Office/Warehouse with Close Proximity to I-25
409 Edmon Rd. NE | Albuquerque, NM 87107

FOR LEASE

BASE 5
RETAIL PARTNERS

COUNT ON US

505.807.0605 | base5retail.com | 115 Gold Ave. SW, Suite 203G Albuquerque, NM 87102

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee about it.

Lease Rate	$9.90/SF + $2.10 NNN
Available: Suite D	±1,625 SF (office suite)
Available: Suite E	±3,250 SF One (1) 10’ roll-up door One (1) 12’ roll-up door 14’ to 16’ clear ceilings with gated, fence yard
Combined Suites D & E	±4,875 SF Warehouse and office
Parking	31 Shared Spaces
Zoning	M-1

Centrally Located
Just off Montano Rd. and Edith Blvd. and is a 5 min drive to I-25

Desirable North I-25 Corridor
Montano and I-25 is an established retail corridor with national restaurants, dealerships, offices and entertainment

High Daytime Employment
The North I-25 Corridor offers the highest daytime employment in the City with numerous office and medical in the area

Immediate Trade Area Tenants

TOPGOLF, Ford, The Home Depot, Acura, Costco Wholesale, Infiniti, Sam's Club, Carl's Jr., FedEx Federal Express, McDonald's, REI, Subway, PetSmart, Starbucks Coffee, dreamstyle Remodeling, Pizza 9, Shell, Office Depot

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Brandon Saylor, CCIM
brandon@base5retail.com | 505.350.0296 (c/t)

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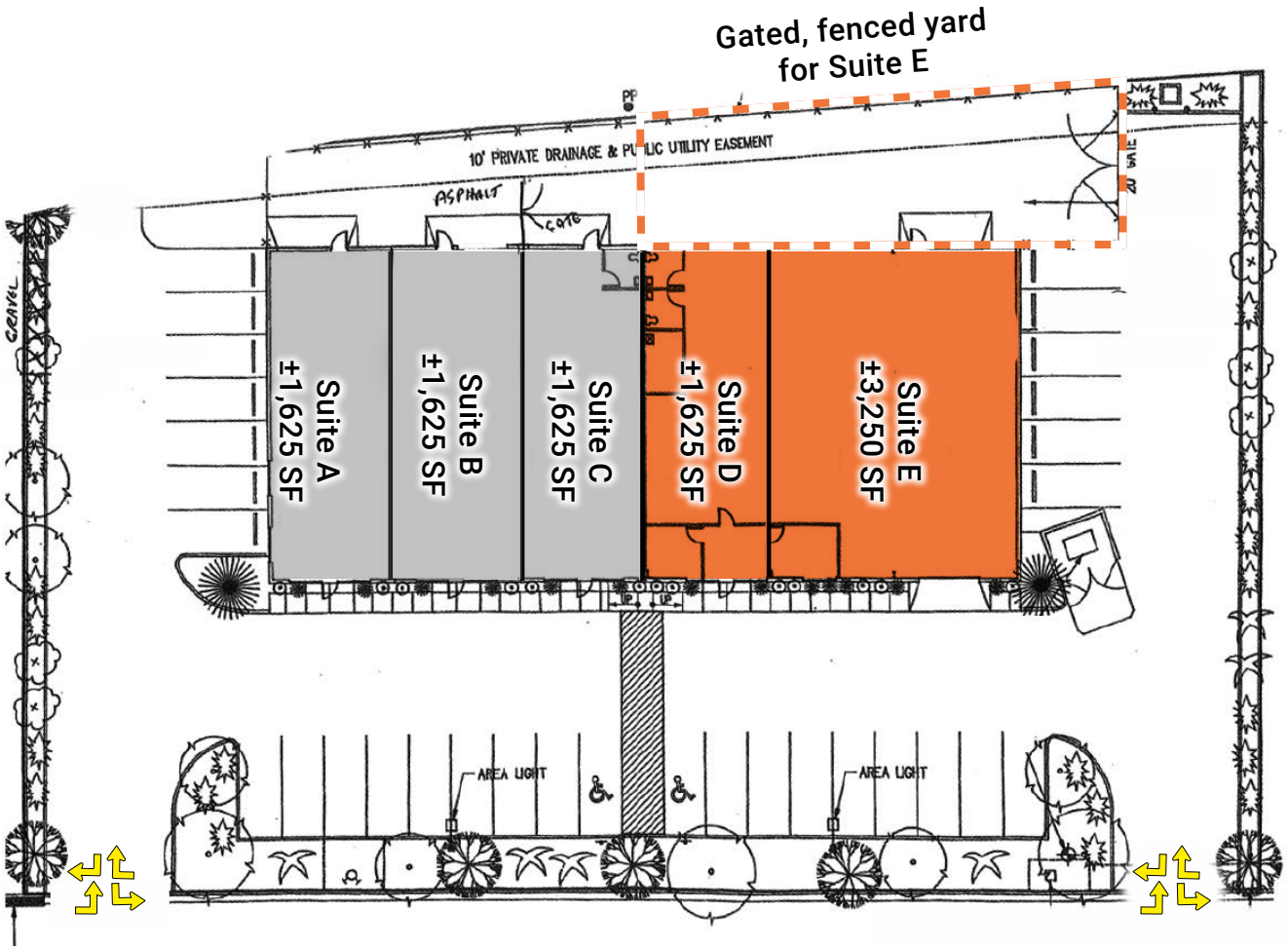

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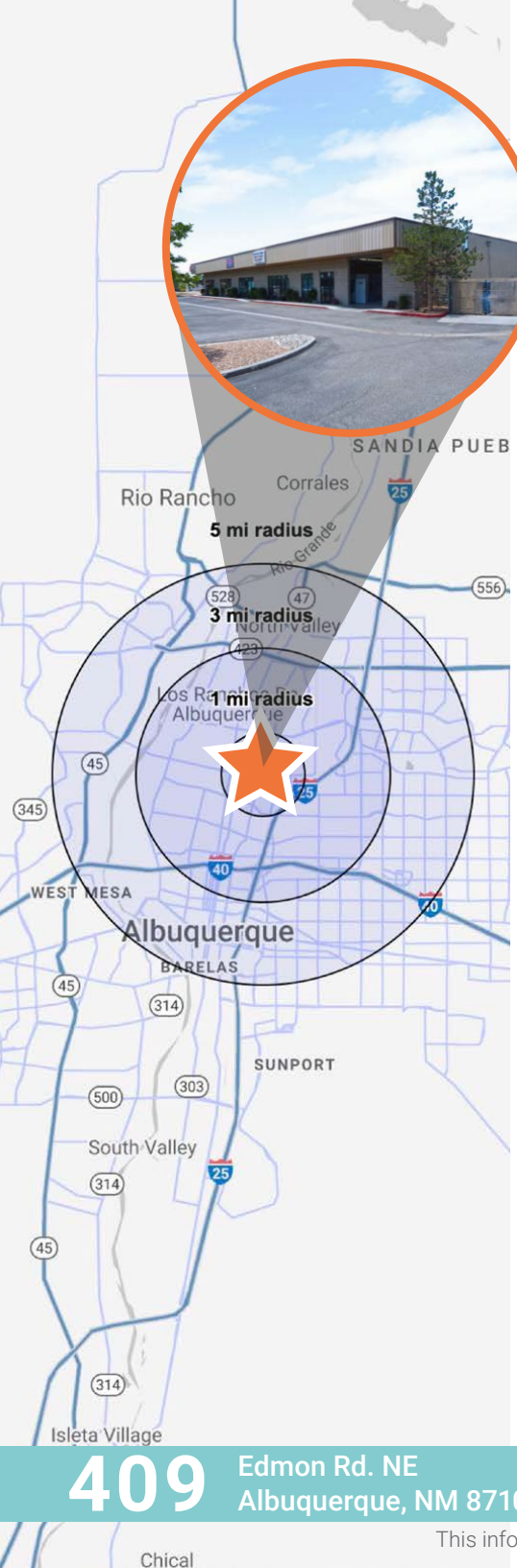

1 Mile	3 Mile	5 Mile		
4,934	74,180	247,122	2020 Estimated Population	Population
4,908	74,057	246,670	2025 Projected Population	
2,175	34,433	115,457	2020 Estimated Households	Households/ Housing
2,225	35,297	118,269	2025 Projected Households	
$170,344	$237,495	$235,220	2020 Median Home Value	
$635	$728	$778	2020 Median Rent	
742	6,864	20,283	2020 Est. Total Businesses	Businesses/ Employees
11,806	81,118	231,597	2020 Est. Total Employees	
$56,501	$67,525	$72,695	2020 Est. Average Household Income	
$102.95 M	$1.82 B	$6.45 B	2020 Est. Total Household Expenditure	Consumer Expenditures
$3.57 M	$63.53 M	$224.96 M	2020 Est. Apparel	
$5.66 M	$101.41 M	$360.08 M	2020 Est. Entertainment	
$16.02 M	$282.18 M	$995.44 M	2020 Est. Food, Beverages, Tobacco	
$3.52 M	$62.95 M	$223.76 M	2020 Est. Furnishings, Equipment	
$33.98 M	$598.68 M	$2.11 B	2020 Est. Household Operations, Shelter,	
$1.38 M	$24.43 M	$86.5 M	2020 Est. Personal Care	
$18.51 M	$329.28 M	$1.17 B	2020 Est. Transportation	

950K SF
Retail, Office & Industrial Users

96,093
Daytime Population

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