



Lease Rate: \$2,000/Mo + NNN

**Available Space: +/- 800 SF Building &
+/- 0.50 Acre Fenced Yard**

Features:

- Easy Access to I-25
- Secure Fenced Yard
- Potential Building Signage

- 800 SF Office Building (20' x 40')
- Additional Storage Container on Site
- Zoned: NR-LM Non-Residential -
Light Manufacturing



Industrial Yard Space with Office
6920-A Gruber Ave NE, Albuquerque, NM 87109

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

Rita Cordova
505-489-8538

Alfredo Barrenechea
505-401-0135

rita@go-absolute.net chris@go-absolute.net

Property Summary



Absolute Investment Realty has been selected to exclusively represent the owner of 6920A Gruber Ave NE, Albuquerque, NM 87109, a strategically located industrial yard space with office space. The property is conveniently located near I25 in the highly desirable Jefferson Corridor trade area of Albuquerque's NE Heights. Don't miss this opportunity to get into this high-barrier to entry trade area!

Property Features:

- Fully Fenced Yard
- Standalone building on +/- 0.50 acres
- 2 Office spaces
- Evaporative Cooling
- Fenced Yard
- 1 Bathroom

Property Information Summary

Property Address:	6920A Gruber Ave NE
Property Description:	Industrial Yard with Office
Office Space:	+/- 800
Zoning:	NR-LM – Non-Residential, Light Manufacturing
Yard Space:	+/- 0.50 Acres
Lease Rate:	\$30.00 / SF + NNN
Access:	Excellent
Visibility:	Excellent
Signage:	Excellent
Curb Appeal:	Excellent
Highest and Best Use:	Industrial users needing a large yard with an office.

*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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Immediate Trade Area Map



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Site Close Up & Location Description



LOCATION DESCRIPTION

Absolute Investment Realty has been selected to exclusively represent the owners of 6920A Gruber, Albuquerque, NM 87109, a strategically located office building in one of Albuquerque NM's growing trade areas. The property is zoned NR-LM (Non-Residential, Light Manufacturing) which allows for a variety of commercial uses. This former tow yard property is highly visible backing up against the I-25, close to Osuna, Frontage Road and Paseo Del Norte. There are many existing industrial properties including Medley Material, restaurants and other retail businesses surrounding the property.



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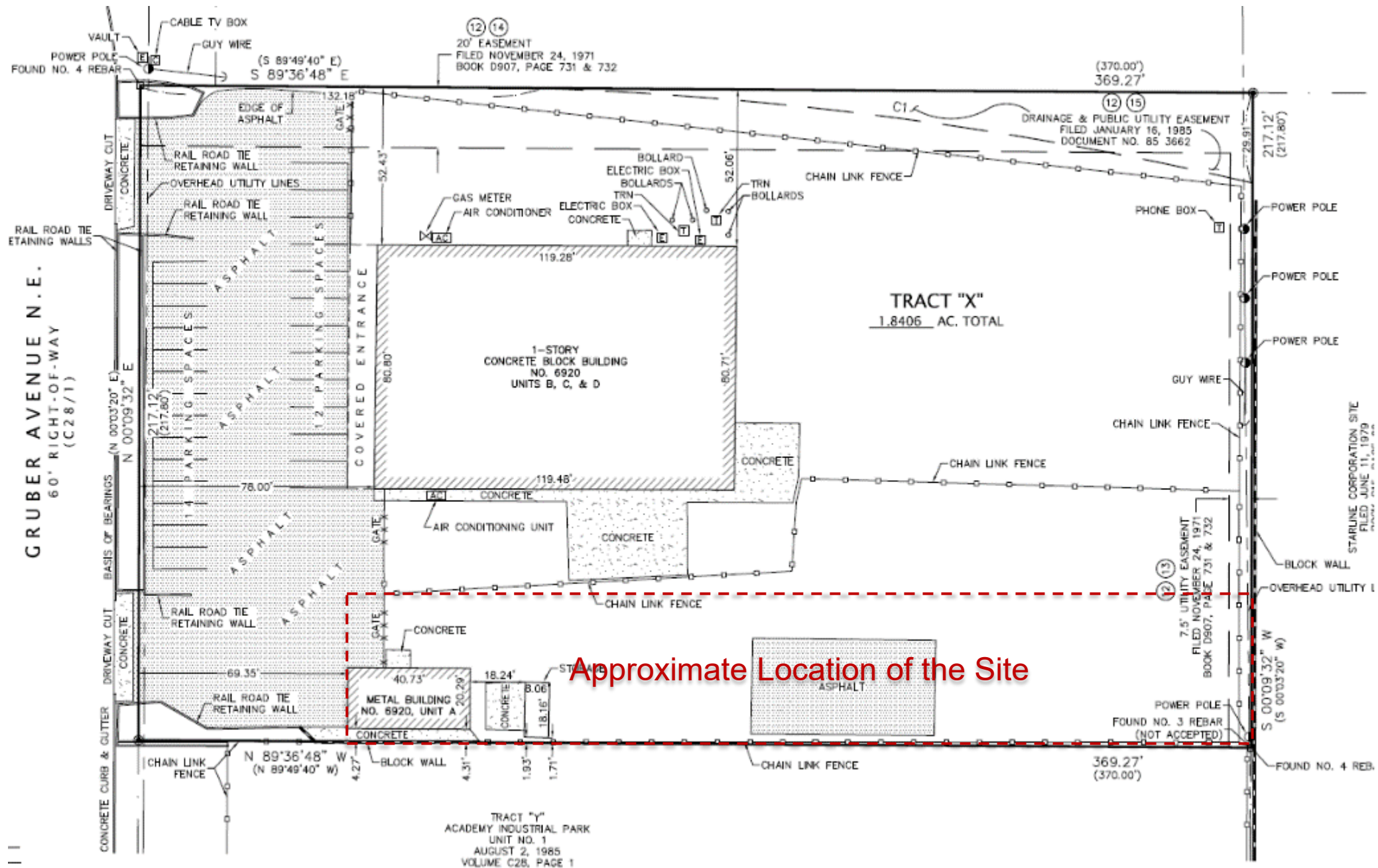
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Site Survey



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Storage Area



Office Space

Large Secure Fenced Yard



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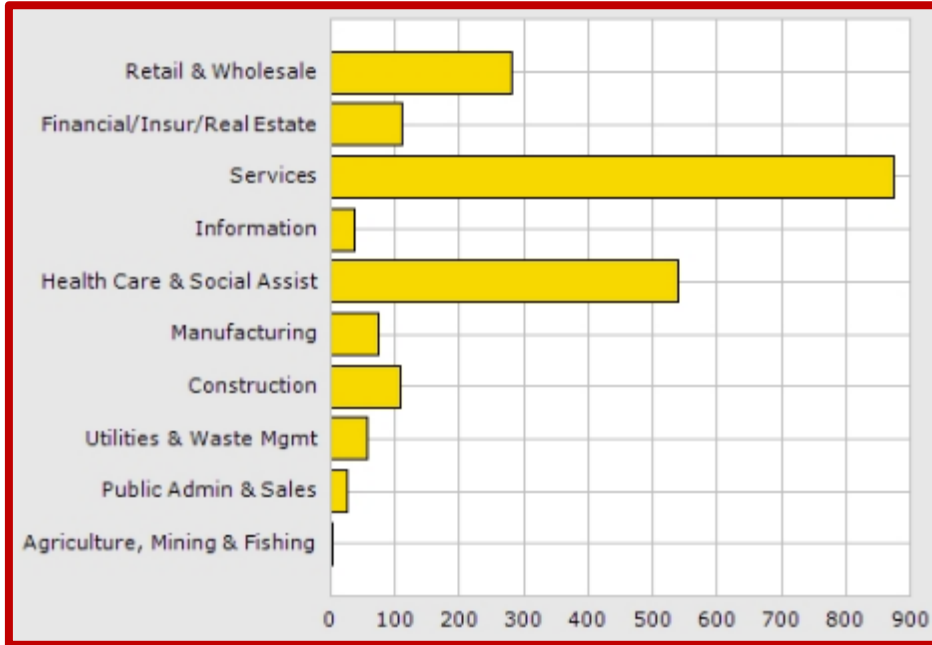
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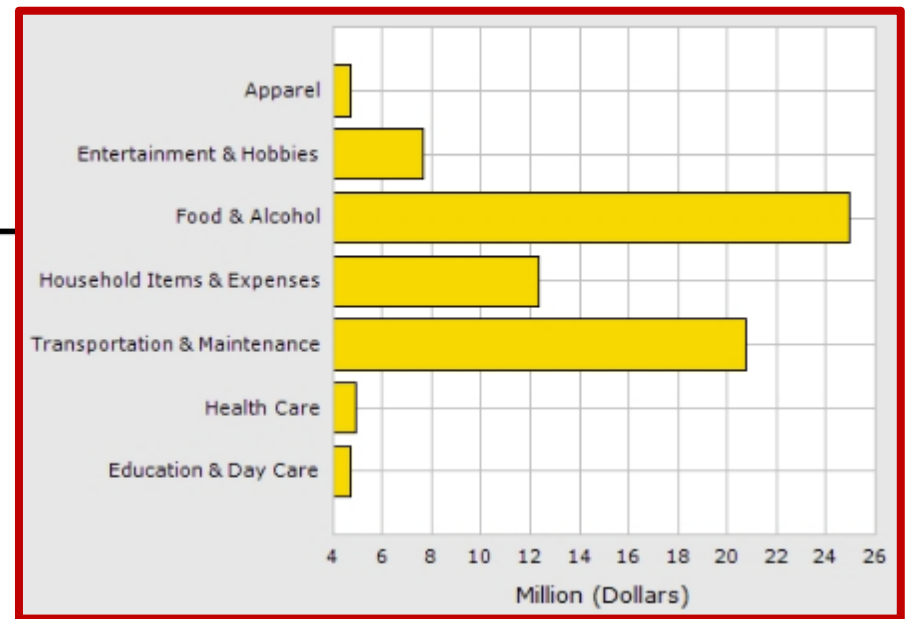
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Demographics

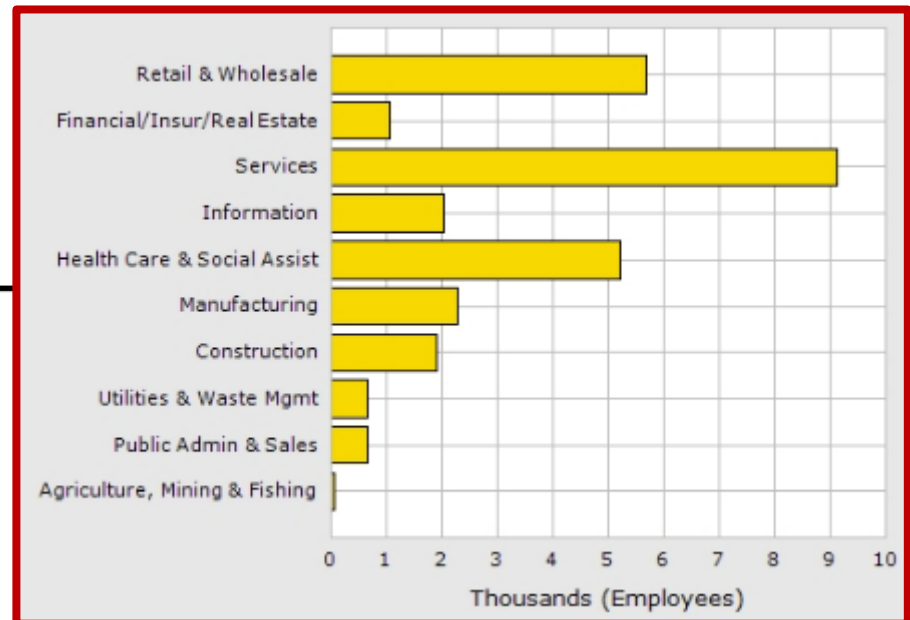
Consumer Spending Totals – 1 Mile



Daytime Employees – 1 Mile



Businesses – 1 Mile



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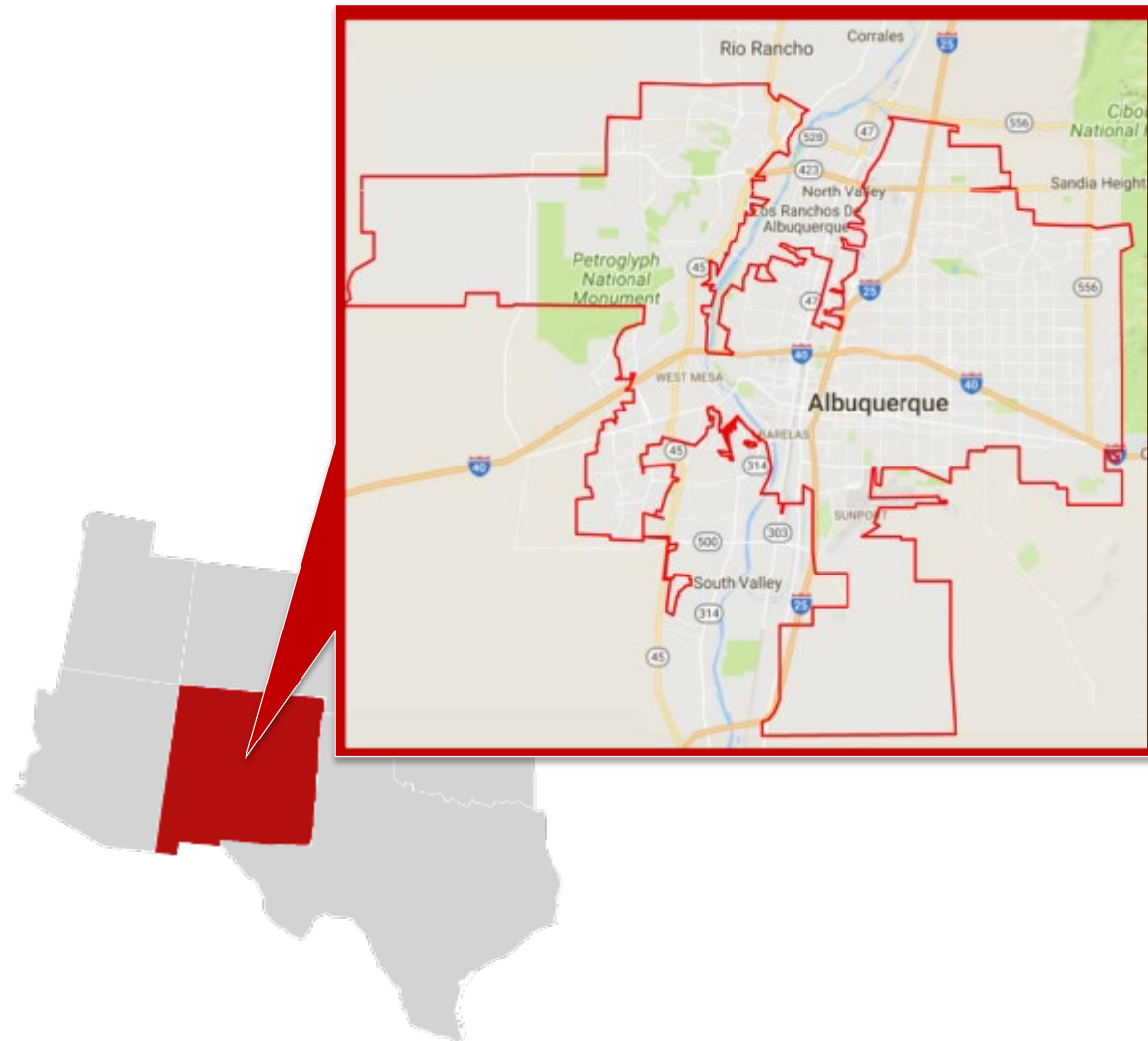
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Albuquerque, NM MSA

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



Rita Cordova
Associate Broker

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.



Some of Rita's Recent Transactions



Alfredo Barrenechea
Qualifying Broker

Alfredo specializes in the acquisition and disposition of investment real estate and has experience in closing large industrial, office, and hospitality transactions. With over 13 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. Alfredo has a passion for helping his clients meet their real estate investing goals and excels at closing complicated transactions. Alfredo has an MS in Electrical Engineering and a BS in Computer Engineering from the University of New Mexico and is a member of CARNM and ICSC.



Some of Alfredo'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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