



MONTGOMERY OFFICE | RETAIL

OFFICE/RETAIL - FAR NORTHEAST HEIGHTS SUBMARKET
10701 Montgomery Blvd NE, Albuquerque NM 87111

UNDER NEW OWNERSHIP



100% LEASED

Rob Powell, CCIM

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Daniel Kearney

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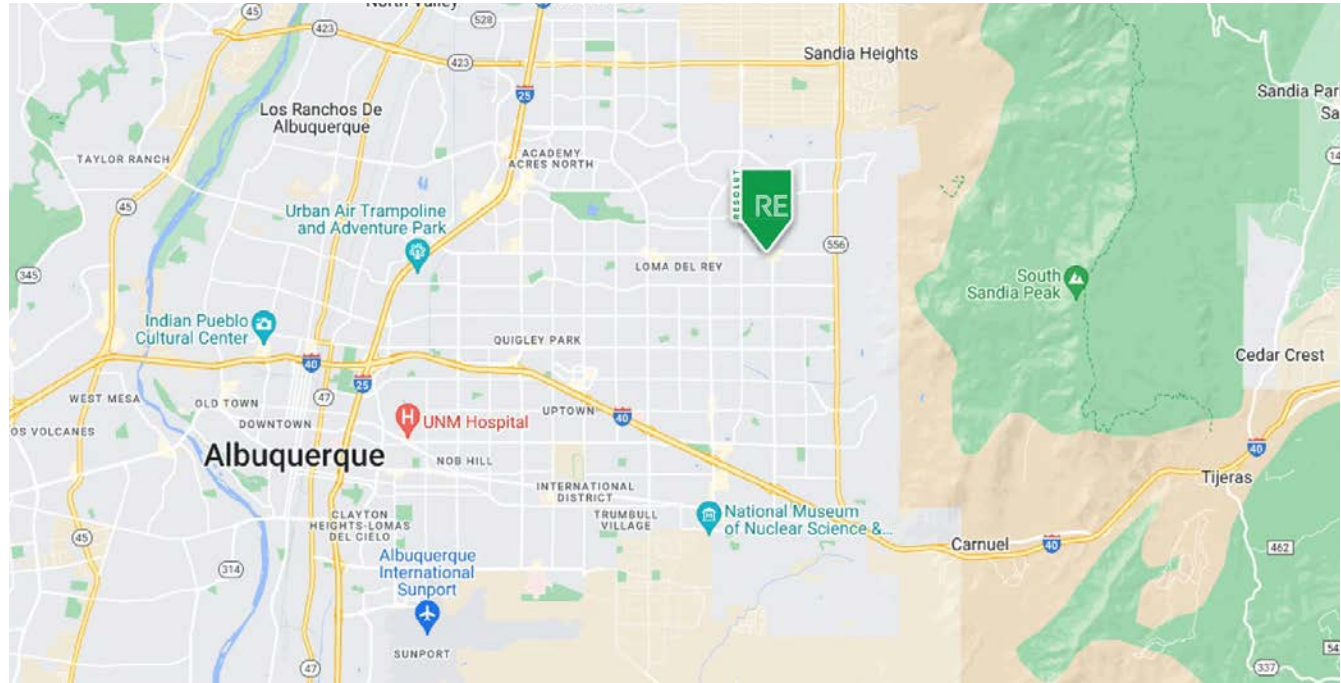
Austin Tidwell, CCIM

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PROPERTY HIGHLIGHTS

Minato Square, offers a mix of retail and office spaces with the following highlights:

- **Location:** Situated in the desirable Far Northeast Heights of Albuquerque, benefiting from high visibility and accessibility due to approximately 23,800 to 24,600 vehicles per day on Montgomery Boulevard.
- **Signage:** Offers building and monument signage opportunities, enhancing visibility for businesses.
- **Layout:** Current buildout of functional office layout, suitable for various professional uses + offices & conference room.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



112,042
POPULATION
3-MILE RADIUS



\$114,550.00
AVG HH INCOME
3-MILE RADIUS



70,602
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Montgomery Blvd. NE: 21,923 VPD
(Sites USA 2025)

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Type: Mixed-use multi-tenant commercial property featuring both retail and office spaces.

Accessibility: Convenient access for tenants and clients, supported by the property's prominent location and functional layout.

Parking: Abundant parking – 6.91 parking spaces per 1,000 SF.

New Ownership: Exterior upgrade, new landscaping planned.

LOCATION OVERVIEW

Area: Situated in the Far Northeast Heights, a desirable and affluent commercial and residential district in Albuquerque, known for its strong demographics and business-friendly environment.

Accessibility: Easily accessible via major roadways, with proximity to key intersections, facilitating convenient access for clients, employees, and deliveries.

Location: Prime spot in the Far Northeast Heights, Albuquerque, with high visibility along Montgomery Boulevard, seeing 23,800–24,600 vehicles daily.

Surrounding Amenities: Located in a vibrant commercial corridor, near retail centers, dining options, medical facilities, and professional services, enhancing convenience for businesses and their customers.

Neighborhood Appeal: Benefits from the upscale residential communities in the Northeast Heights, providing a strong customer base and professional workforce.

Market Context: Situated in a vibrant commercial corridor, ideal for businesses seeking exposure and accessibility in a well-established area.



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