



SE HEIGHTS TURNKEY MEDICAL OFFICE

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



**FOR SALE
OR LEASE**

AVAILABLE SPACE

Suite A: 3,005 SF

Suite B: 3,153 SF

Total: 6,158 SF

SALE PRICE

\$1,200,000

RATE

\$1700 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 2025



108,079
POPULATION
3-MILE RADIUS



\$77,786.00
AVG HH INCOME
3-MILE RADIUS



108,243
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Central Ave Se: 19,492 VPD
Alvarado Dr SE: 1,072 VPD
(Sites USA 2025)

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PROPERTY OVERVIEW

124 Alvarado is a 6,158 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

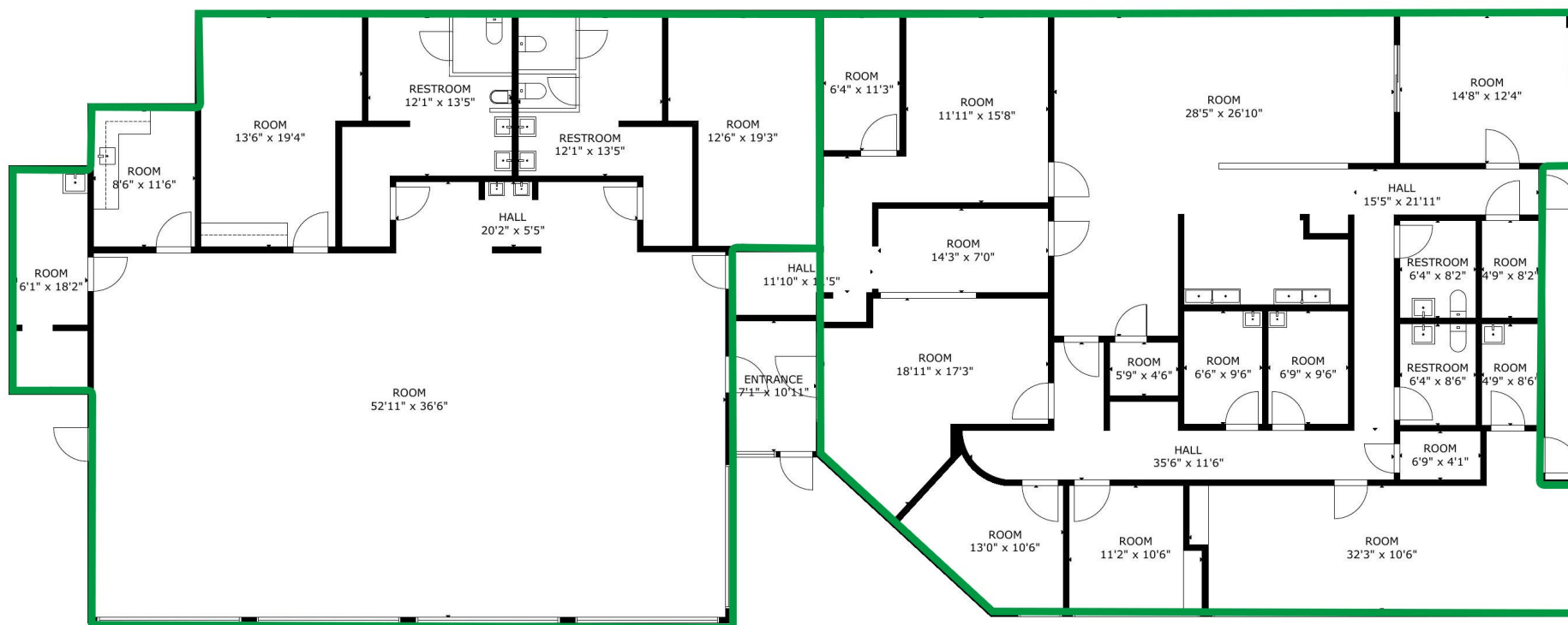
Sale Price:	\$1,200,000
Lease Rate:	\$17.00 PSF NNN
NNN:	\$2.00 PSF
Available SF:	6,158 SF
Lot Size:	0.59 AC
Year Built:	1986
Zoning:	MX-M
Submarket:	Southeast Heights



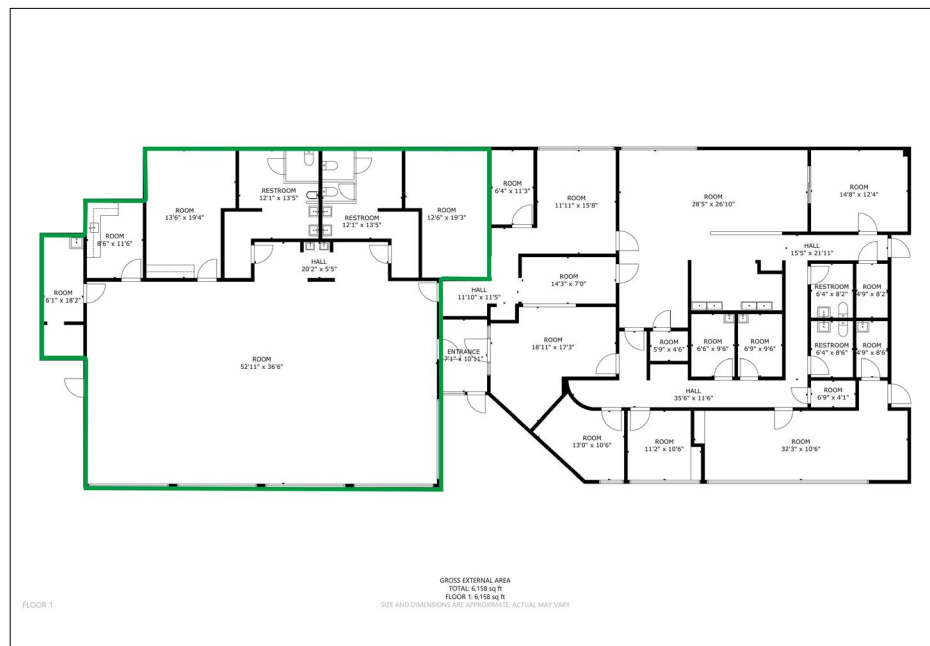
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SUITE B: 3,153 SF

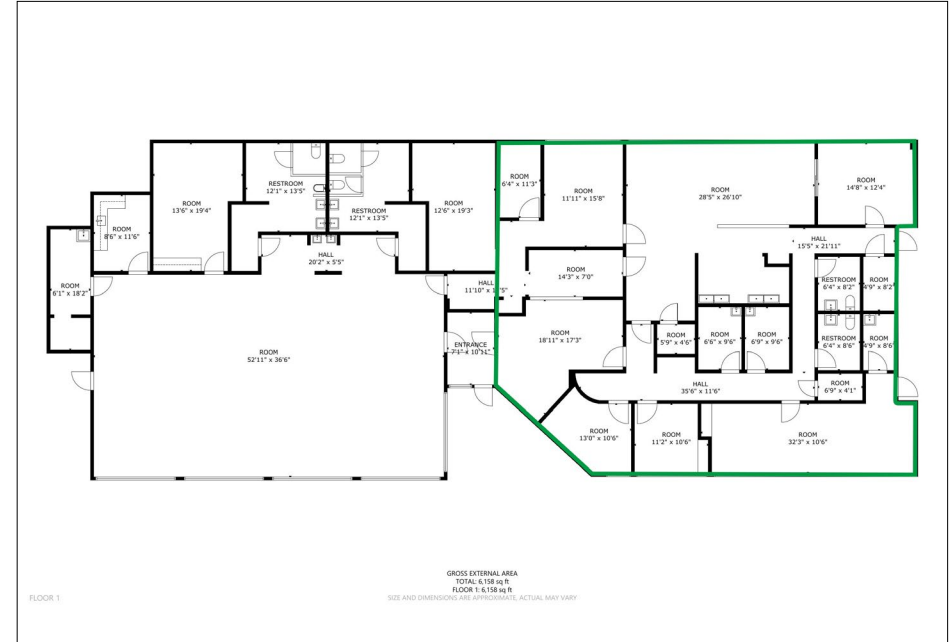


SUITE A: 3,005 SF

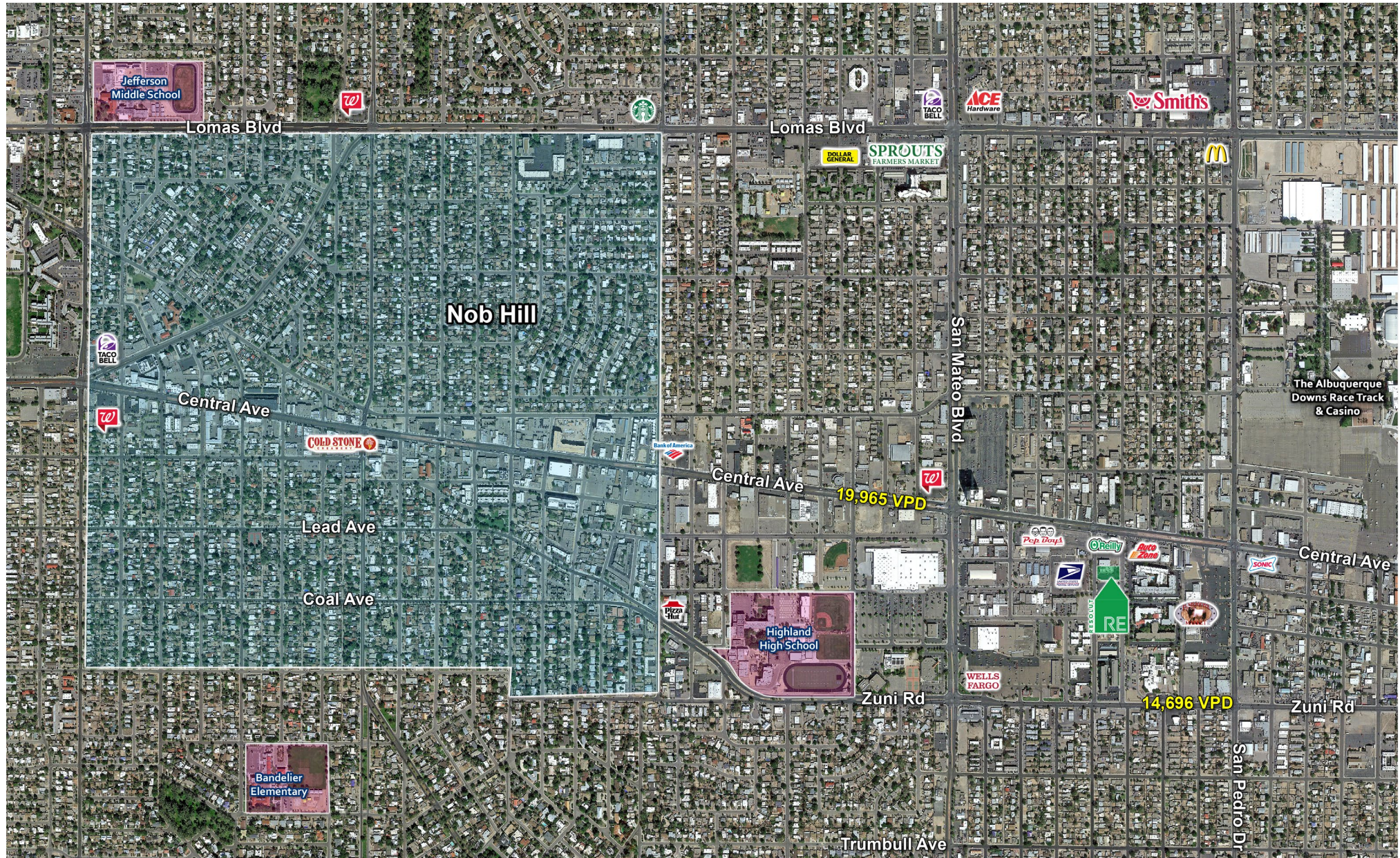


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