



6320 LINN AVE NE

NEC OF SAN PEDRO & CENTRAL
6320 LINN AVE NE SUITE D & E, ALBUQUERQUE, NM



**FOR SALE
OR LEASE**

AVAILABLE SPACE

Suite D: 840 SF
Suite E: 440 SF

RATE

SALE PRICE: \$240,000
LEASE RATE: \$1,000/Month
plus NNNs* \$2.50 PSF*

* Estimate provided by Landlord and subject to change

Remsa Troy

rtroy@resolutre.com
505.337.0777

Billy Lehmann

blehmann@resolutre.com
505.337.0777

PROPERTY OVERVIEW

Two suites now For Sale & For Lease! The property offers a great floor plan for retail or office! 2 Separate Suites with a total of 1,280 sqft! ! Either suite could be a Great small office, Barber Shop, Hair Salon, Massage Place, or Nail Salon! Value-priced and centrally located to NE and SE Heights and New Mexico State Fair grounds(EXPO New Mexico)! High Traffic Count! Condominium Association rules apply.

LOCATION OVERVIEW

6320 Linn Ave NE in Albuquerque, NM 87108, offers a good location with a unique blend of historical significance and modern convenience. The property is set back from the iconic Route 66 or better known as Central Ave. This property enjoys a storied connection to America’s historic highway, making it a destination in its own right. Notably, Kirtland Air Force base and Sandia Labs, both vital institutions to the region’s economy and national security, are a mere 10-minute drive away. This proximity opens up a world of opportunities for businesses seeking government contracts or collaborations in cutting-edge research. Furthermore, Central Avenue is not just any thoroughfare; it’s a dynamic and thriving one. This established and growing corridor provides easy access to a diverse range of business, ensuring a constant flow of potential customers and clients.

PROPERTY OVERVIEW

Lease Rate: \$1,000/Month
Plus \$2.50 NNN

Available SF: Suite D: 840 SF
Suite E: 440 SF

Year Built: 1954

Zoning: MX-H

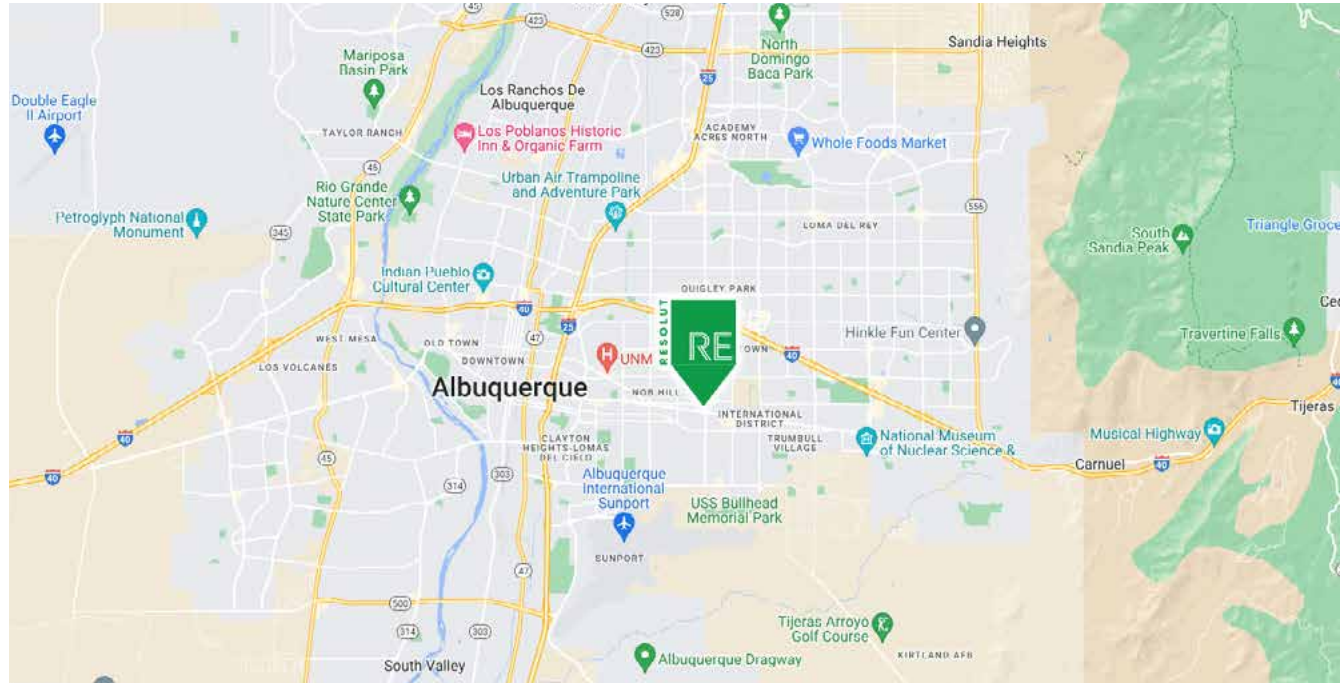
Submarket: Southeast



Spaces	Lease Rate	Occupancy	Space Size
Suite D	\$14.28 PSF	Vacant	840 SF
Suite E	\$27.27 PSF	Vacant	440 SF

PROPERTY HIGHLIGHTS

- Owner financing available
- Ample parking
- Full access on Linn Ave
- Exposed to over +/- 10,989 cars per day
- Suites can be combined
- Historic Microsoft headquarters



AREA TRAFFIC GENERATORS





Remsa Troy
rtroy@resolutre.com | 505.337.0777


Billy Lehmann
blehmann@resolutre.com | 505.337.0777

DEMOGRAPHIC SNAPSHOT 2023

 **111,119**
POPULATION
3-MILE RADIUS

 **\$78,209**
AVG HH INCOME
3-MILE RADIUS

 **110,155**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Central Ave SE: 10,989 VPD
Louisiana Blvd: 25,227 VPD
(Sites USA 2023)



6320 LINN AVE NE | 6320 Linn Ave NE Suite D & E, Albuquerque, NM



