



JEFFERSON MEDICAL CENTER

NEQ OF JEFFERSON ST NE AND MONTGOMERY BLVD NE
4700 Jefferson St NE Albuquerque, NM 87109



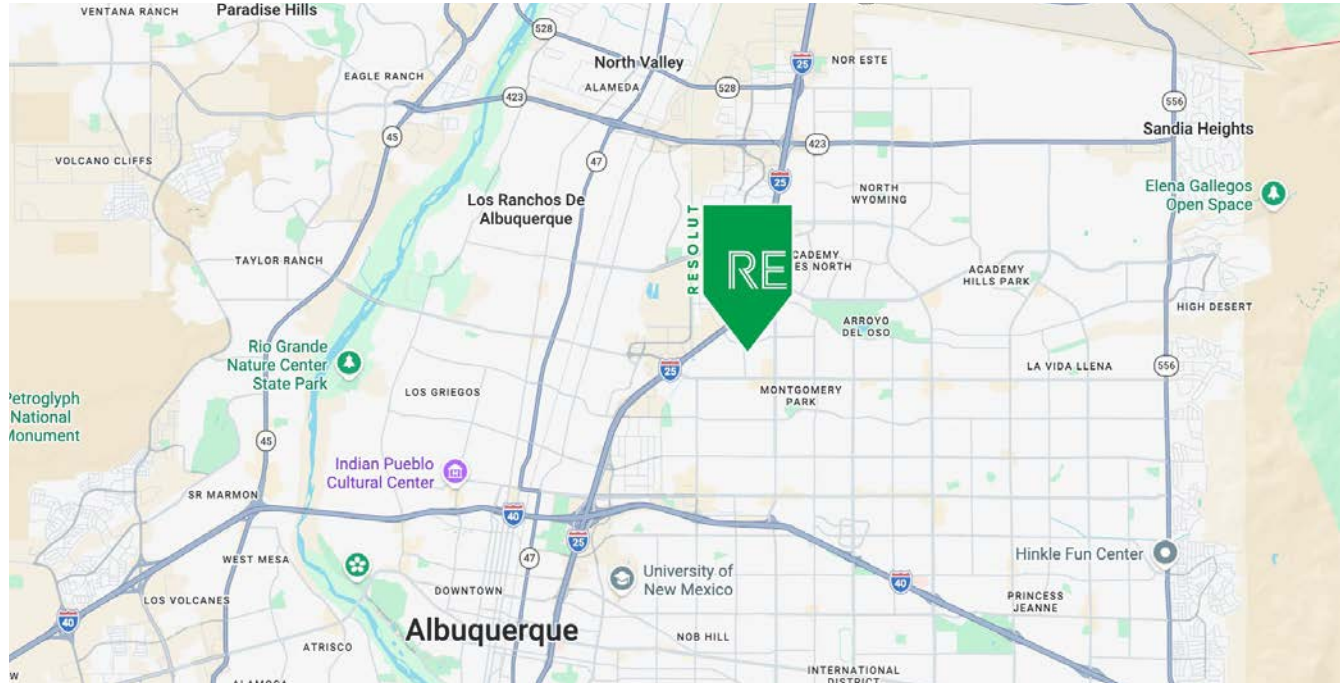
100% LEASED

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PROPERTY HIGHLIGHTS

- Positioned in one of Albuquerque's most established healthcare submarkets
- Efficient floor plans designed for healthcare users, featuring multiple exam rooms, procedure areas, and existing medical infrastructure
- Suite Configuration is Adaptable to Fit a Wide Range of Medical Practices
- Ample Parking with Patient Pick-up/ Drop-Off Zone
- Ideal for: Pain management, GI / endoscopy, Sleep medicine, Imaging centers, ENT, Ophthalmology, Rheumatology, Physical therapy, Sports medicine, Urgent care
- Tenant Improvement Package Available



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



93,856
POPULATION
3-MILE RADIUS



\$85,954.00
AVG HH INCOME
3-MILE RADIUS

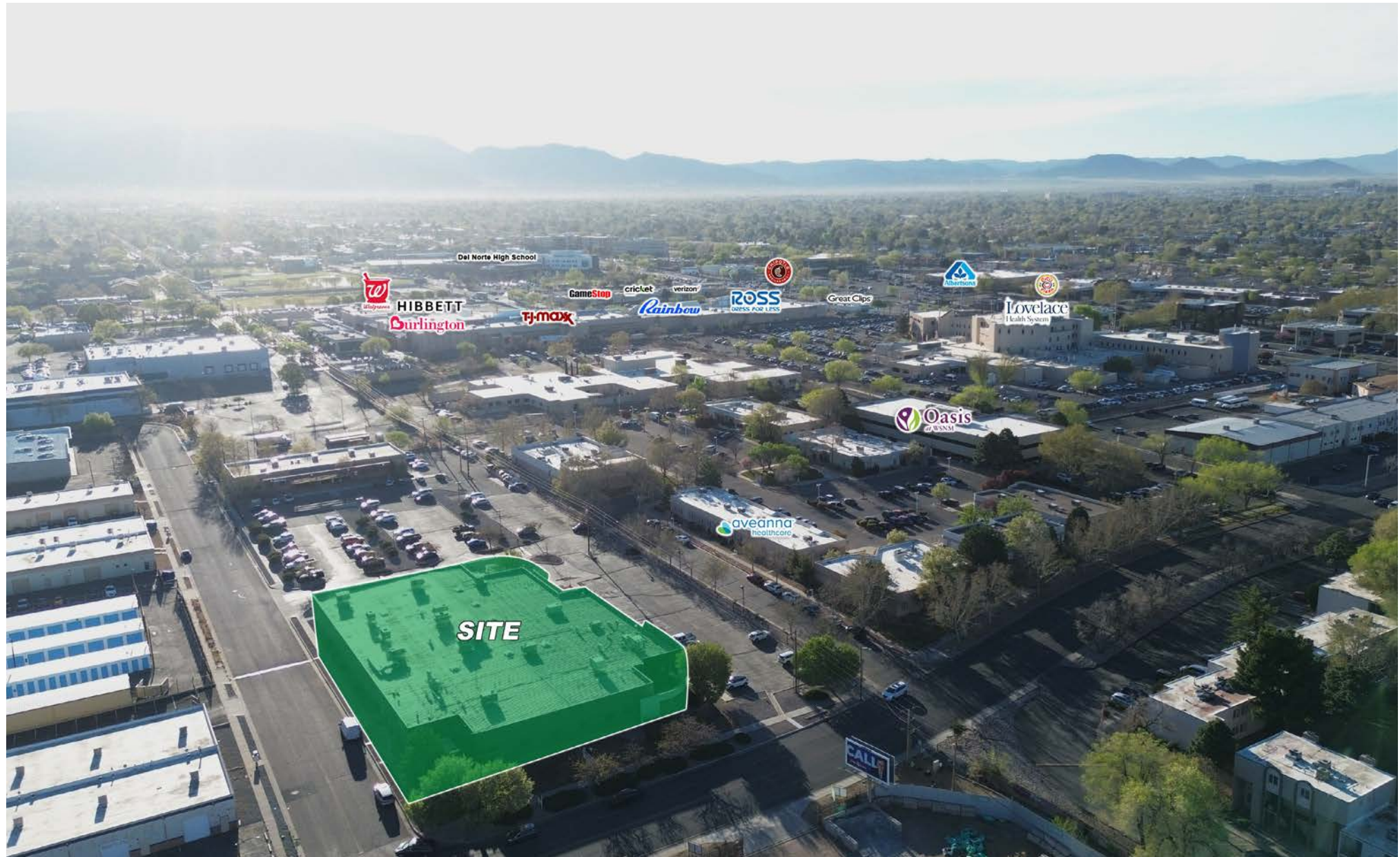


139,342
DAYTIME POPULATION
3-MILE RADIUS



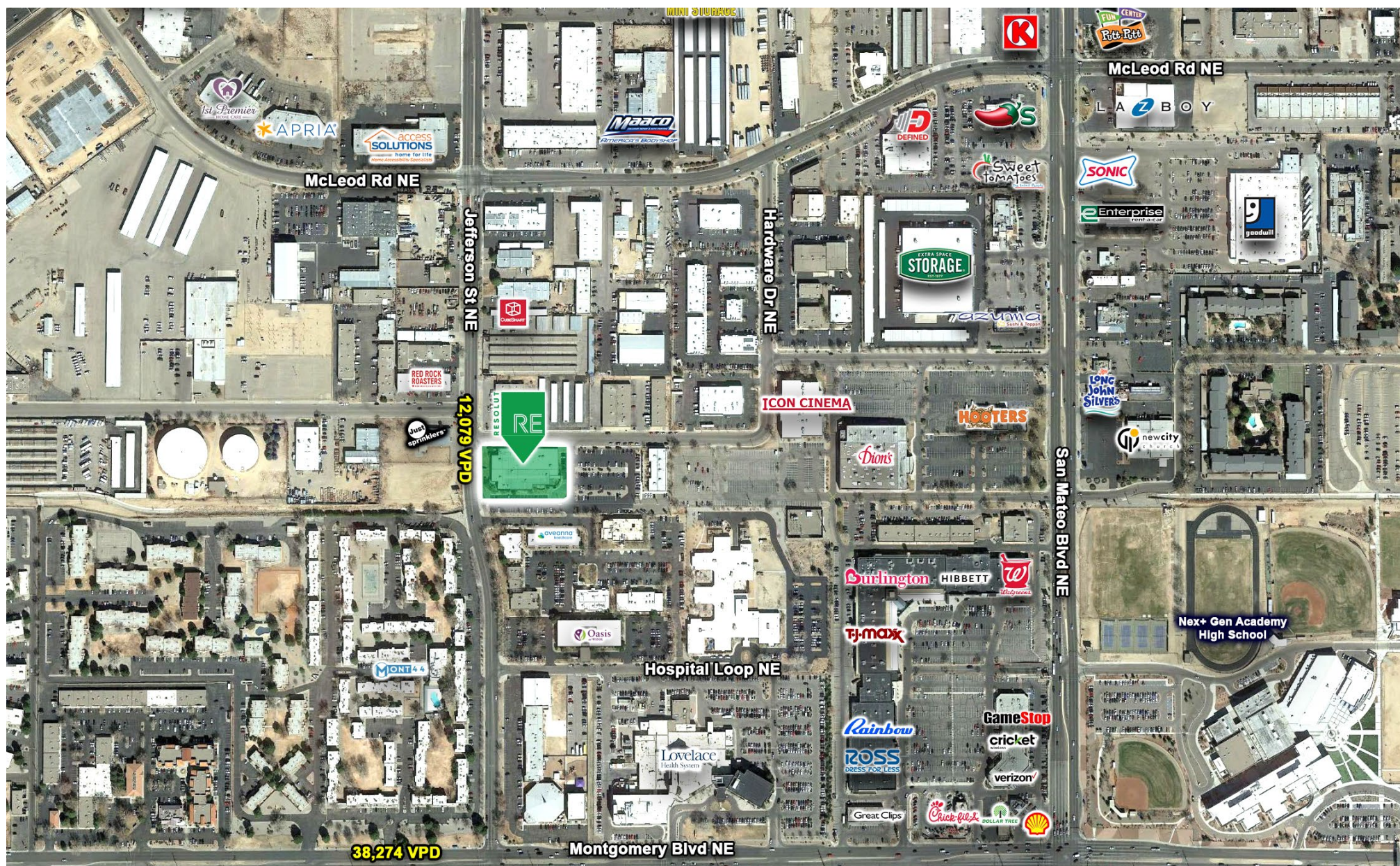
TRAFFIC COUNTS
Jefferson St NE: 12,079 VPD
Montgomery Blvd NE: 38,274 VPD
(Sites USA 2025)

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