



# FAR NE HEIGHTS OFFICE

NWC MONTGOMERY & JUAN TABO

4425 Juan Tabo Blvd NE, #4320 Albuquerque, NM 87110



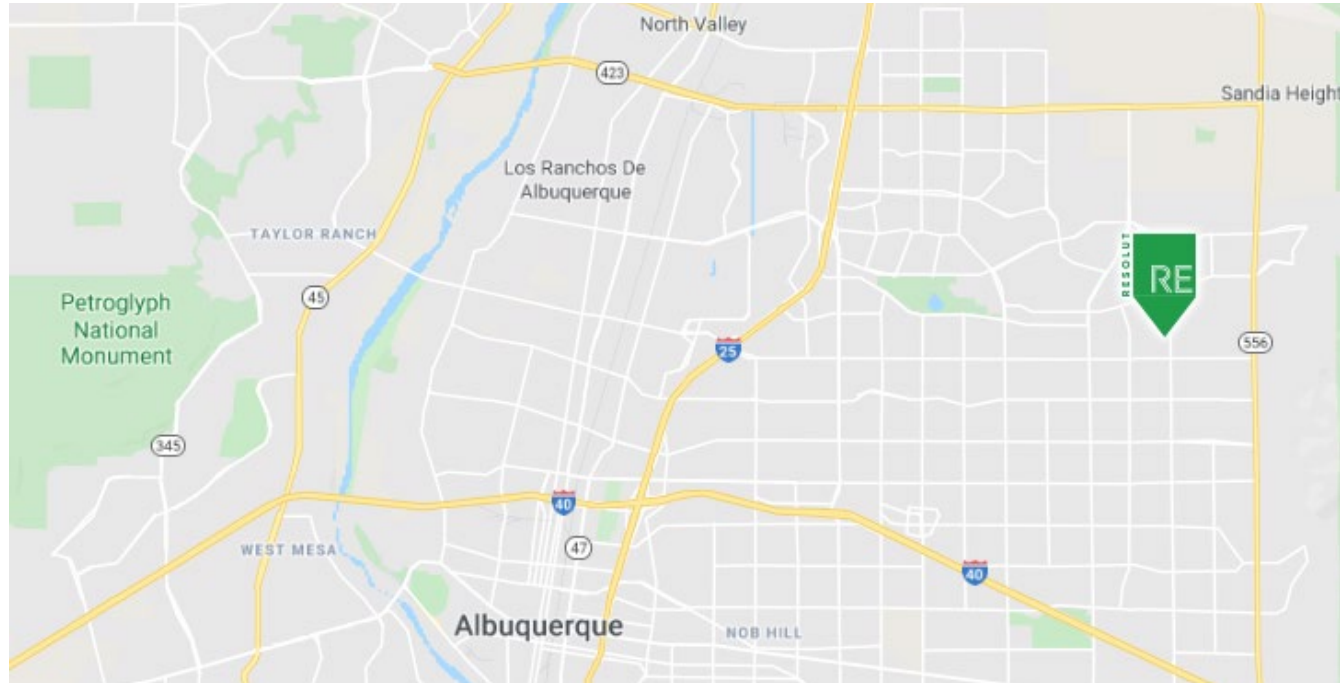
**100% LEASED**

**Daniel Kearney**  
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**Austin Tidwell, CCIM**  
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**PROPERTY HIGHLIGHTS**

- Far NE Heights Location
- Near many restaurant services
- Below market rents
- Common area patios, courtyard, foyer



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2025**



**108,880**  
**POPULATION**  
3-MILE RADIUS



**\$116,173.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**67,597**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Juan Tabo Blvd NE: 14,200 VPD  
Montgomery Blvd NE: 20,825 VPD  
(SitesUSA 2025)

## PROPERTY OVERVIEW

4425 Juan Tabo is a multi-tenant office property at the northwest corner of Montgomery and Juan Tabo, offering private-entry suites with shared amenities, patio spaces, mountain views, and ample parking in one of Albuquerque's strongest submarkets. Broker has ownership in the property and is actively leading a thoughtful modernization of the asset. We believe in this corridor, the surrounding neighborhood, and the original Santa Fe Territorial character of the building. Our goal is to enhance— not erase—what makes it special. Planned and ongoing improvements include:

- Intelligent access control and upgraded security
- Exterior stucco and façade refresh
- Renovated common-area restrooms
- New coffee bar and lounge areas
- Updated flooring and interior finishes
- Enhanced landscaping and secure exterior gated yard

Improvements are scheduled for substantial completion by Q4 2026 as part of our long-term commitment to the property and the Far Northeast Heights.

## PROPERTY DETAILS

Lease Rate:	100% Leased
Submarket:	Far Ne Heights



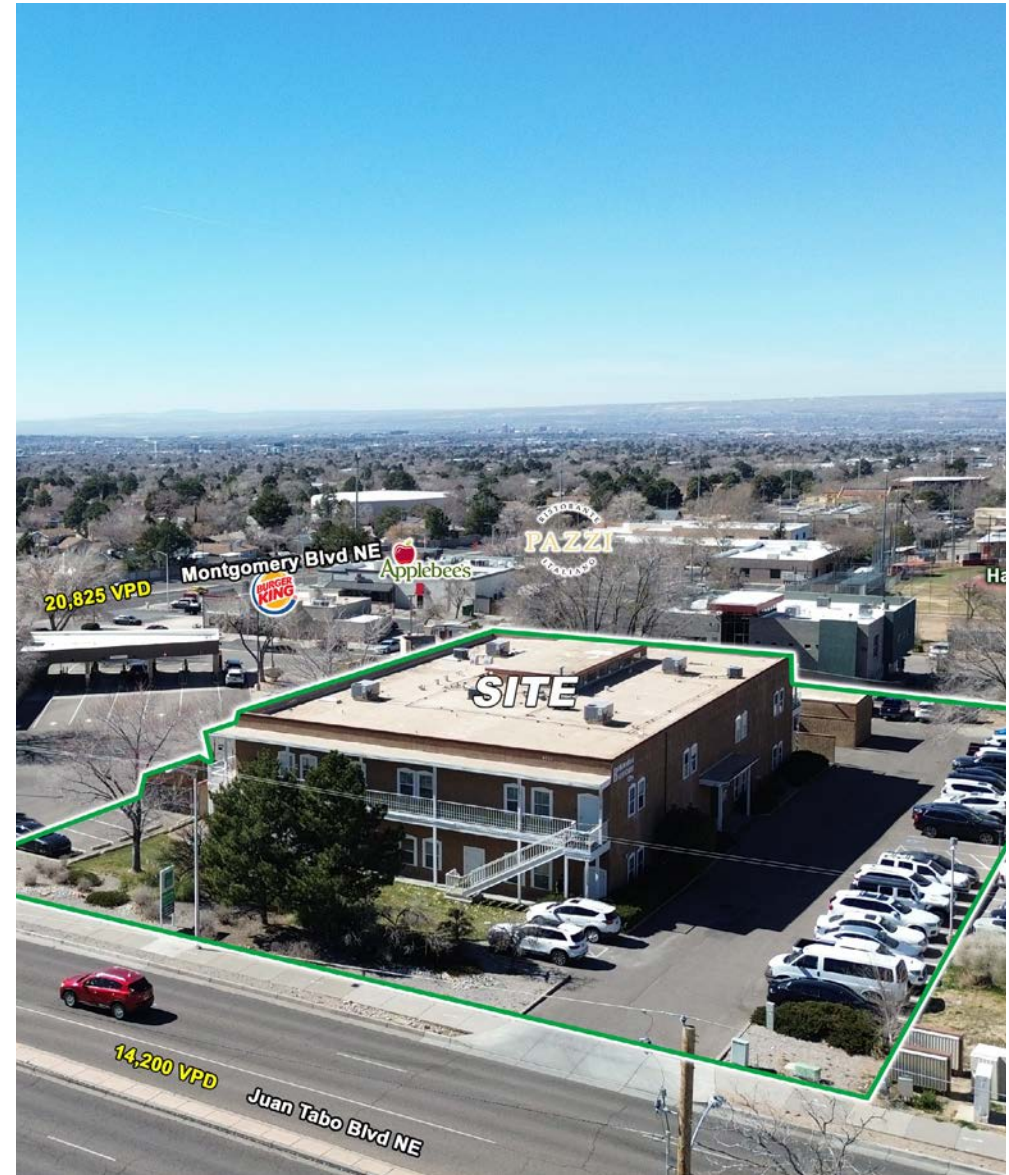
## LOCATION OVERVIEW

4425 Juan Tabo is located at the northwest corner of Juan Tabo and Montgomery Blvd—a prominent node on the gateway to the Far Northeast Heights and Tanoan Country Club neighborhoods. The property sits next door to Flying Star Café, a local favorite with strong daily patronage, and directly across from Sprouts Farmers Market, a regional grocer that drives consistent traffic and reinforces the retail-office hub.

The site enjoys a highly desirable position near established and growing residential communities with strong household income demographics, making it attractive for medical, professional, and lifestyle tenants. The broader corridor continues to benefit from thoughtful reinvestment and activity, including:

- Renovation and repositioning of nearby 10501 Montgomery
- Our capital improvements at 10701 Montgomery
- The opening of Pazzi Ristorante Italiano, bringing new dining energy to the area
- Addition of Iron Soul Gym, a day-use fitness destination
- Recent Montgomery Blvd paving, sidewalk, and striping upgrades
- The relocation of the Bernalillo County Animal Clinic (VAC) to the Montgomery corridor

This combination of everyday amenities, strong retail anchors, localized investment, and functional connectivity reinforces the property's visibility, accessibility, and appeal. It situates 4425 Juan Tabo at a compelling intersection of lifestyle, services, and professional demand drivers in the Far Northeast Heights market.



Interior Photos





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