



1520 TRAMWAY BLVD NE

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

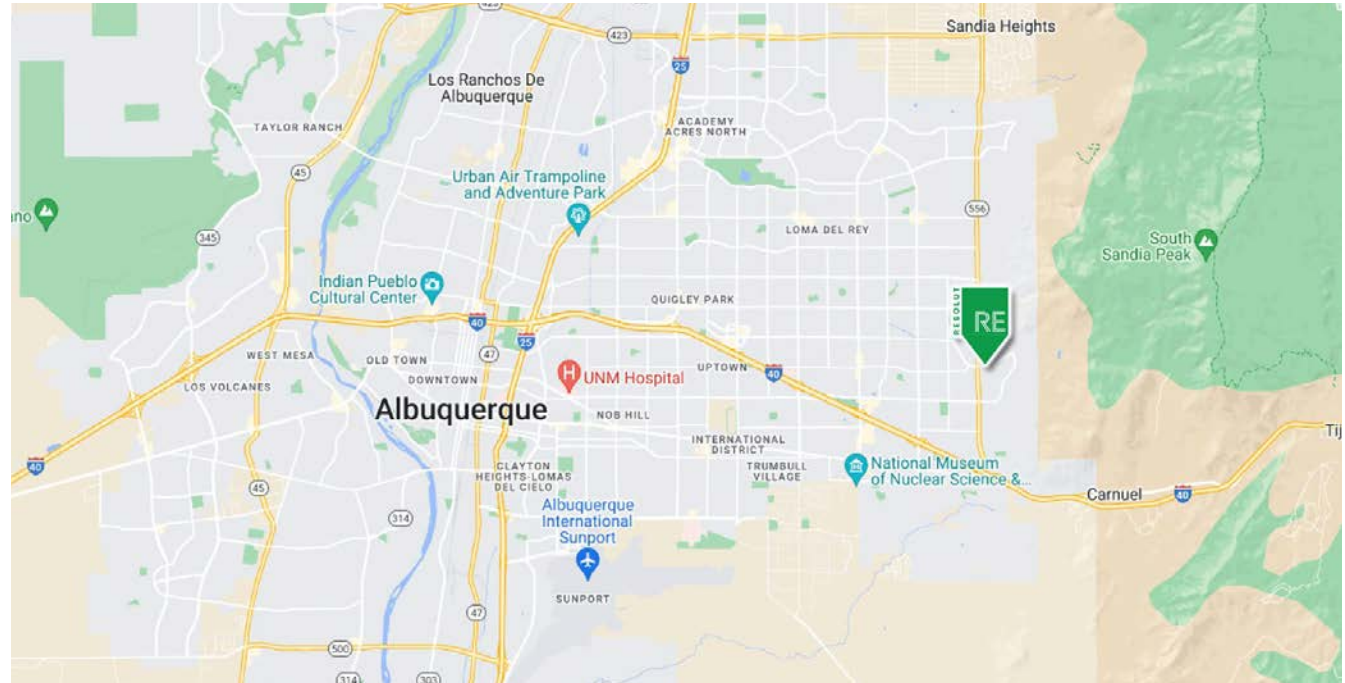


SOLD

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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



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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**12,928 SF | Fully Leased | Income-Producing Asset**

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:

- 12,928 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.

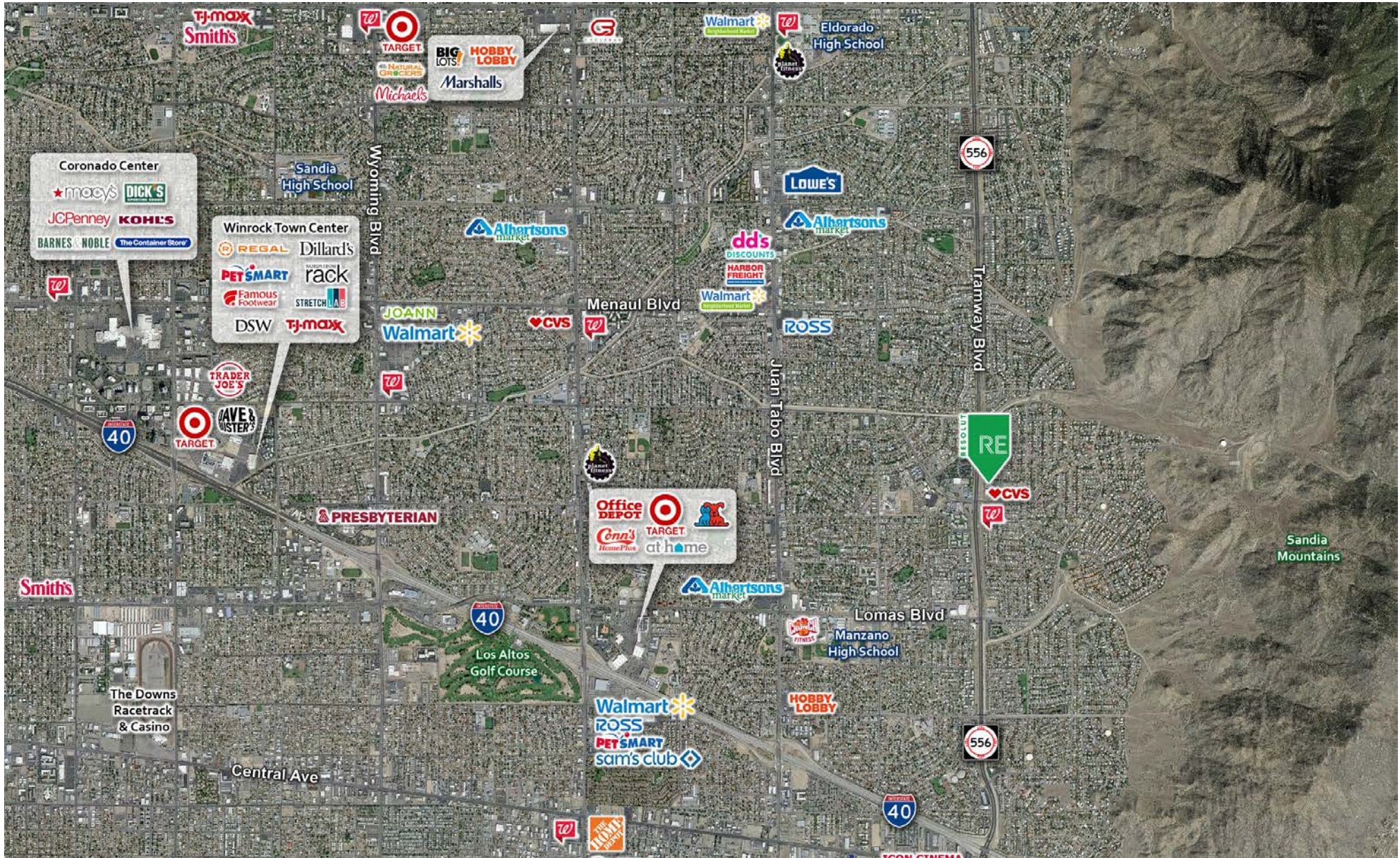


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