



WAREHOUSE / BREWERY / DISTILLERY

SE OF GIRARD AND CANDELARIA

2924 Girard Boulevard Northeast Albuquerque, NM 87107



FOR SALE

AVAILABLE SPACE
5,000 SF

PRICE
\$795,000

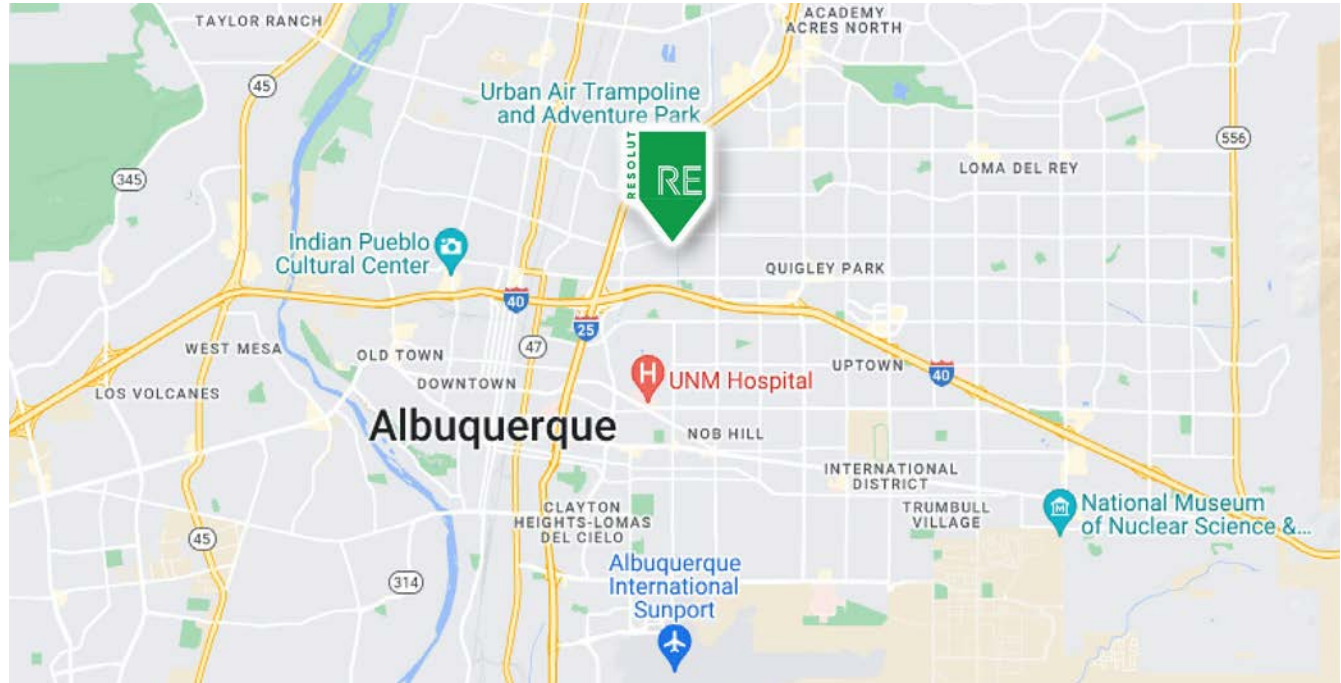
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PROPERTY HIGHLIGHTS

- Complete, functioning commercial kitchen
- NR-LM Industrial Zoning
- 3-Phase Power – 1,000 Amps
- Gated & Secured Yard Space
- Ground-Level Roll-Up Doors
- Two Separate Addresses
- Existing Brewery Infrastructure
- Distillery-Ready Build-Out
- Bar/Hospitality Build-Out
- Versatile Industrial Layout
- Owner-User or Investment Opportunity



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



101,906
POPULATION
3-MILE RADIUS



\$91,388.00
AVG HH INCOME
3-MILE RADIUS



154,962
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Carlisle: 22,890 VPD
Candelaria: 16,820 VPD
(2026)

PROPERTY OVERVIEW

2924 Girard Blvd NE presents a rare opportunity to acquire a versatile industrial property with an existing brewery, distillery, and bar build-out. The property offers a combination of substantial power, functional industrial space, gated yard area, and flexible configuration that can accommodate a wide range of owner-user, manufacturing, production, warehouse, and commercial uses. The property features 3-phase power with 1,000 amps, ground-level roll-up doors, and a gated yard, providing the infrastructure and functionality needed for industrial and production-oriented users. The existing improvements were specifically built out for brewery, distillery, and bar operations, offering a potential advantage for an operator looking to repurpose the existing infrastructure rather than start from a shell. The property also benefits from two separate addresses, creating potential flexibility for an owner seeking to divide the property, occupy one portion, lease the other, or pursue separate operational uses. With its industrial infrastructure, existing specialty build-out, power capacity, yard space, and flexible configuration, 2924 Girard offers an uncommon opportunity for an owner-user, manufacturer, production company, brewery/distillery operator, or investor seeking a property with substantial existing improvements.

LOCATION OVERVIEW

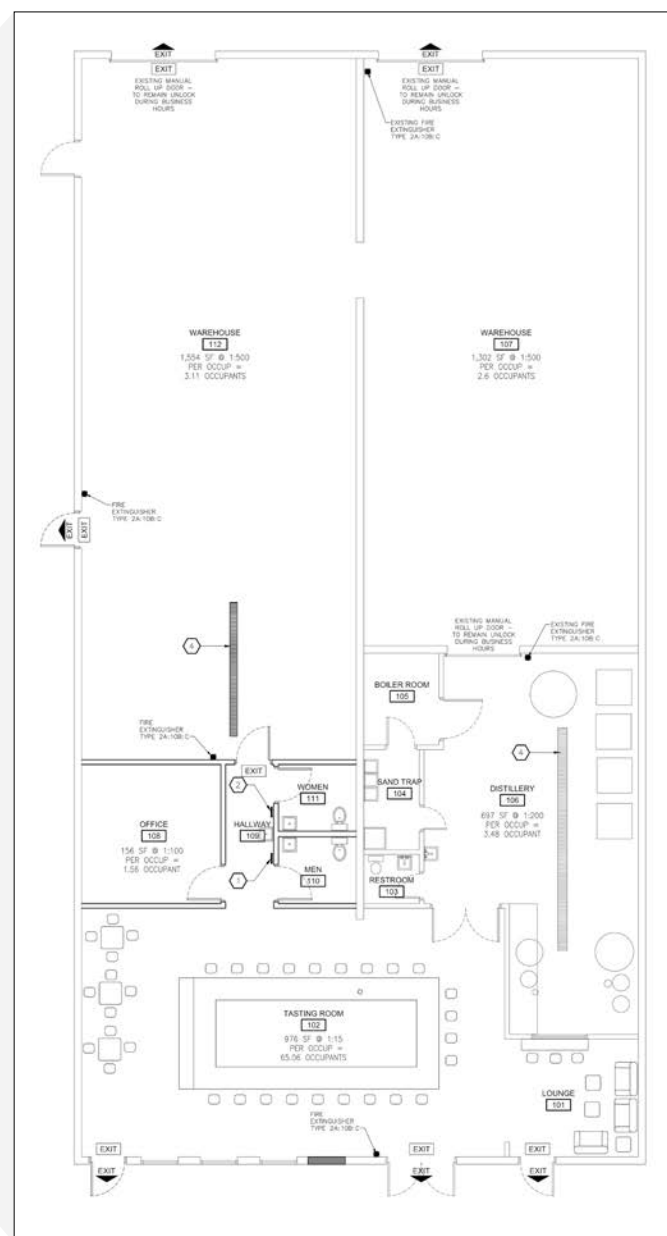
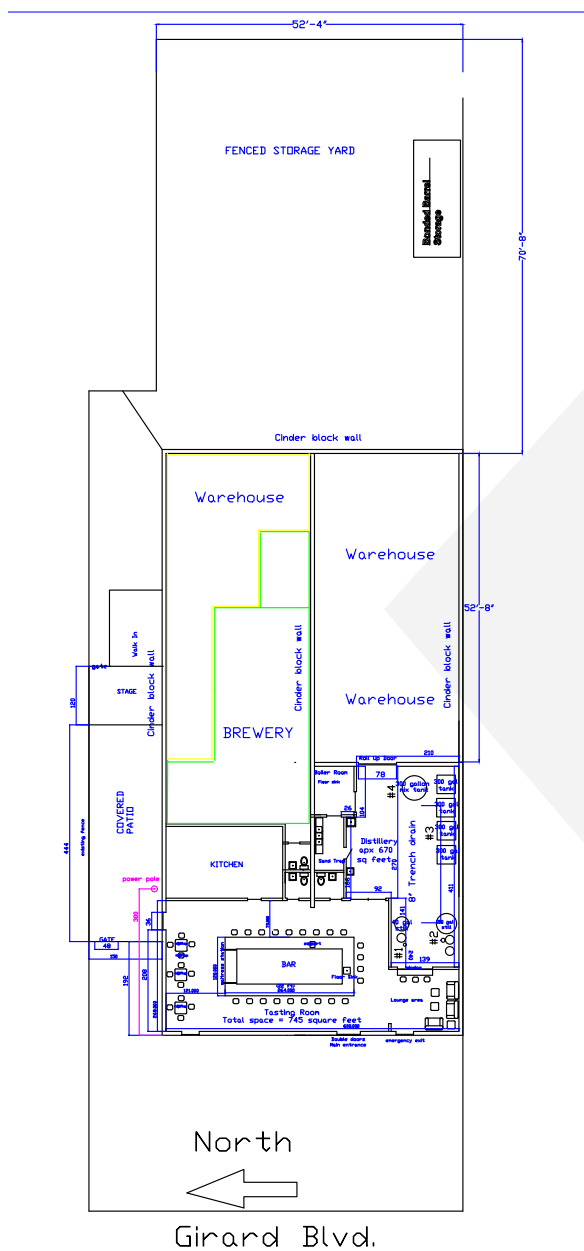
2924 Girard Blvd NE is strategically positioned in Albuquerque's established central industrial area, providing convenient access to major transportation routes and the surrounding commercial and employment base. The Girard corridor connects the property to established industrial, commercial, and service businesses throughout central and northeast Albuquerque. The property's central Albuquerque location provides efficient access to I-40, I-25, and major east-west and north-south arterial routes. The surrounding area includes a mix of industrial, commercial, and service-oriented properties, creating an established business environment for an industrial owner-user or operator.

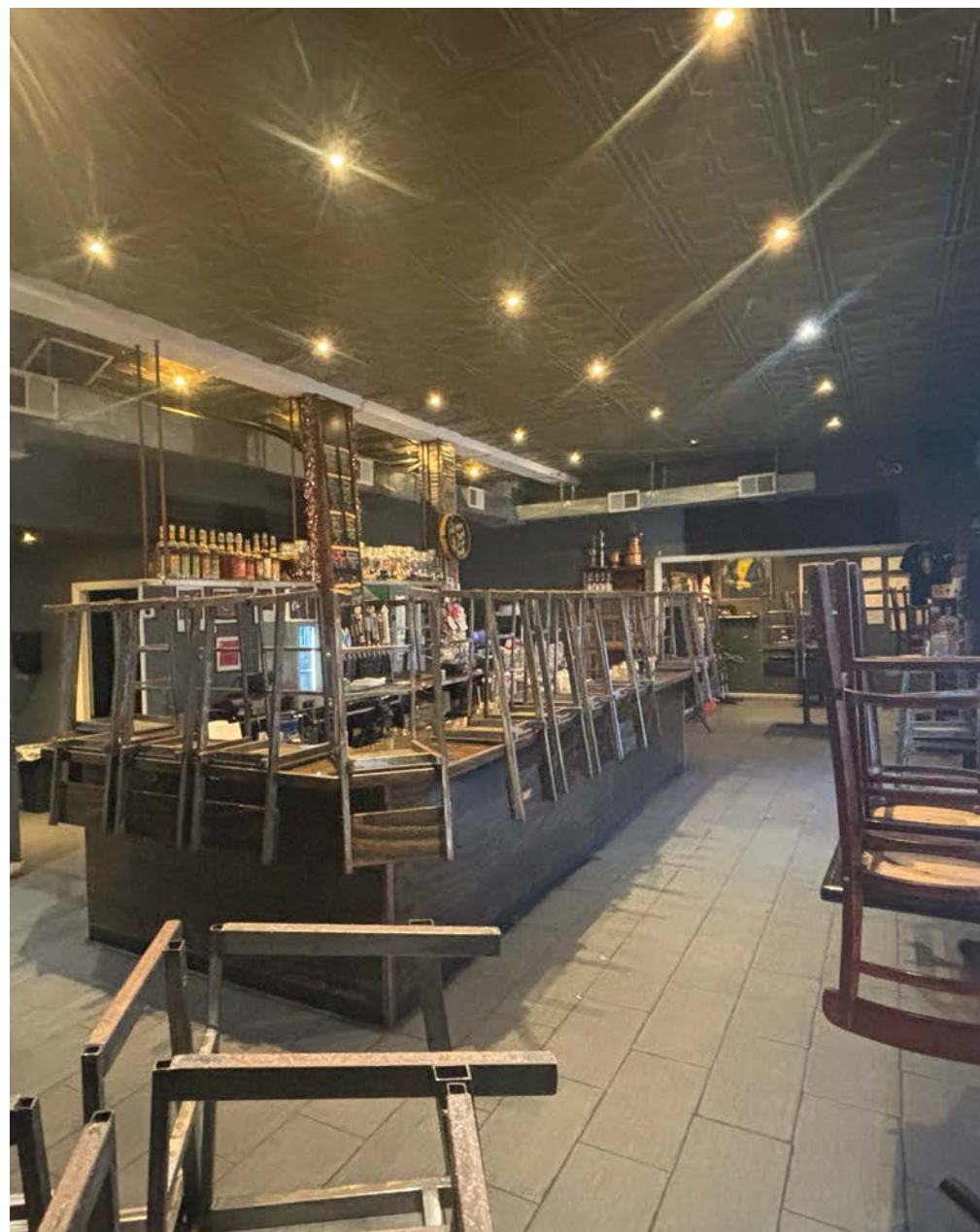


PROPERTY DETAILS

Sale Price:	\$795,000
Building Size:	5,000 SF
Ceiling Height:	12'
Power:	3 Phase 1000 amps

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