

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



78,284
2023 POPULATION
3 MILE RADIUS



83,539
2023 DAYTIME POPULATION
3 MILE RADIUS



\$130,166
2023 AVERAGE INCOME
3 MILE RADIUS



36,977 VPD
PASEO DEL NORTE

FOR LEASE

100% LEASED

PROPERTY HIGHLIGHTS

- Newly constructed medical office facility
- Modern design
- Desirable NE Heights location
- Along Paseo Del Norte corridor
- Established dental/oral surgery
- Co-tenants
- Shell condition; adaptable to office needs
- Landlord allowance available
- Zoning MX-T

TRAFFIC COUNT

Wyoming Blvd NE: 34,003 VPD
Paseo Del Norte: 36,977 VPD
(Sites USA 2023)

AREA TRAFFIC GENERATORS



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Palomas Peak Medical Office

SEQ OF PASEO DEL NORTE AND WYOMING BLVD NE
8300 PALOMAS AVE NE
ALBUQUERQUE, NM 87109



PROPERTY OVERVIEW

Lease Rate	Negotiable
NNNs:	\$5.00 PSF
Available SF:	3,000 SF
Lot Size:	38,612 SF
Year Built:	2022
Zoning:	MX-T
Submarket:	NE Heights

PROPERTY OVERVIEW

Newly constructed, modern, medical office facility located in the Northeast Heights submarket along the Paseo Del Norte corridor. Phase two of the Palomas Peak medical complex consists of three suites. Currently available is suite E, 3000 SF. The property will be delivered in shell condition adaptable to the needs of the tenant.

LOCATION OVERVIEW

This newly constructed medical office facility is in a prime location in the Northeast Heights submarket near the intersection of Paseo Del Norte and Wyoming Blvd NE. Retail giants Smith's Food and Dion's along with Flying Star Café contribute high traffic to the area. Established dental/oral surgery co-tenants and nearby occupational therapist and Morning Star Memory Care have transformed this area into a healthcare hub in the northeast.

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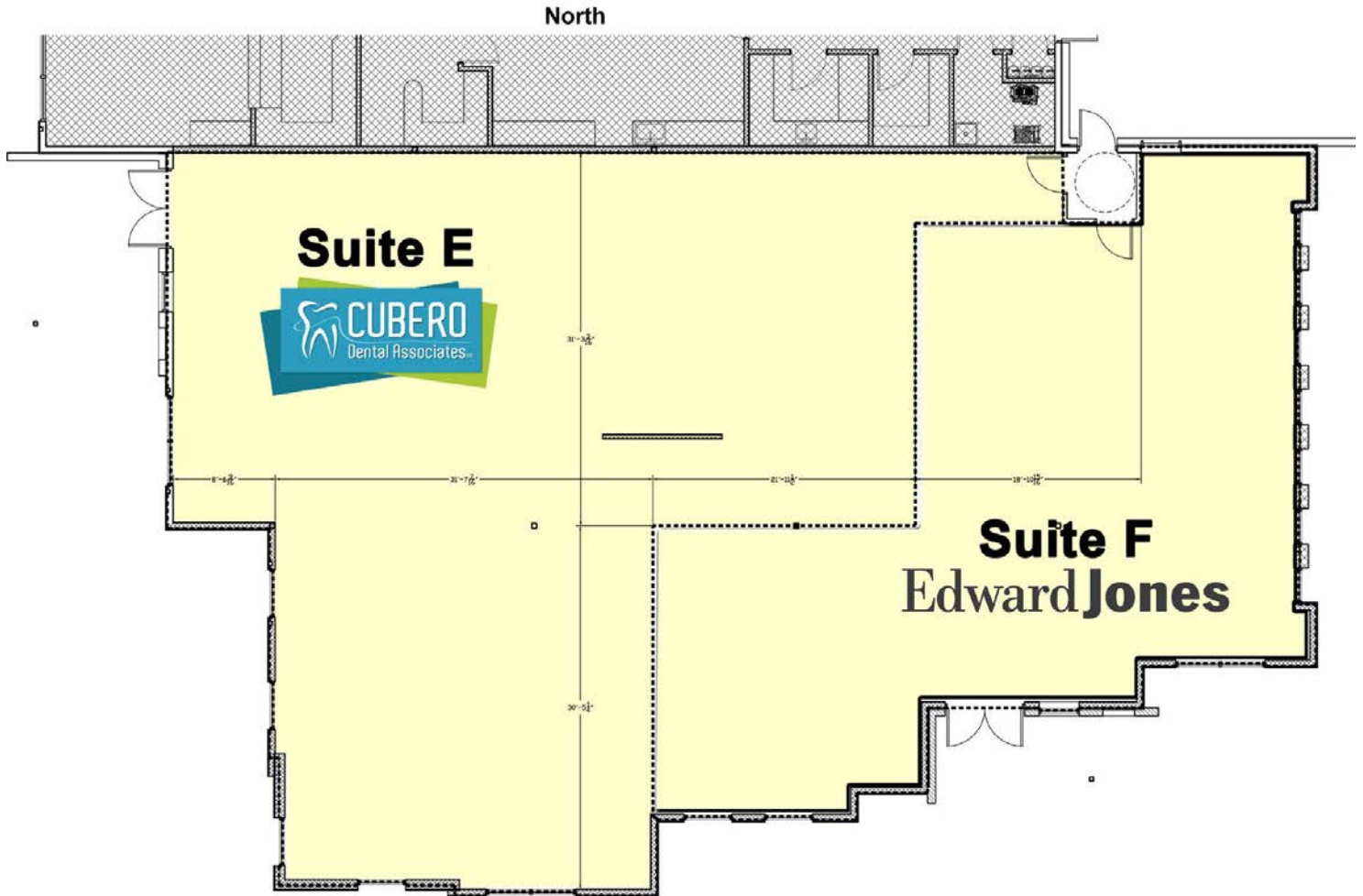
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