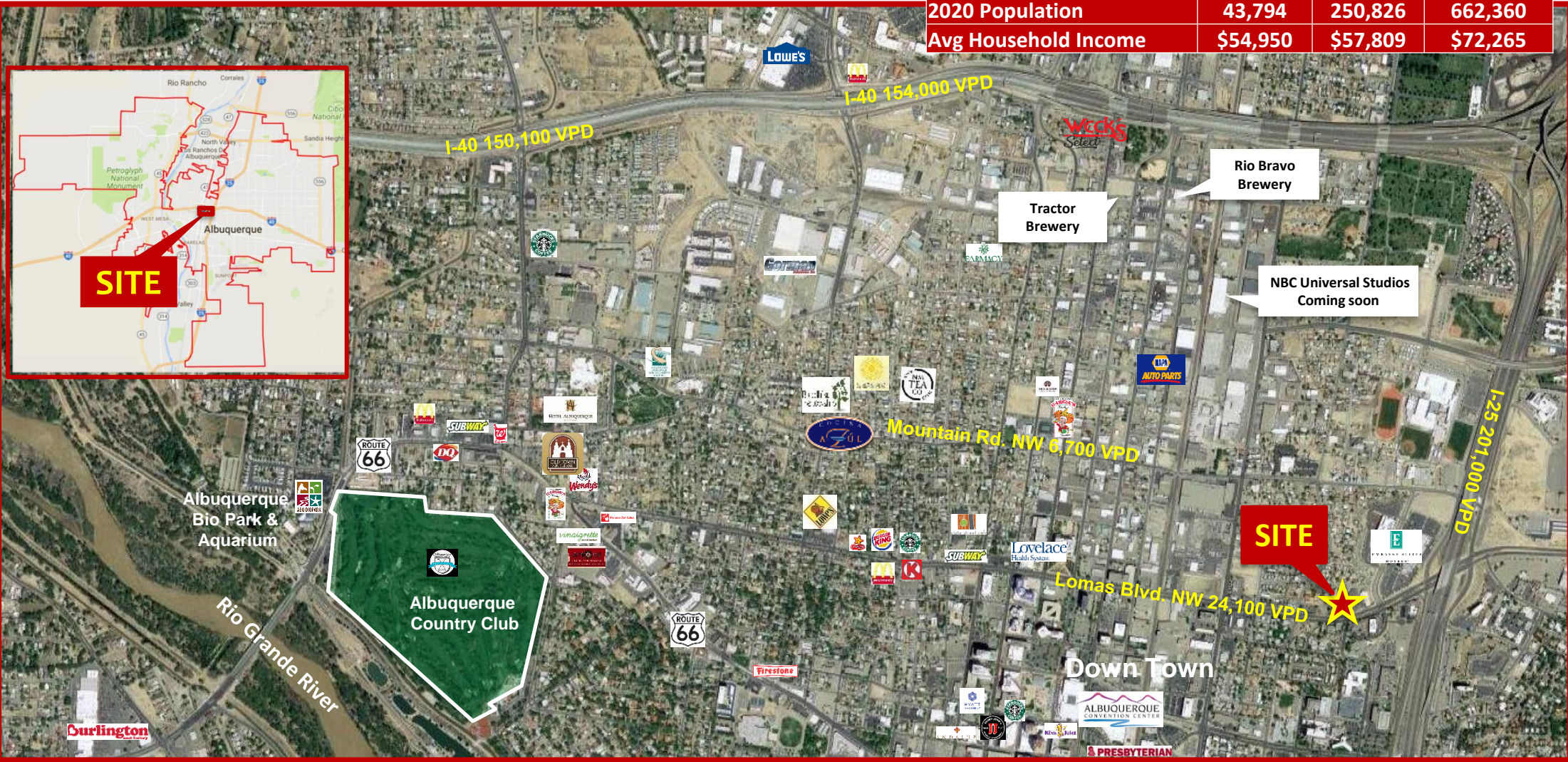
Absolute Investment Realty | 131 Madison NE Albuquerque, NM 87108 | 505-346-6006 | Info@go-absolute.net

Barbara Kline, CBB
505-720-6593
barbara@go-absolute.net



Trade Area Map

Trade Area Demographics			
Radius	2 mi.	5 mi.	10 mi.
2020 Population	43,794	250,826	662,360
Avg Household Income	\$54,950	\$57,809	\$72,265

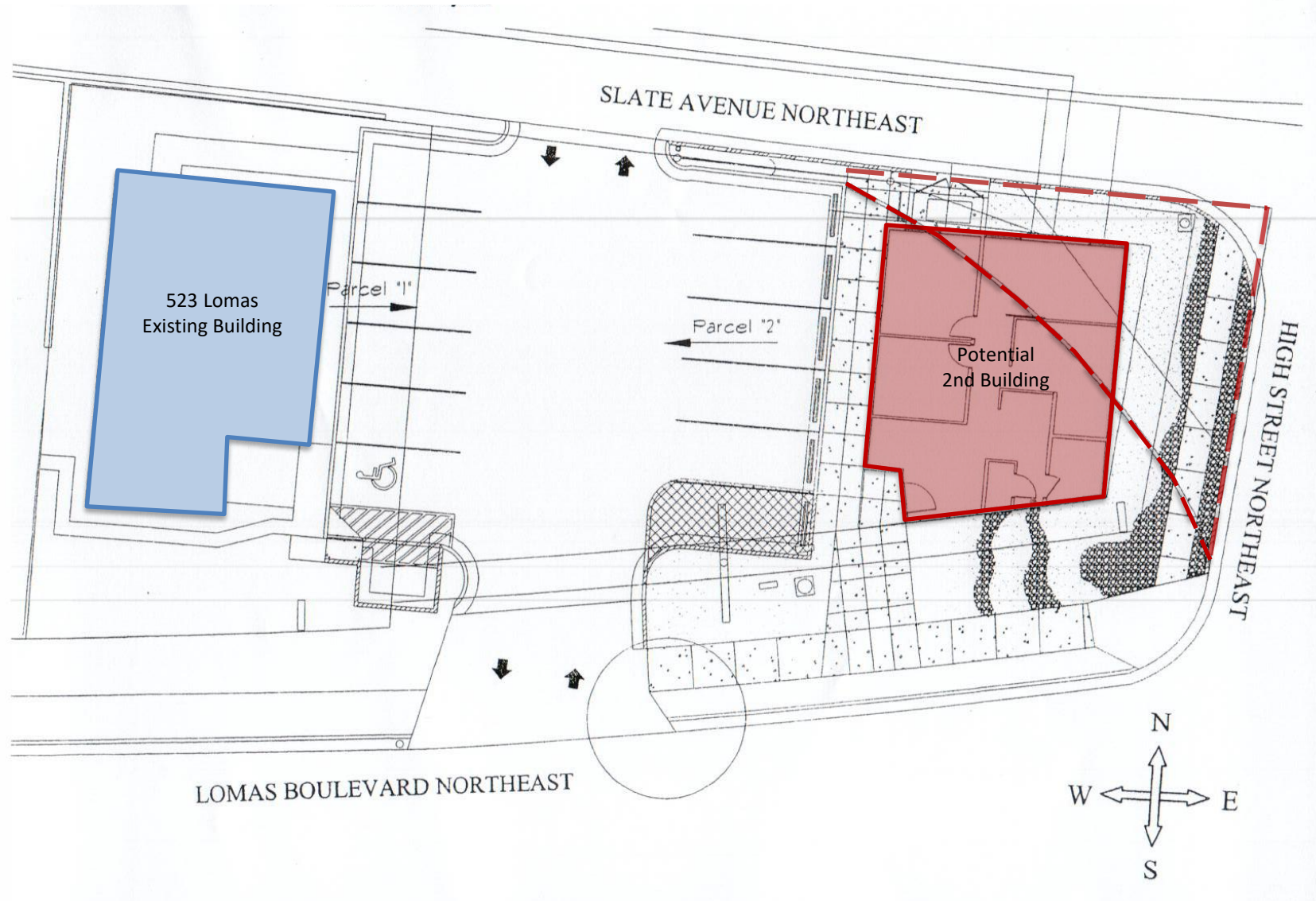


Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593
barbara@go-absolute.net

Approved Plans for 2nd Building on Site



Approved plans for a 2nd 1108 sf building also expand usable property area in NE corner of lot (area enclosed by dotted line).

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593
barbara@go-absolute.net



Property Photos

Light-filled Executive Offices

Ask broker for list of FFE available with building purchase



Conference Room

Recently redecorated, New flooring throughout



Executive Office

Ideal for any small professional services business or executive office space



Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593

barbara@go-absolute.net

Property Photos

Access Window Links Reception with Administrative Office



Reception Area Access to Offices Through Locked Door Controlled by Admin.

Spacious Administrative Area



Property Photos

Central Coffee/Break Station

Multi-slide door opens to private seating on Central.



Work Area Setup—5 Stations

Fixtures to stay with building when sold



Generous Parking Ratio 8:1000

Building easily accessed from Lomas or Slate



Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB

505-720-6593

barbara@go-absolute.net

Demographics

Daytime Employment – 2, 5 and 10 Mile

Consumer Spending Details			
Radius	2 mile	5 mile	10 mile
	Total Spending	Total Spending	Total Spending
Apparel	\$22,230,519	\$131,448,498	\$368,815,400
Entertainment, Hobbies & Pets	\$55,750,692	\$315,369,846	\$932,188,381
Food & Alcohol	\$115,427,685	\$655,013,307	\$1,822,778,866
Household	\$50,365,132	\$293,663,909	\$894,124,059
Transportation & Maintenance	\$93,835,818	\$561,895,399	\$1,645,384,867
Healthcare	\$20,292,676	\$118,975,842	\$343,255,223
Education & Daycare	\$23,283,440	\$127,612,541	\$394,095,986

Income 2, 5 and 10 Mile

Daytime Employment						
Radius	2 mile		5 mile		10 mile	
	Businesses	Employees Per Business	Businesses	Employees Per Business	Businesses	Employees Per Business
Service-Producing Industries	6,522	13	16,891	11	28,057	11
Trade Transportation & Utilities	605	8	2,564	12	4,442	13
Information	121	23	357	16	597	16
Financial Activities	347	7	1,661	6	3,370	6
Professional & Business Services	1,086	12	2,590	10	4,293	12
Education & Health Services	3,198	12	6,260	11	9,562	10
Leisure & Hospitality	460	20	1,342	19	2,300	18
Other Services	505	6	1,756	6	3,023	6
Public Administration	200	51	361	40	470	35
Goods-Producing Industries	383	11	1,494	13	2,885	12
Natural Resources & Mining	10	48	35	18	63	12
Construction	228	7	956	10	1,952	9
Manufacturing	145	14	503	18	870	18
Total Employees	6,905	13	18,385	11	30,942	11

Consumer Spending – 2, 5 and 10 Mile

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$54,950	\$57,809	\$72,265
Median Household Income	\$34,120	\$38,368	\$51,679
< \$25,000	7,783	36,056	65,429
\$25,000 - 50,000	4,994	28,308	64,224
\$50,000 - 75,000	2,934	15,898	45,157
\$75,000 - 100,000	1,428	8,983	29,523
\$100,000 - 125,000	986	6,828	23,533
\$125,000 - 150,000	527	3,467	12,457
\$150,000 - 200,000	521	2,893	12,140
\$200,000+	764	3,545	13,088

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
 505-720-6593

barbara@go-absolute.net

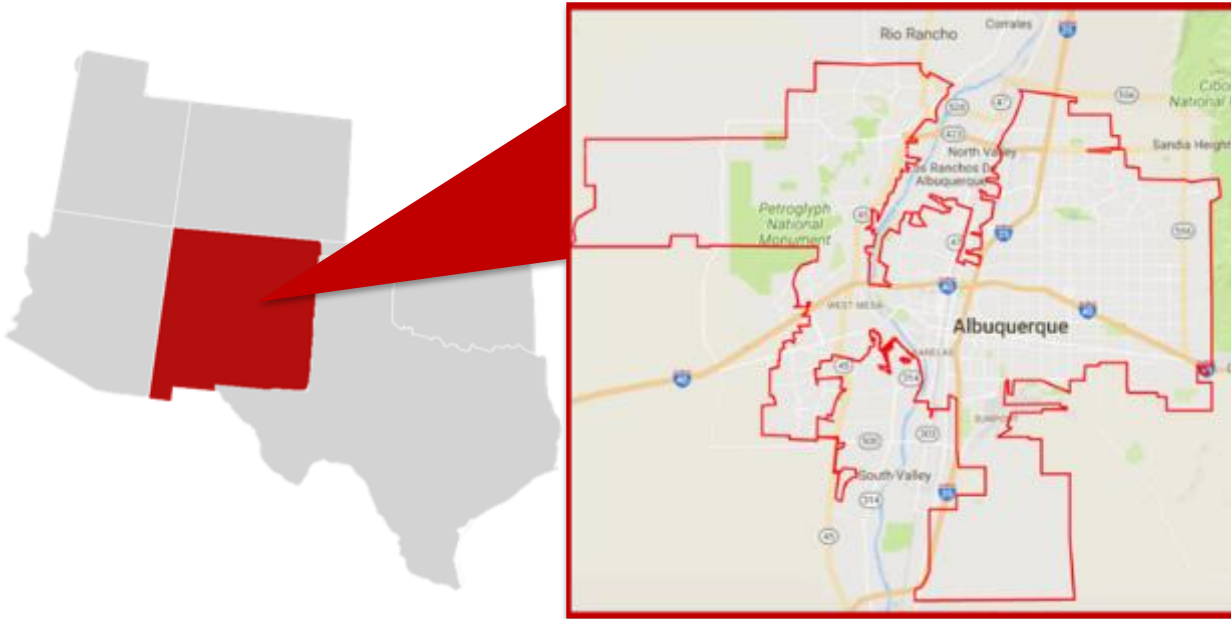


Albuquerque, NM MSA

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 2000–2010, 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 and routinely receives awards for quality of life and low cost of living.



Albuquerque MSA Demographics (2018 Estimate)

		 Avg.
Total Population	Total Households	Household Income
915,927	358,000	\$51,128

Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593
barbara@go-absolute.net



Absolute Investment Realty



Barbara Kline
Associate Broker
Business Broker

Barbara is a Certified Business Broker and commercial Realtor. Barbara has been founder or co-founder of seven businesses as well as business and marketing consultant to several hundred businesses on three continents ranging from startups to multi-million dollar corporations. Barbara's experience allows her to provide business acquisition and disposition services second-to-none in the New Mexico market. Barbara has over 30 years of experience as a real estate investor and specializes in industrial and office real estate. Barbara has been involved in community and business development in New Mexico for more than 15 years in both Bernalillo and Sandoval Counties and is affiliated with CREW and Corrales Mainstreet and sits on the boards of two local non-profits.



Some of Barbara'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 and business investment goals. Our clients range from private local investors to multi-national REITS, and business owners, owner/operators and investors for businesses with assets worth \$200,000 to \$5,000,000. 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 advice 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

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



Newly Remodeled Office Building Close to Hospitals, Downtown
523 Lomas NE, Albuquerque, NM 87102

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

Barbara Kline, CBB
505-720-6593

barbara@go-absolute.net