

# MONTGOMERY OFFICE | RETAIL FOR LEASE

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

**UNDER NEW OWNERSHIP**



**FOR  
LEASE**

**AVAILABLE**  
6,244 SF

**RATE**  
\$21.00 PSF NNN  
NNNs\* \$5.00  
\* Estimate provided by Landlord  
and subject to change

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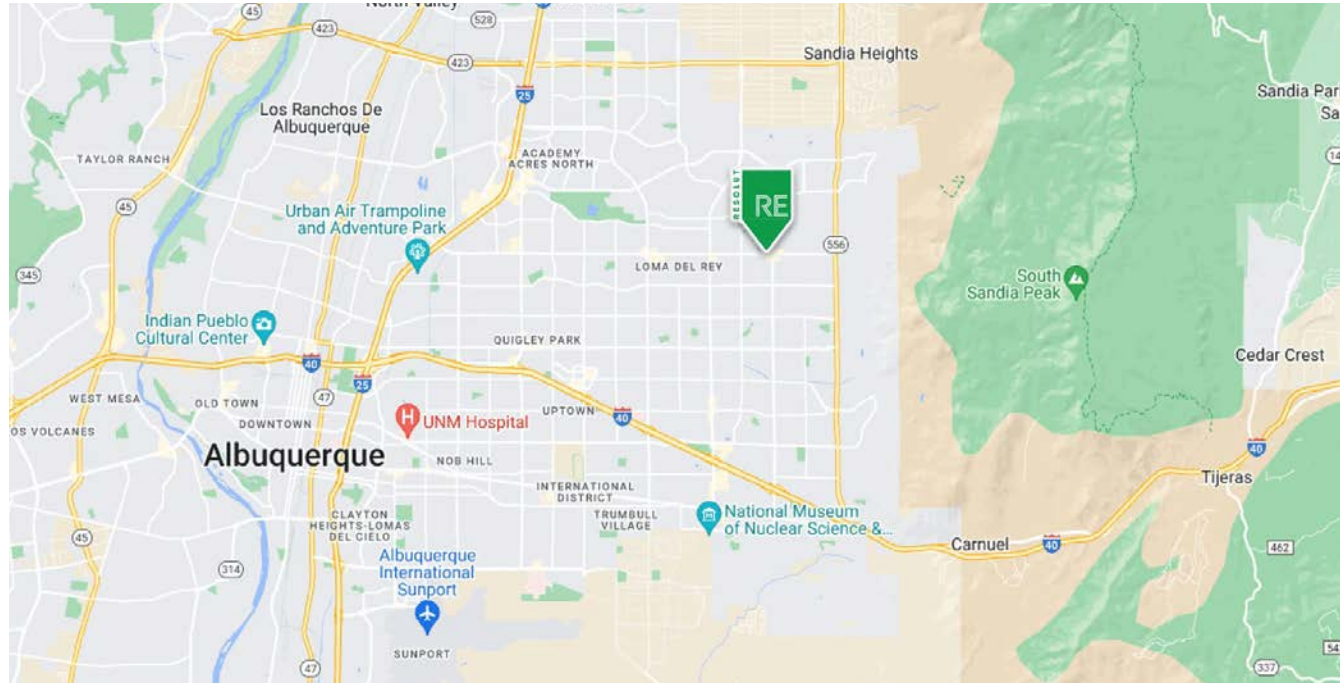
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## PROPERTY HIGHLIGHTS

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.
- **Space Availability:** Includes 6244 square feet of contiguous office/retail space (divisible).
- **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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### PROPERTY OVERVIEW

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

**Available Space:** 6,244 sqft of contiguous office/retail space (divisible) available.

**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.

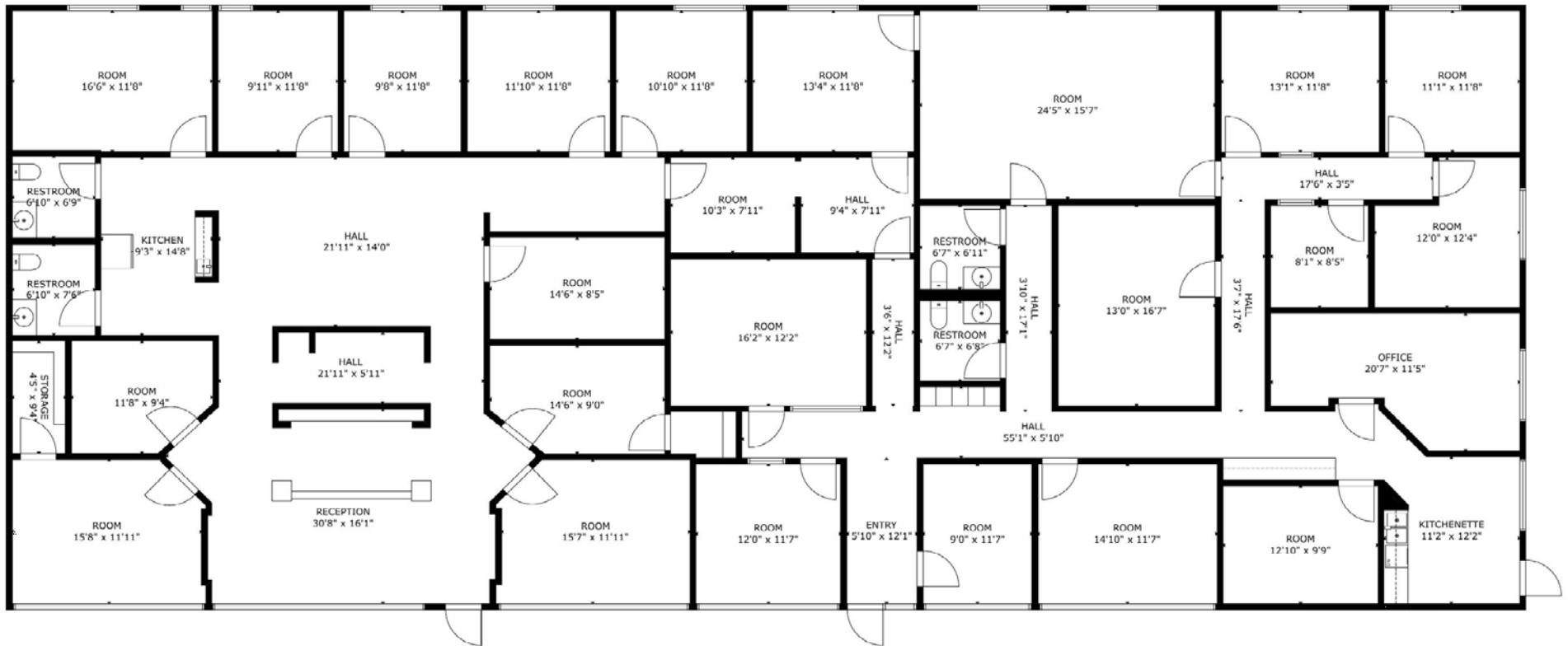
**Surrounding Amenities:** Located in a vibrant commercial corridor, near retail centers, dining options, medical facilities, and professional services, enhancing convenience for businesses and their customers.

**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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GROSS EXTERNAL AREA

TOTAL: 6,284 sq.ft

FLOOR 1: 6,284 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



## DIVISIBLE FLOOR PLAN

**STE D**  
**2,887 SF**

**STE F**  
**3,430 SF**



GROSS EXTERNAL AREA

TOTAL: 6,317 sq.ft

FLOOR 1A: 2,887 sq.ft. FLOOR 1B: 3,430 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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