



DOWNTOWN FREESTANDING OFFICE

LOMAS BLVD NW & 8TH ST NW
900 Lomas Blvd NW, Albuquerque, NM 87102



FOR SALE

AVAILABLE SPACE
2,226 SF

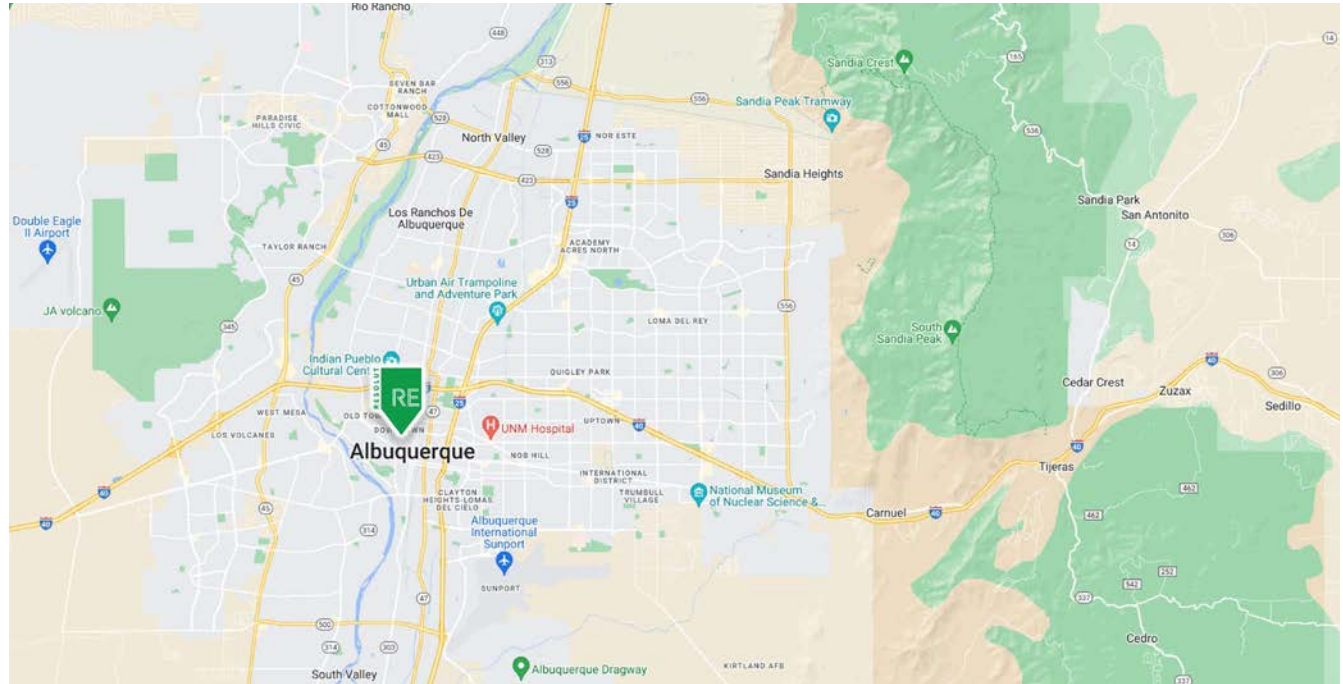
PRICE
\$499,000

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PROPERTY HIGHLIGHTS

- Ample natural light
- Floor plan adaptable to multiple tenants
- Great visibility from Lomas; Easy access
- Owner/User or Investment Opportunity
- Well-maintained property
- Kitchenettes and restrooms on all floors
- Client and staff entrances



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2023

 **97,694**
POPULATION
3-MILE RADIUS

 **\$74,546.00**
AVG HH INCOME
3-MILE RADIUS

 **110,946**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Lomas Blvd NW: 19,245 VPD
(Costar 2022)

PROPERTY OVERVIEW

900 Lomas Blvd NW is a two-story standalone office building near downtown designed with a unique blend of residential and commercial aesthetics. The property is well-maintained, with an attractive façade and easy access. The property has two month-to-month tenants, allowing an owner/user to utilize the entire property. The first floor has a reception area, private office, bathroom, and kitchenette. The second floor consists of two private offices, a conference room or third office, copy/supply room, an open office area, two restrooms, and a kitchenette. This property would also make a great multi-tenant investment with restrooms and kitchenettes on both floors. The numerous and large windows provide ample natural light on the second floor.

LOCATION OVERVIEW

Located near Lomas Blvd NW and 8th St NW, the property is close to downtown, the courthouse, and other municipal offices. Just west of the property is the entrance to the old town with various restaurants and entertainment options.

PROPERTY OVERVIEW

Price:	\$499,000
Available SF:	2,226 SF
Year Built:	2002
Zoning:	MX-L
Submarket:	Downtown



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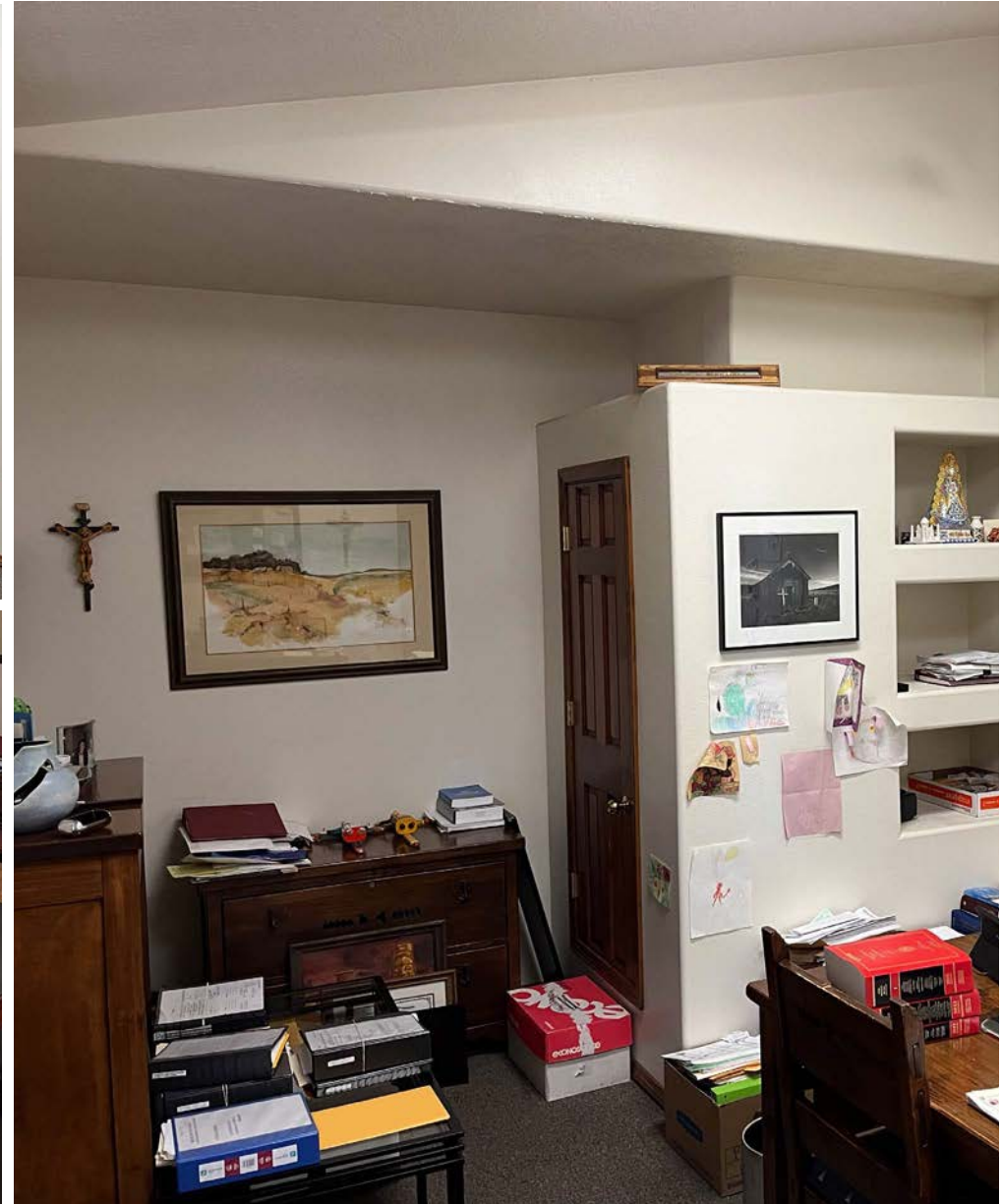
FIRST FLOOR



SECOND FLOOR



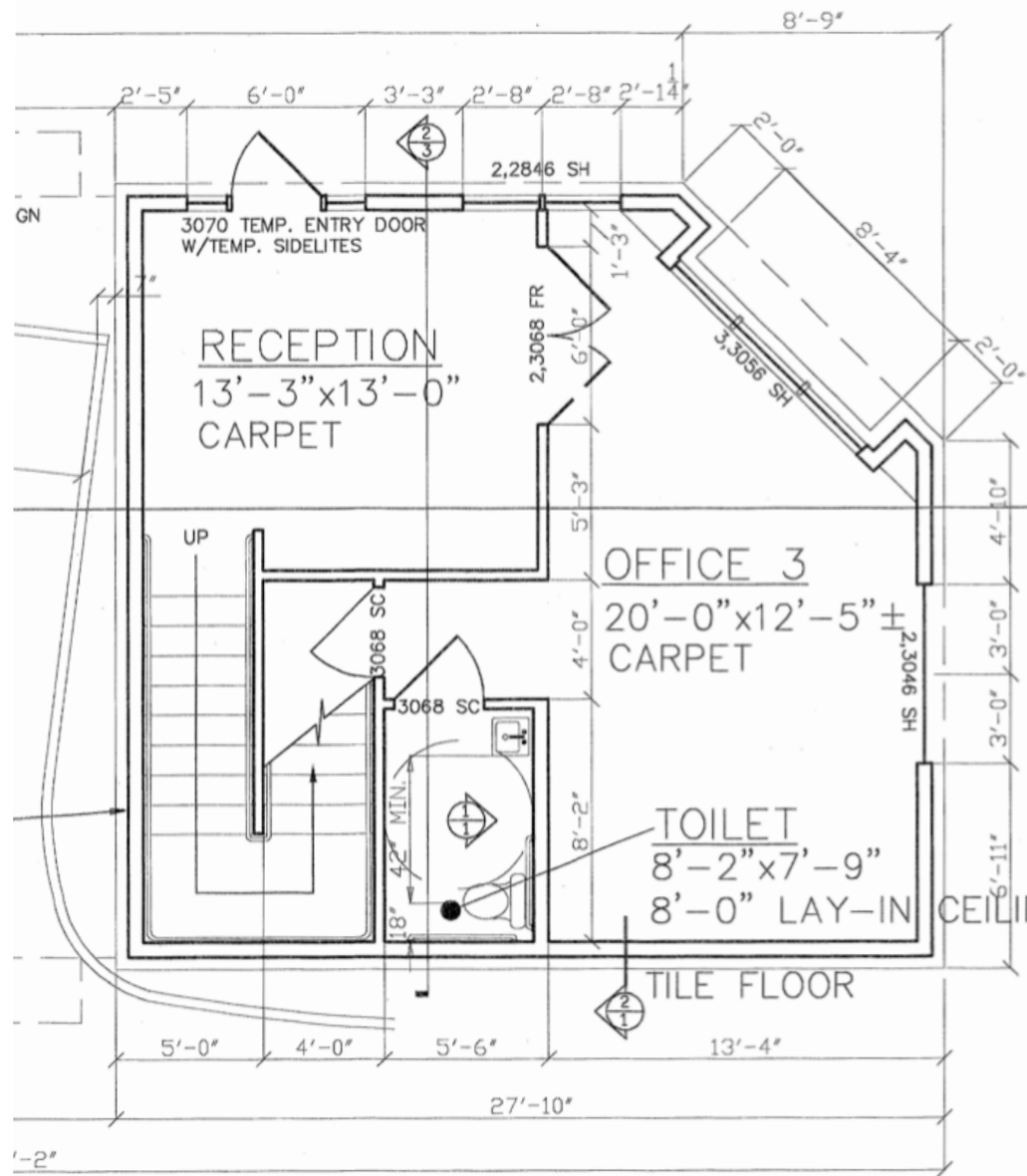
SECOND FLOOR



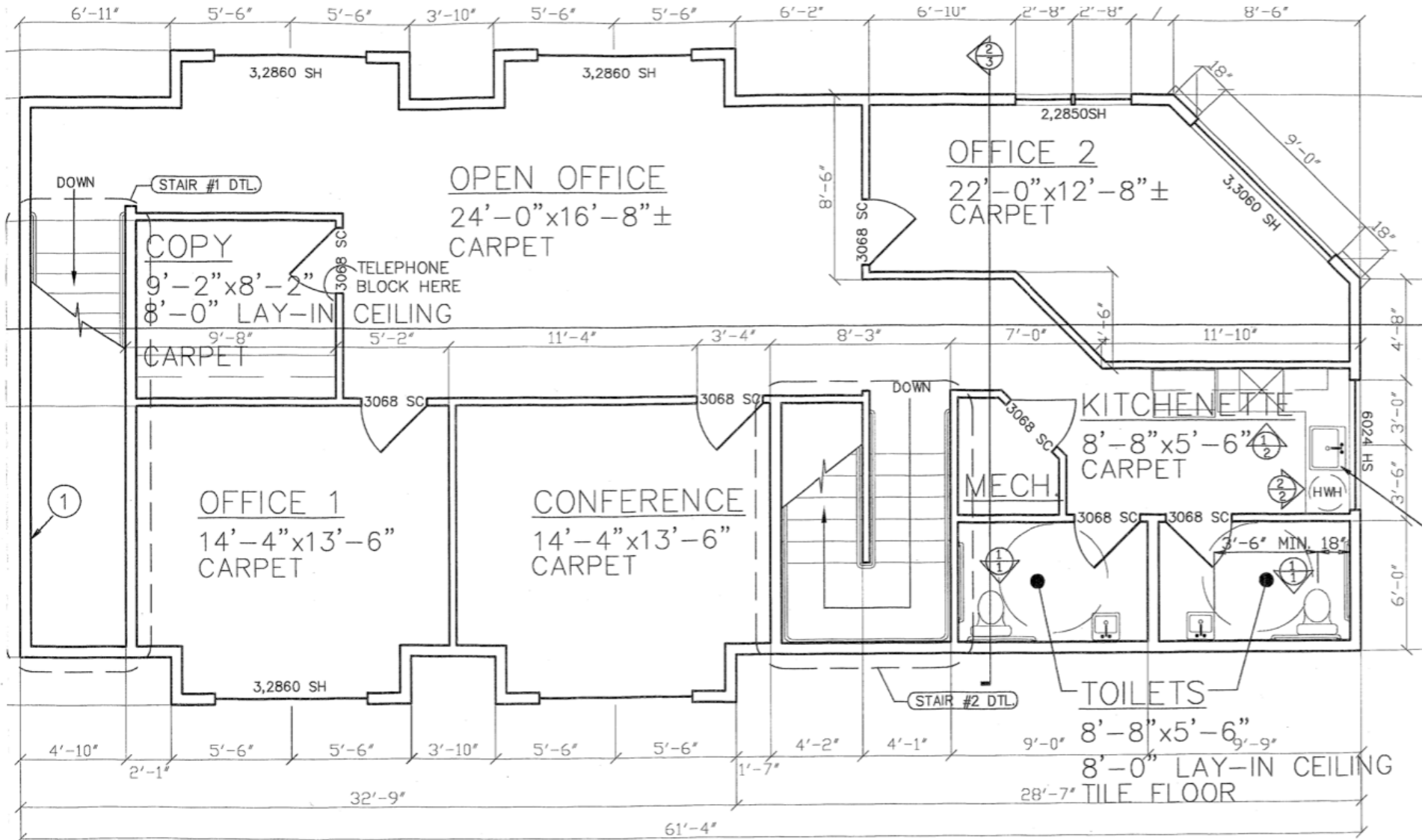
SECOND FLOOR



FIRST FLOOR



SECOND FLOOR



SECOND FLOOR PLAN

1448.48 SQ. FT.

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