

WYOMING EXECUTIVE PLAZA

SWC OF WYOMING AND CANDELARIA
2621 Wyoming Boulevard Northeast Albuquerque, NM 87112



**AVAILABLE
3,200 SF**

DISPENSARY
Pylon Sign

Wyoming Blvd

31,483 VPD

**FOR SALE
OR LEASE**

AVAILABLE SPACE
3,200 SF

SALE PRICE
\$800,000
LEASE RATE
\$20.00 PSF NNN
NNNs* \$3.00

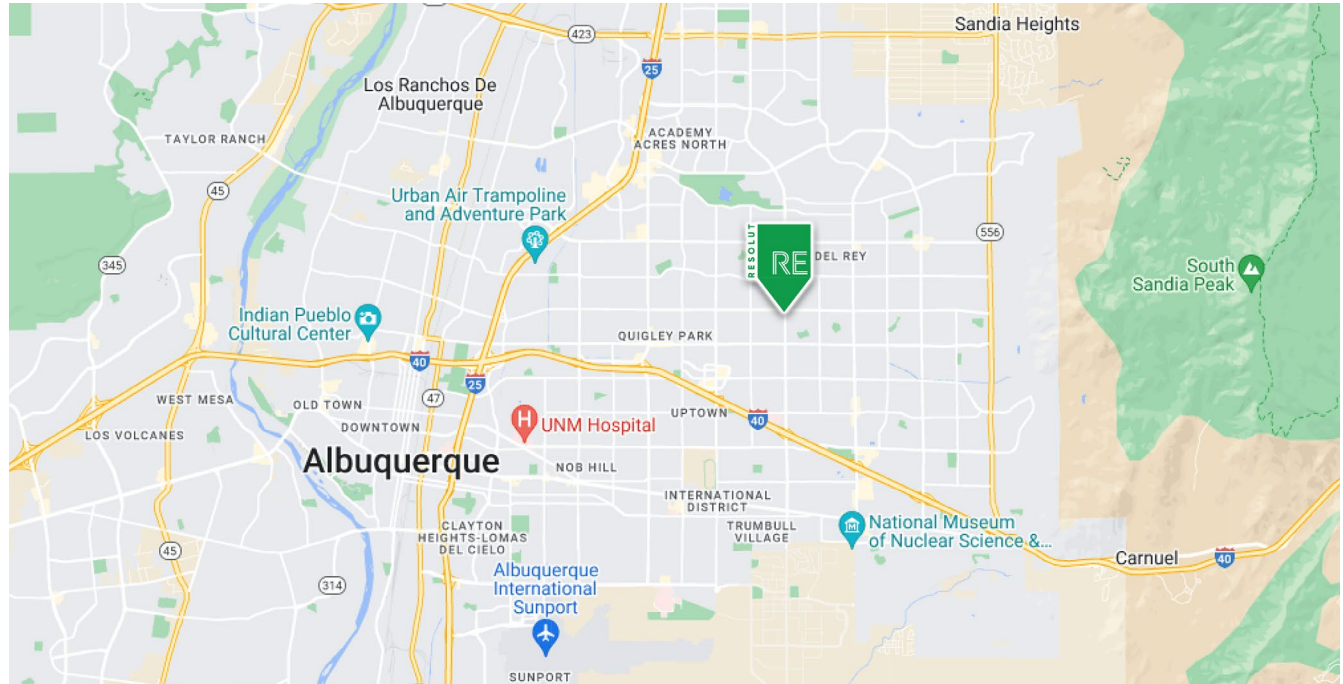
* Estimate provided by Landlord and subject to change

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PROPERTY HIGHLIGHTS

- Prime location on highly traveled Wyoming Boulevard NE with exceptional visibility
- Strong Northeast Heights location surrounded by established residential and commercial development
- Excellent access to Interstate 40, Menaul Boulevard, and Montgomery Boulevard
- Flexible space suitable for retail, office, medical, or service-oriented users
- Ample on-site parking with convenient customer access
- High-traffic corridor providing outstanding signage and exposure opportunities
- Ideal opportunity for owner-users, investors, or businesses seeking a central Albuquerque location
- Cannabis Friendly



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



141,845
POPULATION
3-MILE RADIUS



\$98,818.00
AVG HH INCOME
3-MILE RADIUS



126,422
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Wyoming: 31,483 VPD
Candelaria: 15,674 VPD
(Sites USA 2026)

PROPERTY OVERVIEW

2621 Wyoming Blvd NE is strategically located in the heart of Albuquerque's highly desirable Northeast Heights submarket, one of the city's most established commercial and residential corridors. The property benefits from excellent visibility along Wyoming Boulevard, a major north-south arterial connecting Interstate 40, Montgomery Boulevard, Menaul Boulevard, and numerous residential neighborhoods. Surrounded by a strong mix of national retailers, restaurants, professional offices, medical providers, and daily-needs services, the site enjoys consistent consumer traffic and a robust daytime population. Its central location provides convenient access to Uptown Albuquerque, the I-40 corridor, and many of the city's largest employment centers, making it an attractive destination for businesses seeking strong exposure, accessibility, and proximity to a dense customer base. The surrounding area features stable demographics, established neighborhoods, and continued commercial activity, supporting long-term occupancy and investment potential.

**PROPERTY OVERVIEW**

Sale Price:	\$800,000
Lease Rate:	\$20 PSF
Available SF:	3,200 SF
Zoning:	MX-M
Submarket:	Northeast Heights

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