



CHURCH CAMPUS

INTERNATIONAL DISTRICT
210 Alvarado Dr SE Albuquerque, NM 87108



FOR SALE

AVAILABLE SPACE
21,084 SF

PRICE
\$1,500,000

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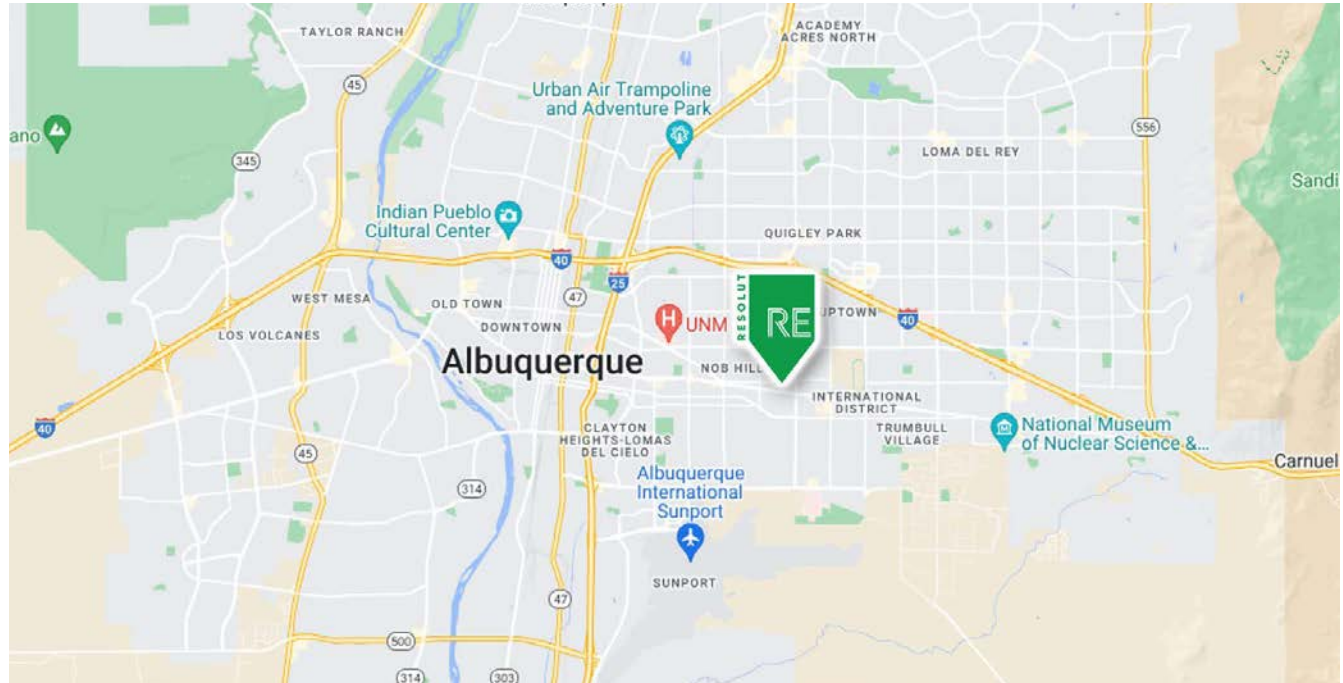
PROPERTY HIGHLIGHTS

- Turn-key worship facility
- Full kitchen, library, nursery, offices
- Sanctuary Seating for 300
- 58 Parking spots
- Large courtyard
- Built-in pipe organ
- All church FF&E Included in the sale
- Zoning: MX-M
- Lot Size: 1.51.AC

Loft - 1,193.82 SF
(excludes pipe organ enclosure)

Basement - 2,599.06 SF
(excluding a storage under the stairs)

Main Floor - 17,291.00 SF



AREA TRAFFIC GENERATORS





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DEMOGRAPHIC SNAPSHOT 2024

 **107,372**
POPULATION
3-MILE RADIUS

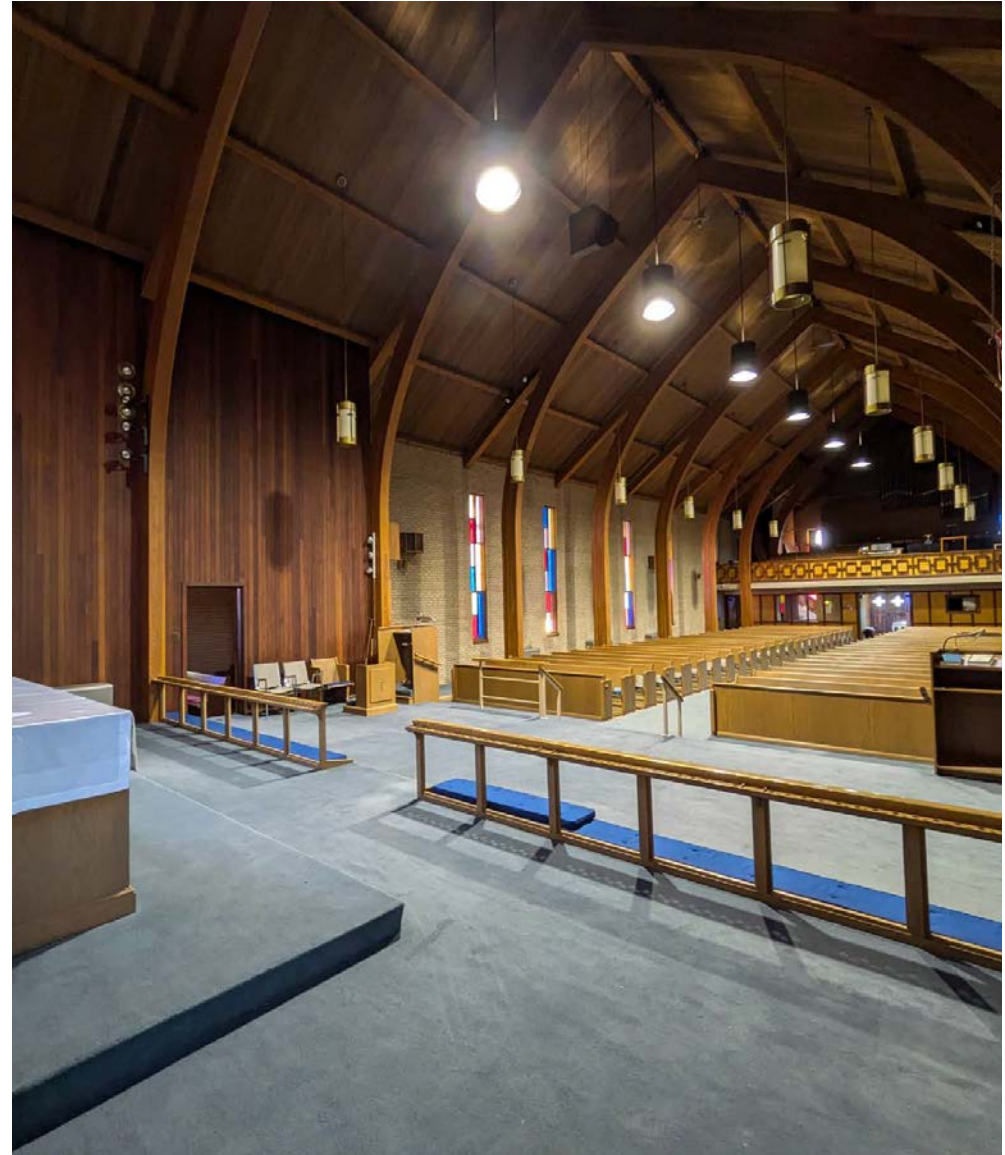
 **\$75,175.00**
AVG HH INCOME
3-MILE RADIUS

 **107,161**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Alvarado Drive: 2,460 VPD
Central: 20,458 VPD
(Sites USA 2024)

PROPERTY OVERVIEW

This original building at 210 Alvarado Dr SE is a beautiful structure that has served the community for many years. It features traditional architectural elements characteristic of Lutheran church design, including a prominent steeple and stained glass windows. The sanctuary offers a spacious and serene environment, ideal for worship services, ceremonies, weddings, events, and community gatherings. This Opportunity presents a unique opportunity for organizations seeking a facility with historical significance and architectural beauty. Potential buyers could consider repurposing the space for various community-focused initiatives, such as event venues, cultural centers, or educational facilities while preserving its rich heritage. The traditional design reflects a time when churches were built as both places of worship and community landmarks, making it a cherished historical asset in Albuquerque. For many years, Redeemer Lutheran Church was a beacon of faith, serving generations of worshippers through its Lutheran traditions, outreach programs, and educational initiatives. It played a vital role in bringing people together, offering a place of solace, celebration, and lifelong spiritual growth. The church also actively engaged in charitable work, supporting those in need and strengthening its bonds with the broader Albuquerque community.



LOCATION OVERVIEW

The Redeemer Lutheran Church property at 210 Alvarado Dr SE, Albuquerque, NM, is situated in a neighborhood that is experiencing renewal and revitalization. This area, located near historic Route 66 and the vibrant Nob Hill district, has long been a cornerstone of Albuquerque's rich cultural heritage and strong community spirit.

The Southeast Albuquerque corridor is on a positive redevelopment path, with increasing investment in infrastructure, housing, and commercial revitalization.

The nearby Nob Hill and Highland neighborhoods are known for their charming mid-century architecture, thriving small businesses, and artistic culture, making this area one of the city's most promising Urban hubs.

The city has made efforts to beautify and improve the surrounding streetscapes, including upgrades to public transportation, pedestrian-friendly walkways, and green spaces. Located just a short distance from Central Avenue (Route 66), the area enjoys a mix of historic charm and modern amenities. With its proximity to the University of New Mexico (UNM), this district benefits from a dynamic and diverse community, including students, professionals, and families. The local business scene is growing, featuring trendy cafes, unique boutiques, art galleries, and community markets, all contributing to a lively and engaging environment.

The redevelopment of this area aligns with Albuquerque's broader urban renewal efforts, making it a prime location for investment. This church property could serve as a community hub, an event space, a cultural center, or a mixed-use development, helping shape the future of the neighborhood while reserving its deep historical roots. Access to major roads, public transportation, and key city landmarks further enhances its long-term value and potential. The area surrounding Redeemer Lutheran Church is on the path toward a vibrant and sustainable future. With its rich history, strategic location, and ongoing revitalization, it offers an exciting opportunity for forward-thinking development while honoring its deep community heritage.





