



# North Valley Medical Office

2ND ST NW BETWEEN PASEO AND ALAMEDA  
9100 2ND STREET NORTHWEST  
ALBUQUERQUE, NM 87114

## CALL FOR MORE INFORMATION



### PROPERTY SNAPSHOT



**44,368**  
2022 POPULATION  
3 MILE RADIUS



**83,940**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$99,112**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**15,325 VPD**  
2ND STREET

### FOR LEASE

**\$24.00 PSF NNN**  
**\$3.00 NNNs**

\*(Estimate provided by Landlord and subject to change)

### AVAILABLE SPACE

**3,900-7,500 SF**

### PROPERTY HIGHLIGHTS

- Build-to-suit office/medical office
- Ideal location for medical facility
- Ground lease available
- Prime North Valley Location with easy access from east and west sides of the city
- Approved construction plans for dental facility
- C-2 Zoning

### TRAFFIC COUNT

2nd St: 15,325 VPD  
STBD 2022

### AREA TRAFFIC GENERATORS



**HORSEMEN'S FEED & SUPPLY**

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# North Valley Pad Site

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## PROPERTY OVERVIEW

Lease Rate:	\$24.00 PSF
Triple Nets:	\$3.00 PSF
Available SF:	3,900-7,500 SF
Frontage:	100 ft
Lot Size/Acreage:	39,200 SF/.89
Zoning:	C-2
Submarket:	North Valley

## PROPERTY OVERVIEW

This North Valley land is an ideal location for a general office or medical office based on its centralized location to both the east and west sides of the city. The owner will build a 7500 square foot office to suit one or multiple tenants with ample parking. With limited supply of new office inventory, take advantage of this built-to-suit opportunity and lease an office with a modern look and ergonomics designed to promote comfort, productivity, and wellbeing.

## LOCATION OVERVIEW

Property is located on 2nd St NW in the North Valley submarket between Paseo Del Norte and Alameda Blvd. This property features quick access to two river crossings that connect the east and west sides of the city.

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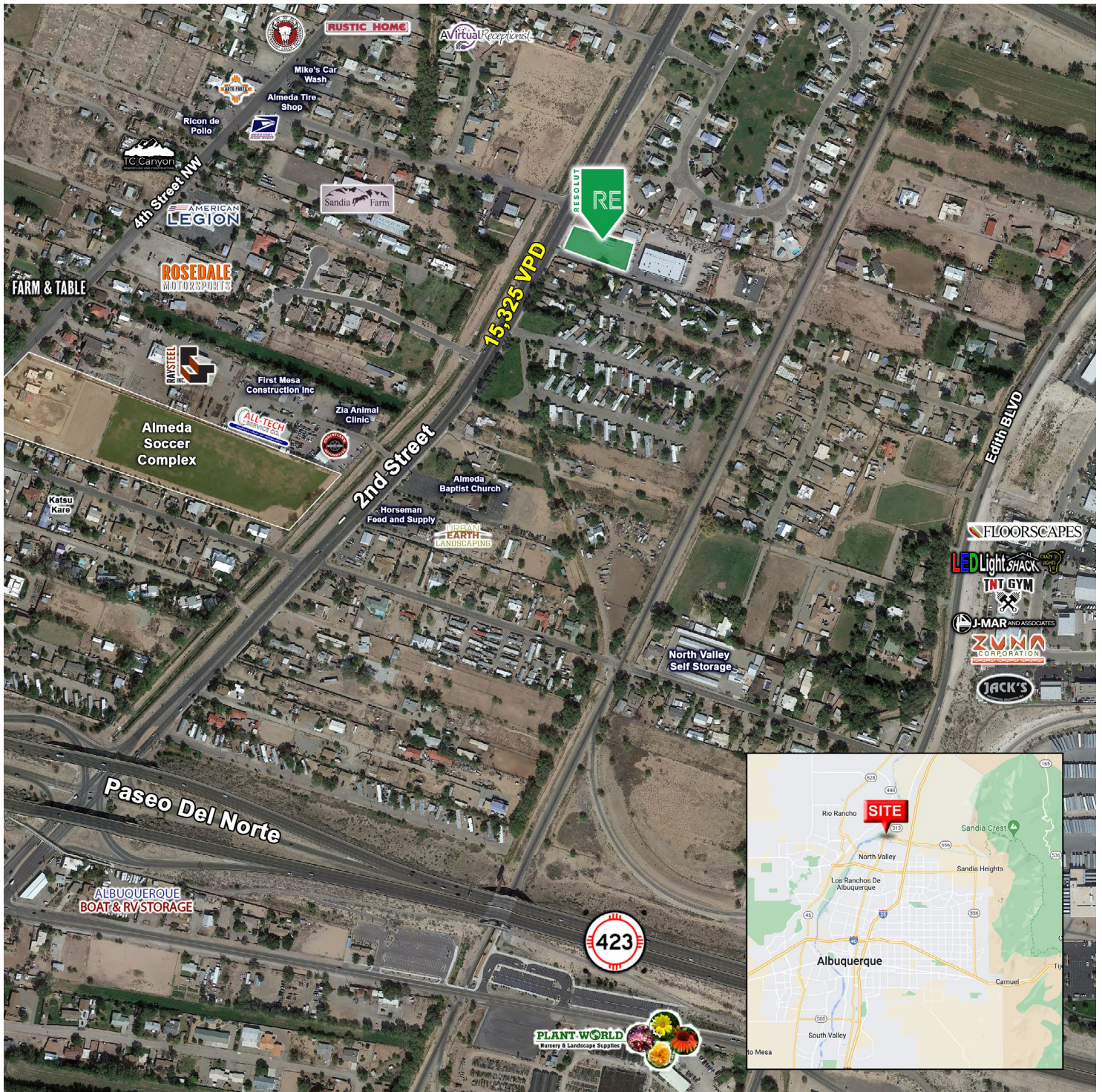
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