



# 1520 TRAMWAY BLVD NE

NORTHEAST CORNER OF TRAMWAY AND INDIAN SCHOOL RD  
1520 Tramway Boulevard Northeast Albuquerque NM 87112



**FOR SALE**

**AVAILABLE**  
12,928 SF

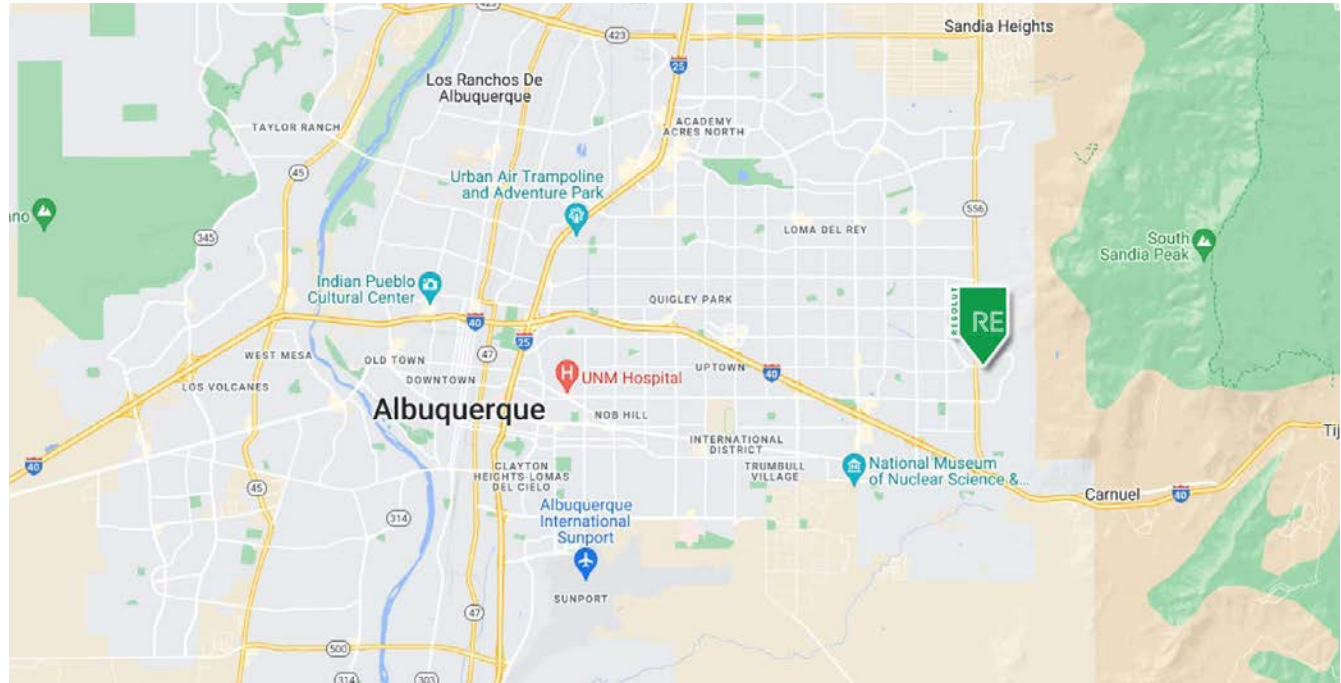
**PRICE**  
\$2,400,000

**Martin Richardson**  
mrichardson@resolutre.com  
505.337.0777

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

## PROPERTY HIGHLIGHTS

- Strong Long-Term Tenant in Place**  
 Fully leased to a stable, low-maintenance tenant on a long-term agreement, providing immediate income with minimal landlord involvement.
- Turnkey Investment with Reliable Cash Flow**  
 Excellent passive income opportunity with established, consistent cash flow from day one.
- Real Estate Only – Business Not Included**  
 Clean transaction focused on the real estate asset only – tenant's business is not part of the sale.
- Strategic Location with High Visibility**  
 Situated on Tramway Blvd NE, offering high traffic counts, strong neighborhood demographics, and easy access to major arterials.
- Well-Maintained Building**  
 Pride of ownership evident throughout – minimal capex required; ideal for remote or hands-off investors.
- Desirable Asset Class**  
 Great entry point or portfolio addition for investors seeking stabilized returns in the Albuquerque market.



## AREA TRAFFIC GENERATORS



**Martin Richardson**

mrichardson@resolutre.com | 505.337.0777

## DEMOGRAPHIC SNAPSHOT 2024



**108,831**  
**POPULATION**  
3-MILE RADIUS



**\$79,359.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**153,076**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Menaul Blvd NE: 26,519 VPD  
(Sites USA 2024)



## PROPERTY OVERVIEW

### ±7,800 SF | Fully Leased | Income-Producing Asset

This is your chance to own a stabilized, income-producing commercial property in one of Albuquerque's most desirable and visible corridors. Positioned on a prominent stretch of Tramway Blvd NE, this ±7,800 square foot building is fully leased to a long-term tenant and delivers strong, consistent cash flow with minimal management required.

The current tenant is a well-established, professional operator with a long-term lease in place, providing a reliable income stream and making this a turnkey investment from day one. The lease structure allows for low landlord responsibilities, offering true passive income—ideal for investors seeking a low-maintenance asset.

### Key Highlights:

- ±7,800 SF Freestanding Commercial Building
- Efficient single-level layout with flexible interior space, ideal for a variety of professional and medical uses.
- Long-Term Tenant in Place
- Tenant operates a successful, low-impact business and has demonstrated strong lease compliance and stability.
- Prime Location with Exceptional Visibility
- Located on highly trafficked Tramway Blvd NE with easy access to I-40, nearby amenities, and high-income neighborhoods.
- Passive Income with Excellent Cash Flow
- Investment-grade returns with the benefit of long-term occupancy and minimal operating costs.
- Recent Upgrades and Professional Maintenance
- Property shows pride of ownership and has been kept in excellent condition, reducing future capital needs.
- Perfect for 1031 Exchange or Portfolio Diversification
- Secure, tenant-occupied investment with immediate yield—ideal for investors repositioning capital.



**1520 TRAMWAY BLVD NE** | 1520 Tramway Boulevard Northeast Albuquerque, NM 87112

**EXISTING SITE PLAN  
FOR REFERENCE ONLY**

LOCATION OF NEW RAMP  
(SEE A002)

#### UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND DRAWINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A LIST OF THOSE UNDERGROUND UTILITIES. HOWEVER, LADING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES, CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ANY PIPE SIZES OR MATERIALS TYPE SHOWN HEREON WERE DERIVED FROM AS-BUILT PLANS AS AVAILABLE. THE INFORMATION IS NOT GUARANTEED TO BE CORRECT. WITHOUT REGARD TO SURVEY-OR, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.

### KEYED EASEMENTS

- 12 **Exempted** **Railway** **Purposes** **granted** **to** **the** **City** **of** **Albuquerque** **by** **document** **filed** **August** **14,** **1934,** **in** **Block** **Map** **100.**
- 13 **Water** **Line** **Exempted** **granted** **to** **the** **City** **of** **Albuquerque** **by** **document** **filed** **August** **16,** **1935,** **in** **Block** **Map** **384-A,** **Page** **883.**
- 14 **7** **Mile** **of** **Any** **Exemption** **granted** **to** **Mountain** **State** **Telephone** **Company** **by** **document** **filed** **April** **5,** **1937,** **in** **Block** **Map** **477-A,** **Page** **133,** **on** **document** **NO** **0734550.**
- 15 **10** **Underground** **Exemption** **granted** **Mountain** **Utility** **Company** **of** **New** **Mexico** **by** **document** **filed** **May** **8,** **1937,** **in** **Block** **Map** **450-A,** **Page** **133.**
- 16 **Additional** **Public** **Utility** **Exemption** **granted** **by** **plat** **filed** **February** **18,** **1910** **in** **Plat** **Block** **1970.** **Page** **21.**
- 17 **NO** **GAS** **ONLY** **Gas** **Line** **Exemption** **granted** **in** **New** **Mexico** **State** **by** **document** **filed** **February** **18,** **1910.**
- 18 **Private** **Utility** **Exemption** **granted** **for** **the** **use** **and** **benefit** **of** **Parcel** **2** **by** **this** **plat.**
- 19 **Parasitic** **Drive** **Area** **Exemption** **granted** **filed** **June** **21,** **2010** **in** **Block** **Map** **477-A,** **Page** **133.**

ALTA/ACSM LAND TITLE SURVEY OF  
PARCELS 1 AND 3  
SPOURL- SECURITY  
SUBDIVISION NO. 2

SITUATE WITHIN  
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2014

LEGEND

- Steam/Gas warning
- Secondary power warning
- Malfunction
- Secondary power lock
- Secondary power lock
- Main power lock
- Power fail
- Overload
- Wind force
- Light fail
- Rain
- Hazardous symbol
- Ice water
- Water level
- WIFI
- Clarity warning
- Stop
- Redundant parking light
- Immature icon
- Dry icon
- Flow rate icon
- WIFI icon
- Signal light icon
- Signal light icon
- Way Map indicator icon
- Auto generator
- Auto generator
- Auto generator

GRAPHIC SCALE





1520 TRAMWAY BLVD NE | 1520 Tramway Boulevard Northeast Albuquerque, NM 87112

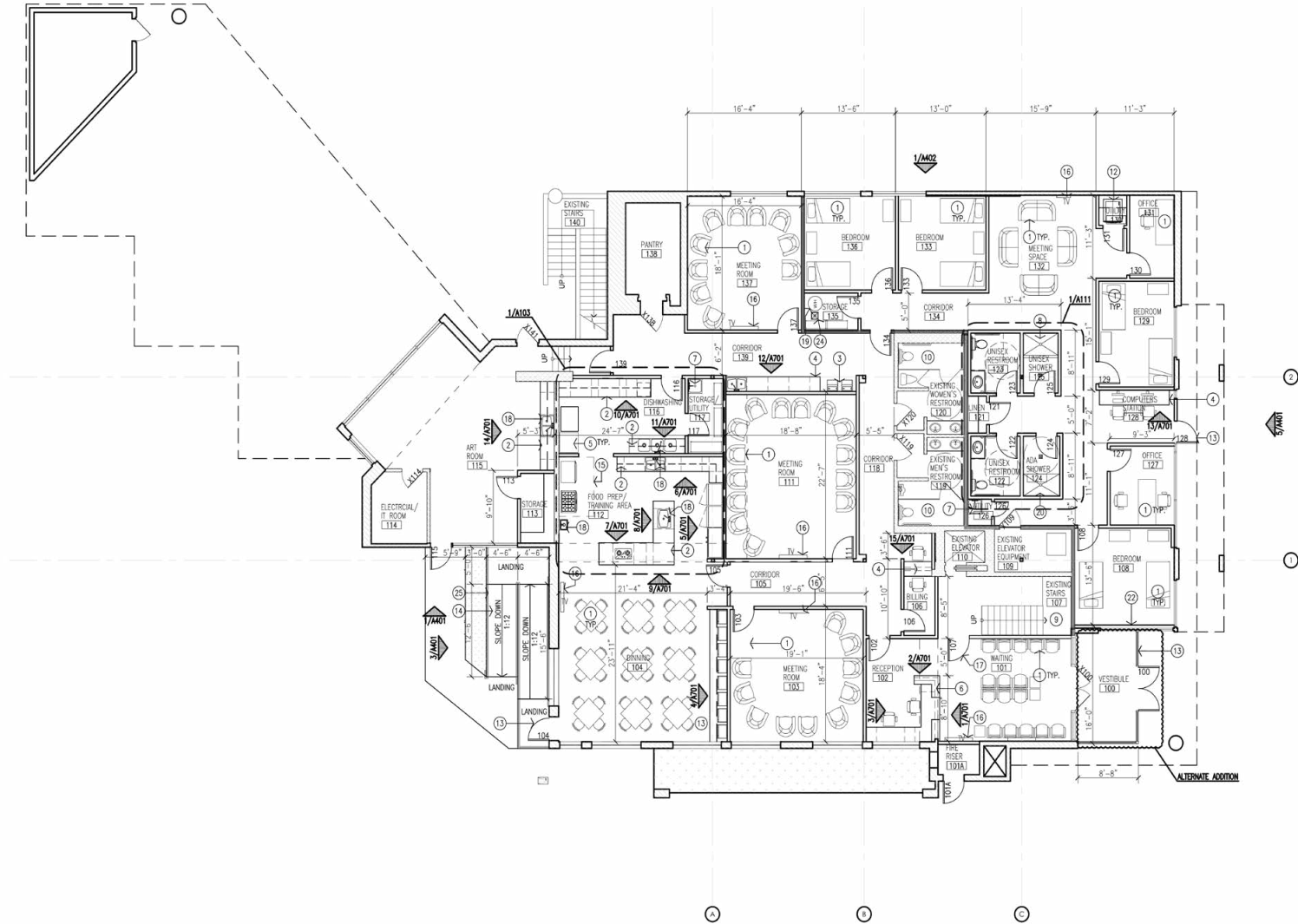




**1520 TRAMWAY BLVD NE** | 1520 Tramway Boulevard Northeast Albuquerque, NM 87112



# 1520 TRAMWAY BLVD NE | 1520 Tramway Boulevard Northeast Albuquerque, NM 87112



1 First Floor Renovation Floor Plan

Scale: 1/8"=1'-0"



# 1520 TRAMWAY BLVD NE | 1520 Tramway Boulevard Northeast Albuquerque, NM 87112

