



# JEFFERSON MEDICAL CENTER

NEQ OF JEFFERSON ST NE AND MONTGOMERY BLVD NE

4700 Jefferson St NE Albuquerque, NM 87109



**FOR LEASE**

**AVAILABLE SPACE**

Ste 700: 1,813-4,120 SF  
Ste 800: 2,299-4,947 SF

**RATE**

\$20.00 PSF NNN  
NNNs\*

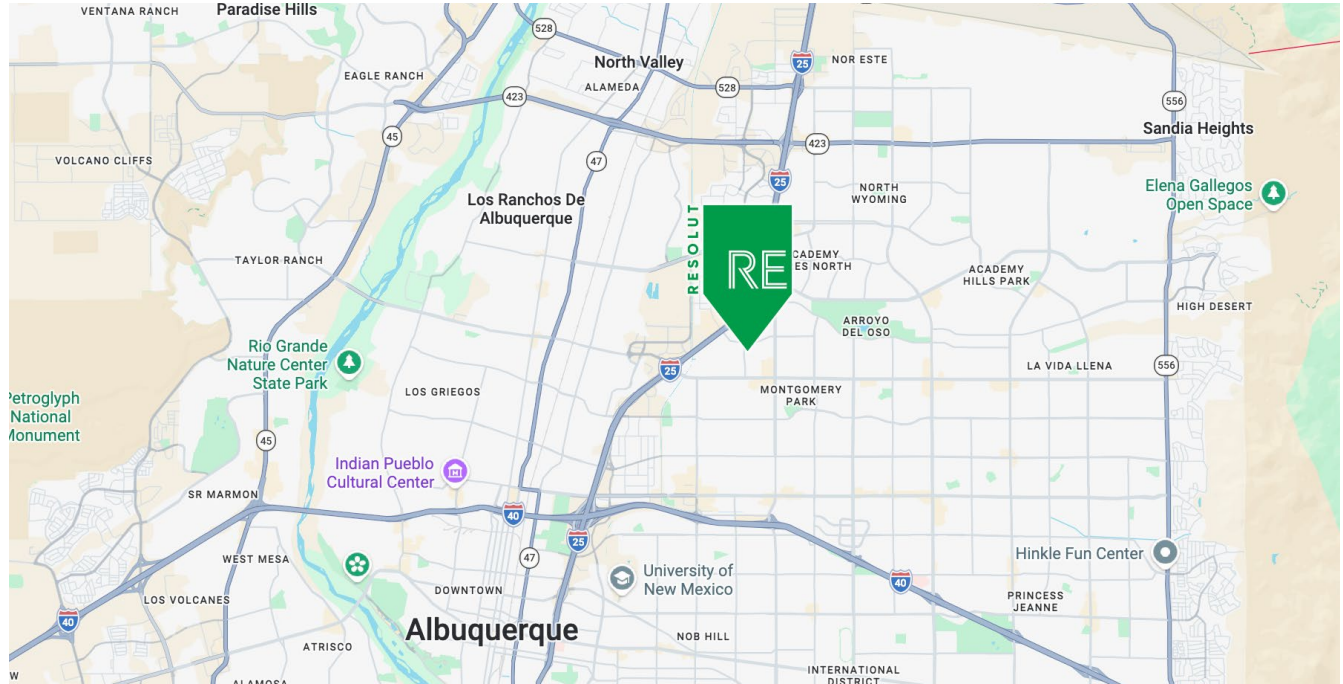
\* Estimate provided by Landlord and subject to change

**Jeremy Salazar, CCIM**

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505.337.0777

**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



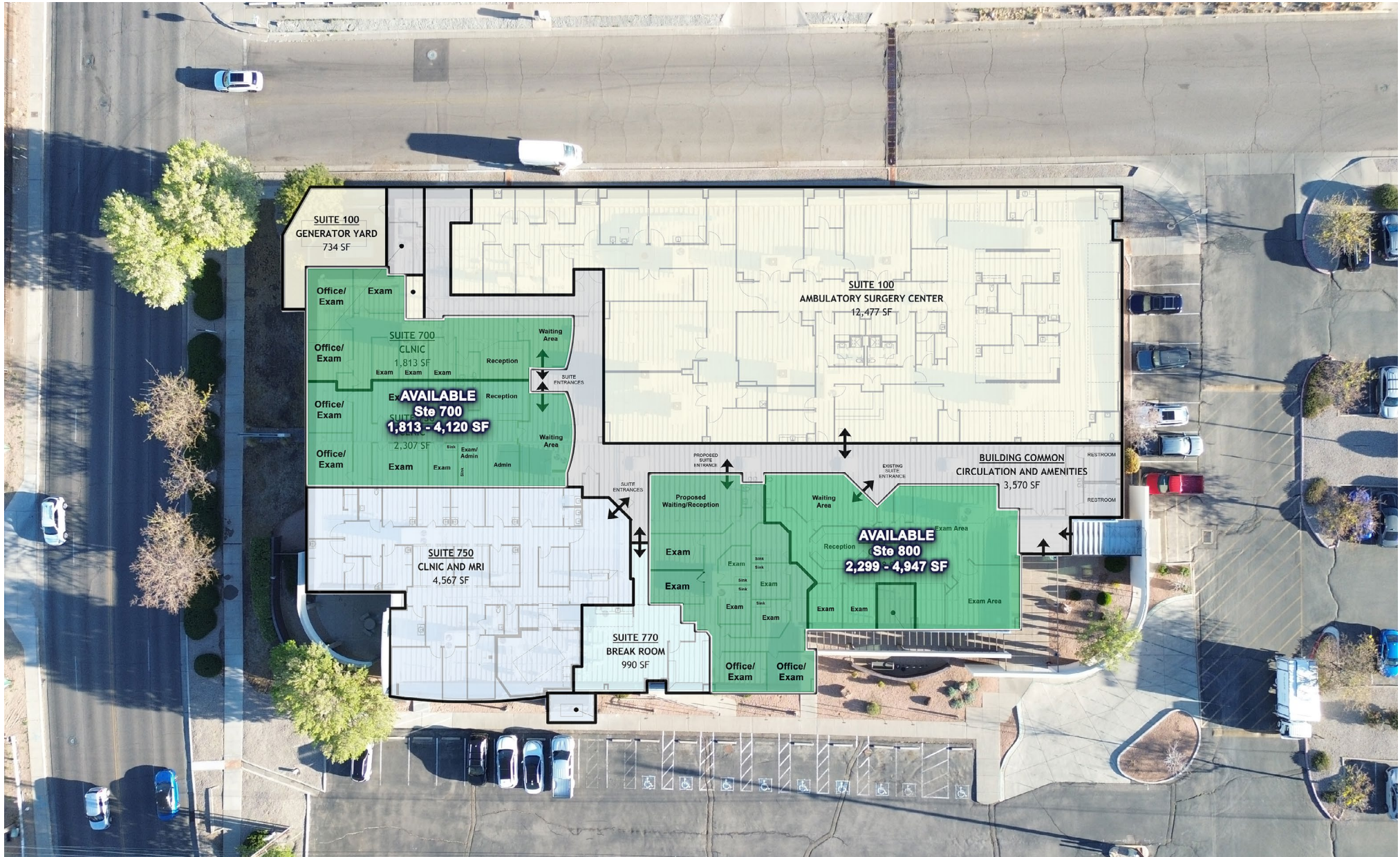
**\$85,954.00**  
**AVG HH INCOME**  
3-MILE RADIUS

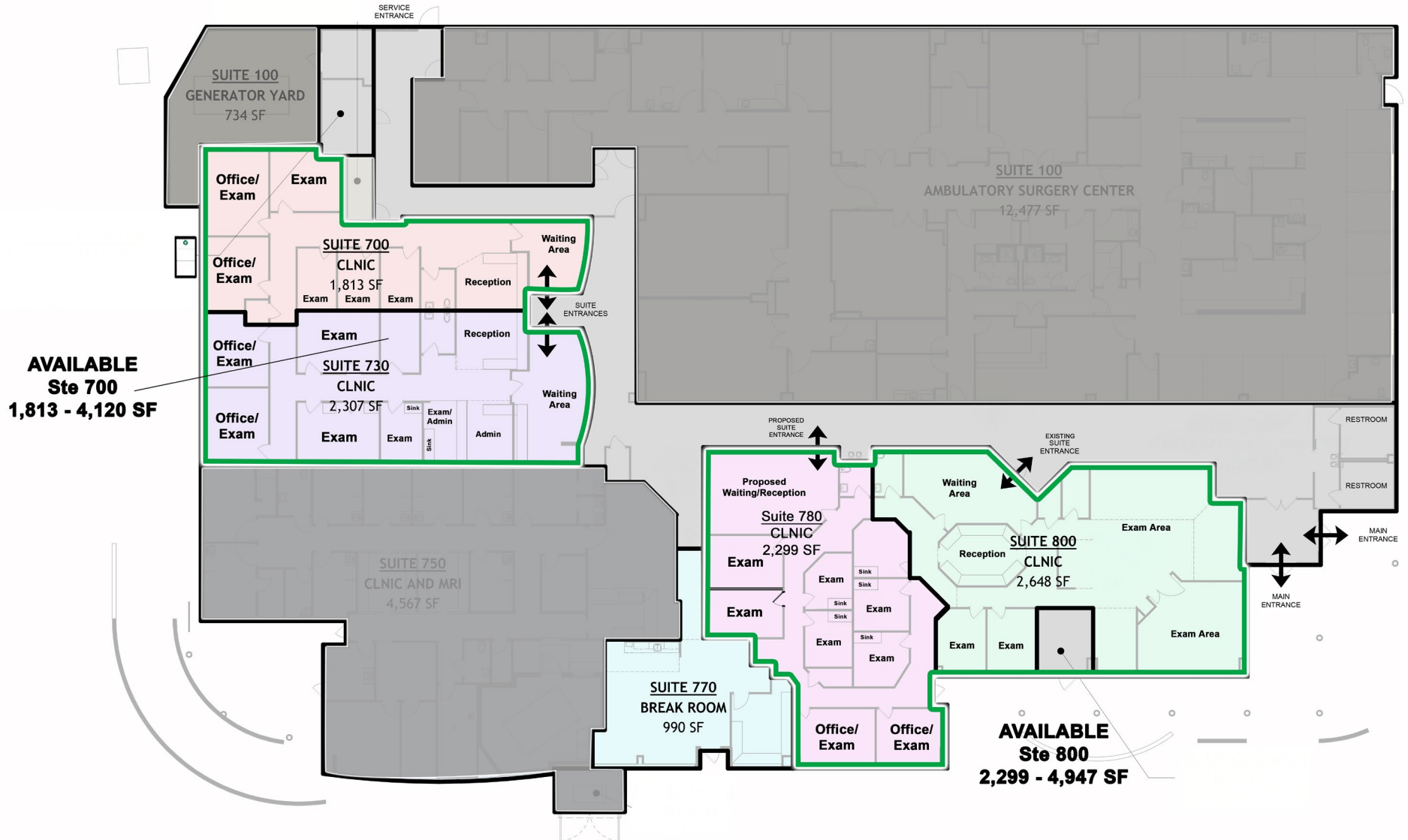


**139,342**  
**DAYTIME POPULATION**  
3-MILE RADIUS



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





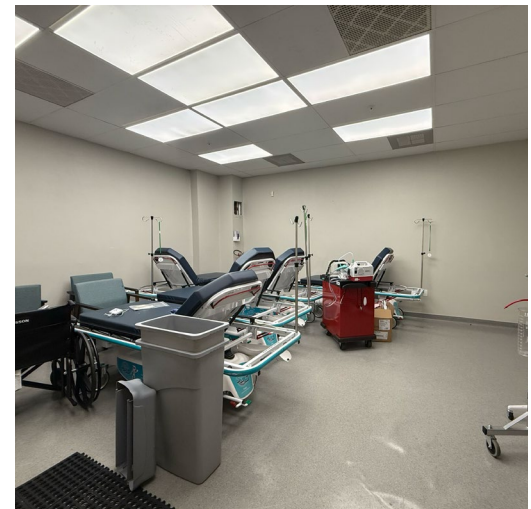
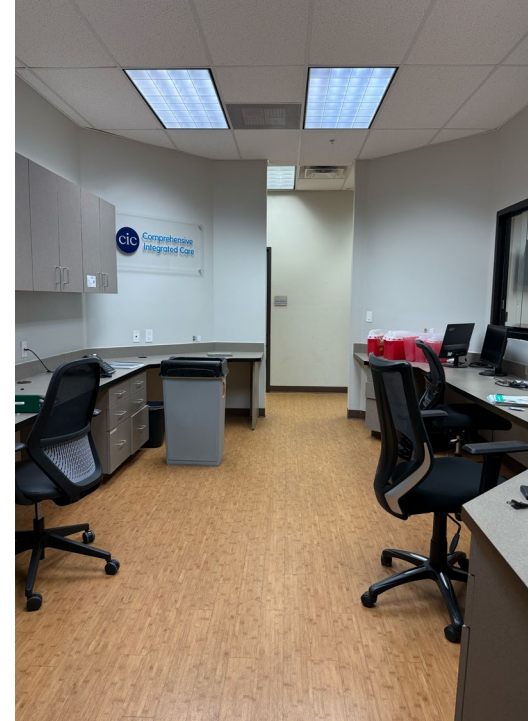
Suite 700: 1,813 - 4,120 SF



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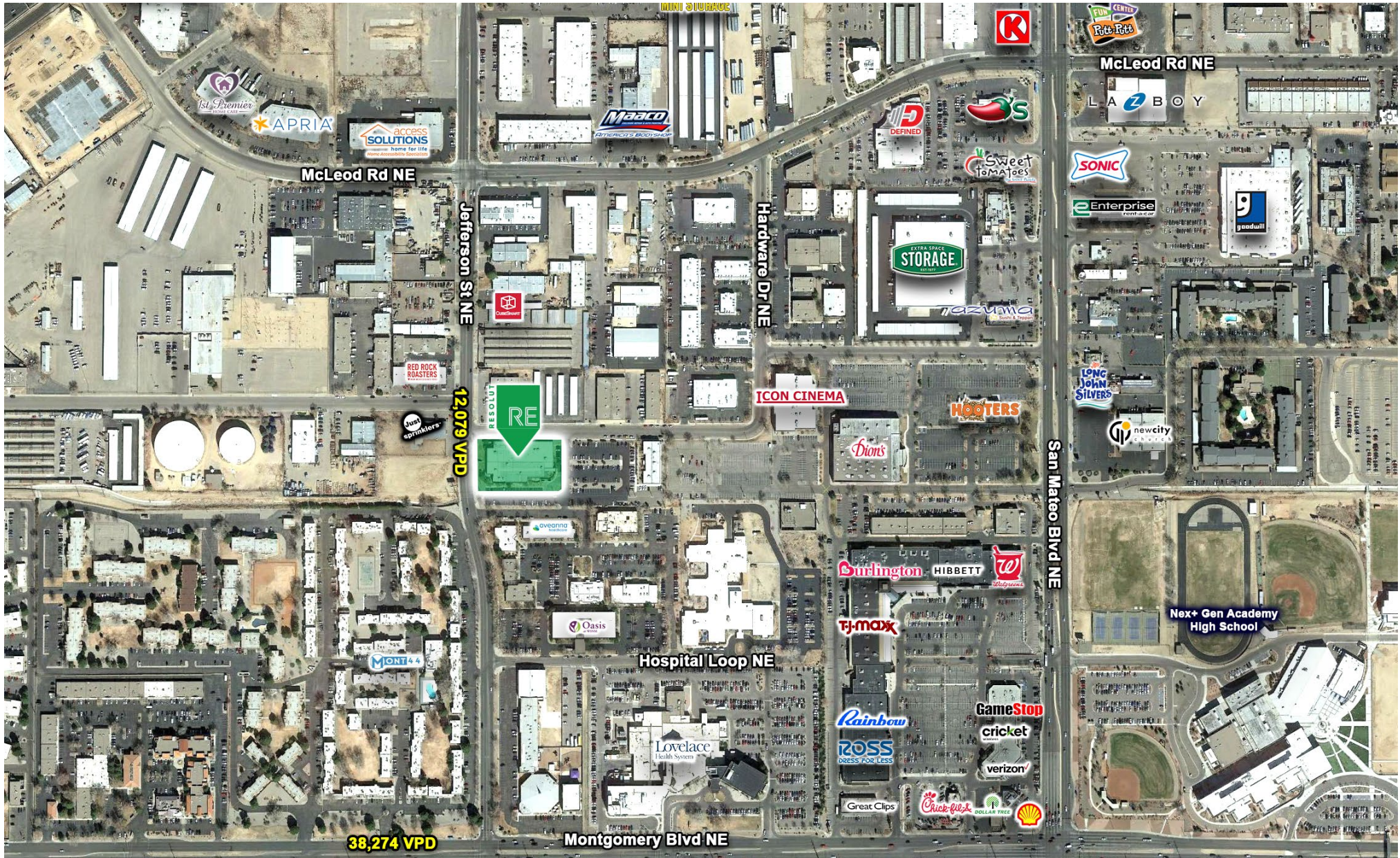
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