



# SE HEIGHTS TURNKEY MEDICAL OFFICE

SEC OF CENTRAL AVE SE AND ALVARADO DR SE  
124 Alvarado Drive Southeast Albuquerque, NM 87108

**3 Months Free Rent**



**FOR LEASE**

**AVAILABLE SPACE**  
5,900 SF

**RATE**  
\$17.00 PSF NNN  
NNNs\* \$2.00  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- Currently Demised into Medical Office (East side) and Administrative Office (West side)
- Recently Renovated with TPO Roof, HVAC, and Upgraded Electrical
- High Quality Security Fence Completely Enclosing Property with Auto Opening Gate
- Existing Access Control on Entry Doors
- Previous Tenant was Prosthetics and Orthotics Provider
- Multiple Exam Rooms and Workshop Area
- Outdoor Patio/Employee Lounge Area



**AREA TRAFFIC GENERATORS**



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**DEMOGRAPHIC SNAPSHOT 2024**



**108,646**  
**POPULATION**  
3-MILE RADIUS



**\$75,302.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**108,006**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
Central Ave Se: 19,965 VPD  
Alvarado Dr SE: 2,460 VPD  
(Sites USA 2024)

## PROPERTY OVERVIEW

124 Alvarado is a 5,900 SF freestanding medical building located in the SE Heights submarket of Albuquerque. The property can be easily demised for two tenants. The previous tenant, Active Life Prosthetics & Orthotics, occupied the entire building and used the west side for call center and administration functions. The east side was used for patient consultations, waiting room, and a workshop to fabricate and adjust prosthetic devices. The building has refrigerated air, features a well-maintained TPO roof, upgraded electrical and fiber internet. Also featured is a high-quality metal fence completely enclosing the property with a convenient auto opening gate.

The tenant is responsible for utilities, grounds maintenance, and HVAC maintenance. Landlord bills back for property taxes and insurance.

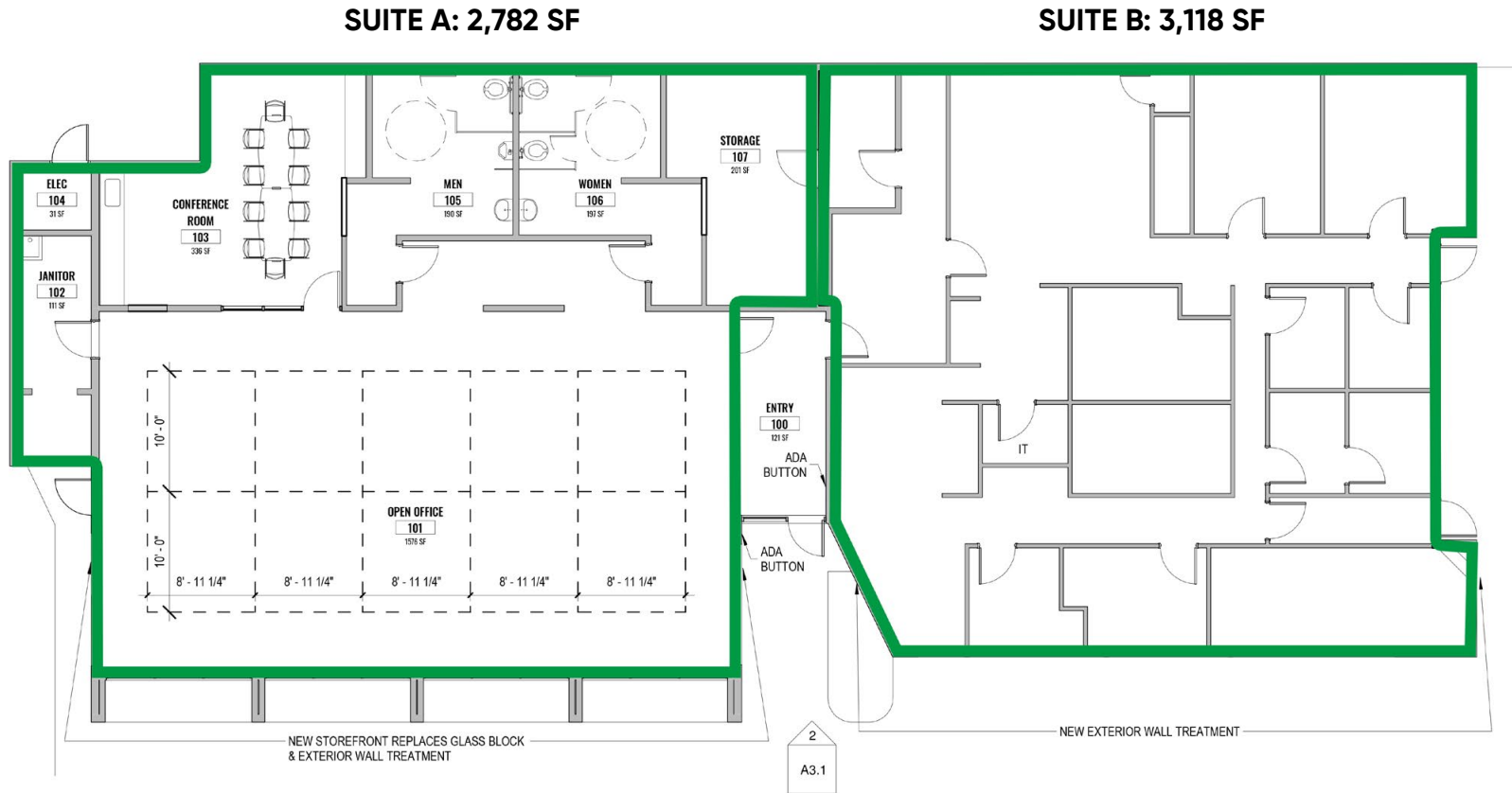
## PROPERTY DETAILS

Lease Rate:	\$17.00 PSF NNN
NNN:	\$2.00 PSF
Available SF:	5,900 SF
Lot Size:	0.59 AC
Year Built:	1986
Zoning:	MX-M
Submarket:	Southeast Heights



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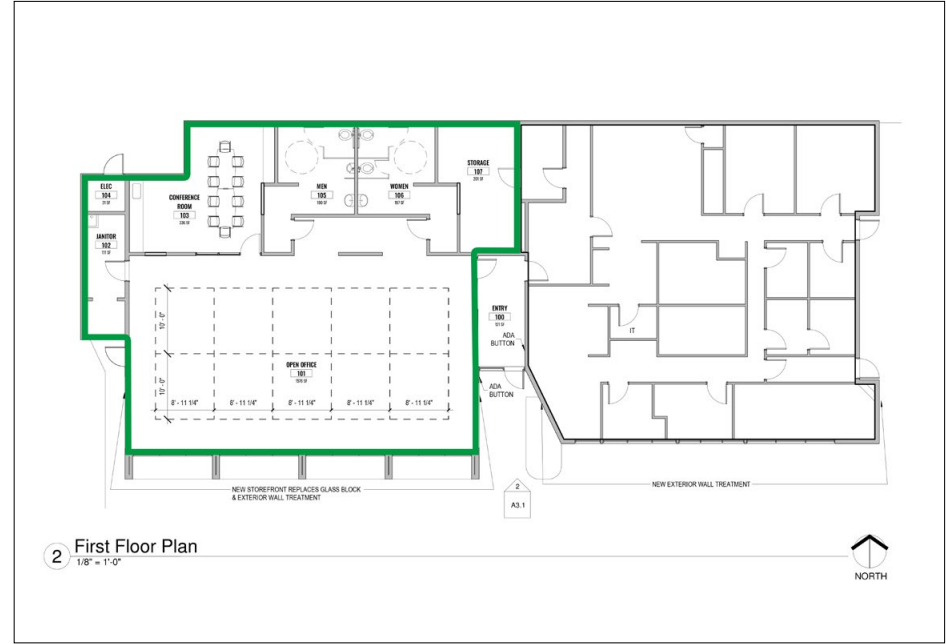




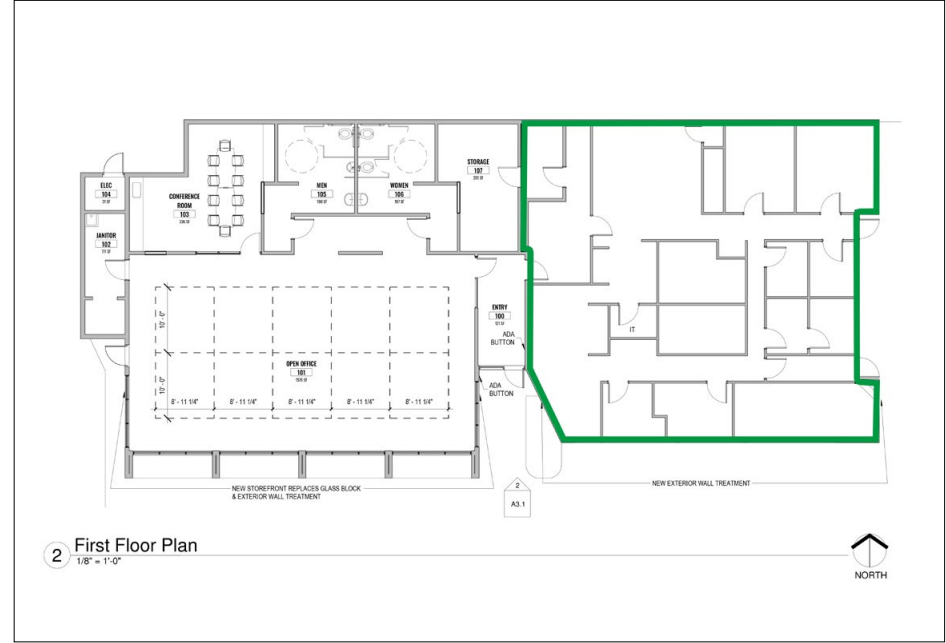
2 First Floor Plan  
1/8" = 1'-0"

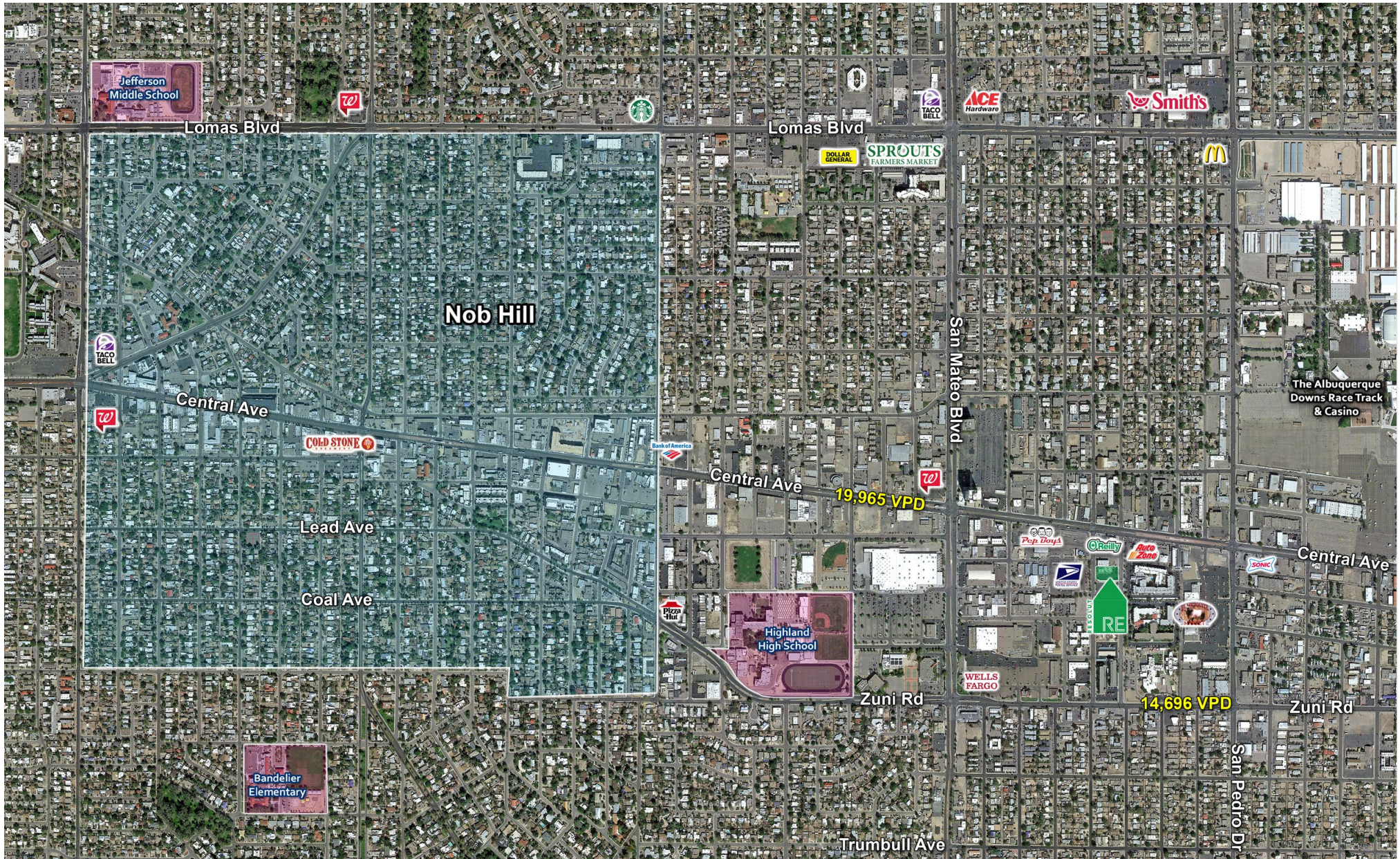


**SUITE A: 2,782 SF**



SUITE B: 3,118 SF





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