

522 LOMAS BLVD NE

522 Lomas Blvd NE | Albuquerque, NM
OFFERING MEMORANDUM



Richard Hanna, CCIM
Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Hanna Commercial, LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

03 Property Description

Property Features

Floor Plan

Additional Map

Property Images

04 Demographics

General Demographics

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	522 Lomas Blvd NE Albuquerque NM 87102
COUNTY	Bernalillo
NET RENTABLE AREA (SF)	6,168 SF
LAND ACRES	0.7052
LAND SF	30,719 SF

FINANCIAL SUMMARY

PRICE	\$1,600,000
PRICE PSF	\$259.40

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	11,780	92,877	237,685
2026 Median HH Income	\$40,824	\$57,274	\$57,135
2026 Average HH Income	\$64,619	\$81,779	\$79,007

Prime Medical Office Opportunity

- This freestanding ±6,040 SF medical office building offers a well-designed clinical layout ideal for physicians, specialty practices, or healthcare groups seeking a central Albuquerque location. The property is positioned in a highly accessible medical corridor with convenient proximity to Interstate 25 and nearby Lovelace Medical Center, providing excellent accessibility for both patients and staff. The facility is currently configured for a medical practice and features a functional layout supporting both patient care and administrative operations.

Property Highlights

- Building Size: ±6,040 SF
- Building Type: Freestanding Medical Office
- Large Reception & Waiting Area – welcoming patient intake space
- 8 Standard Exam Rooms – efficiently designed for clinical use
- 2 Large Treatment / Recovery Rooms – ideal for procedures or patient monitoring
- 2 Private Physician Offices
- Medical Laboratory Area
- Prep Room
- Spacious Staff Work Area
- Breakroom and Support Areas
- 2 Additional Storage Areas totaling ±463 SF (not included in the main floor plan square footage)

Ideal For

- Medical or specialty practices
- Surgical or treatment clinics
- Outpatient healthcare providers
- Owner-user medical groups
- Healthcare investors



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



02

Location

Location Summary

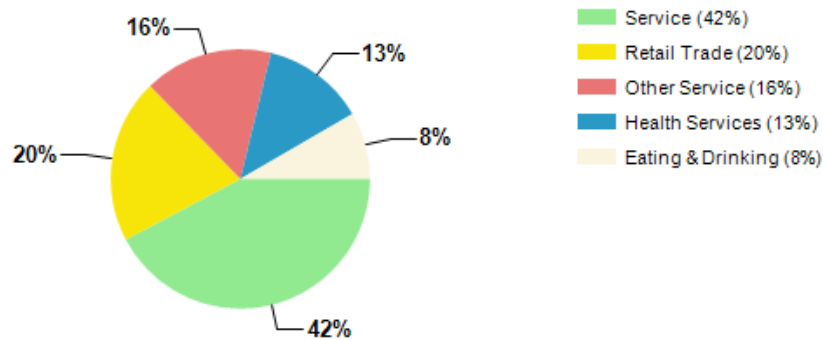
Local Business Map



Strategic Location

- Located near the intersection of Lomas Blvd NE and major transportation routes, the property offers quick access to Interstate 25, providing convenient connectivity throughout the Albuquerque metro area. The building is also located minutes from Lovelace Medical Center, placing it within one of the city's established healthcare districts. This central location makes it ideal for practices seeking high accessibility, patient convenience, and proximity to major medical services.

Major Industries by Employee Count



Largest Employers

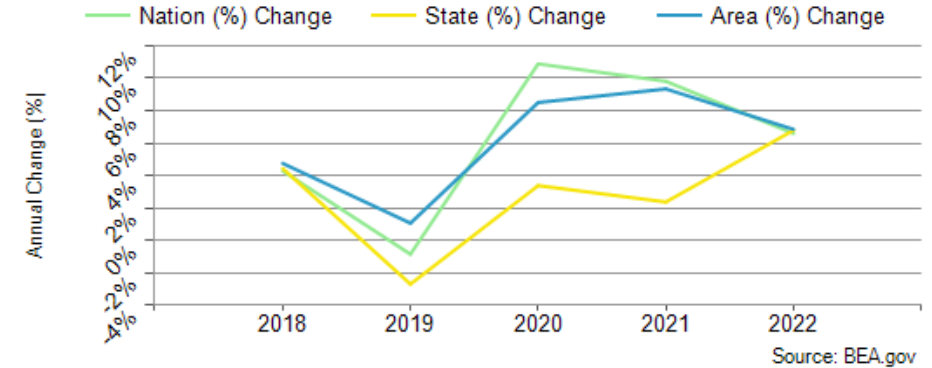
Sandia National Laboratories	12,206
Albuquerque Public Schools	10,297
University of New Mexico Hospital	6,772
City of Albuquerque	5,800
Lovelace Health System	3,589
Bernalillo County	2,494
Central New Mexico Community College	2,111
Smith's Food & Drug Stores	2,088

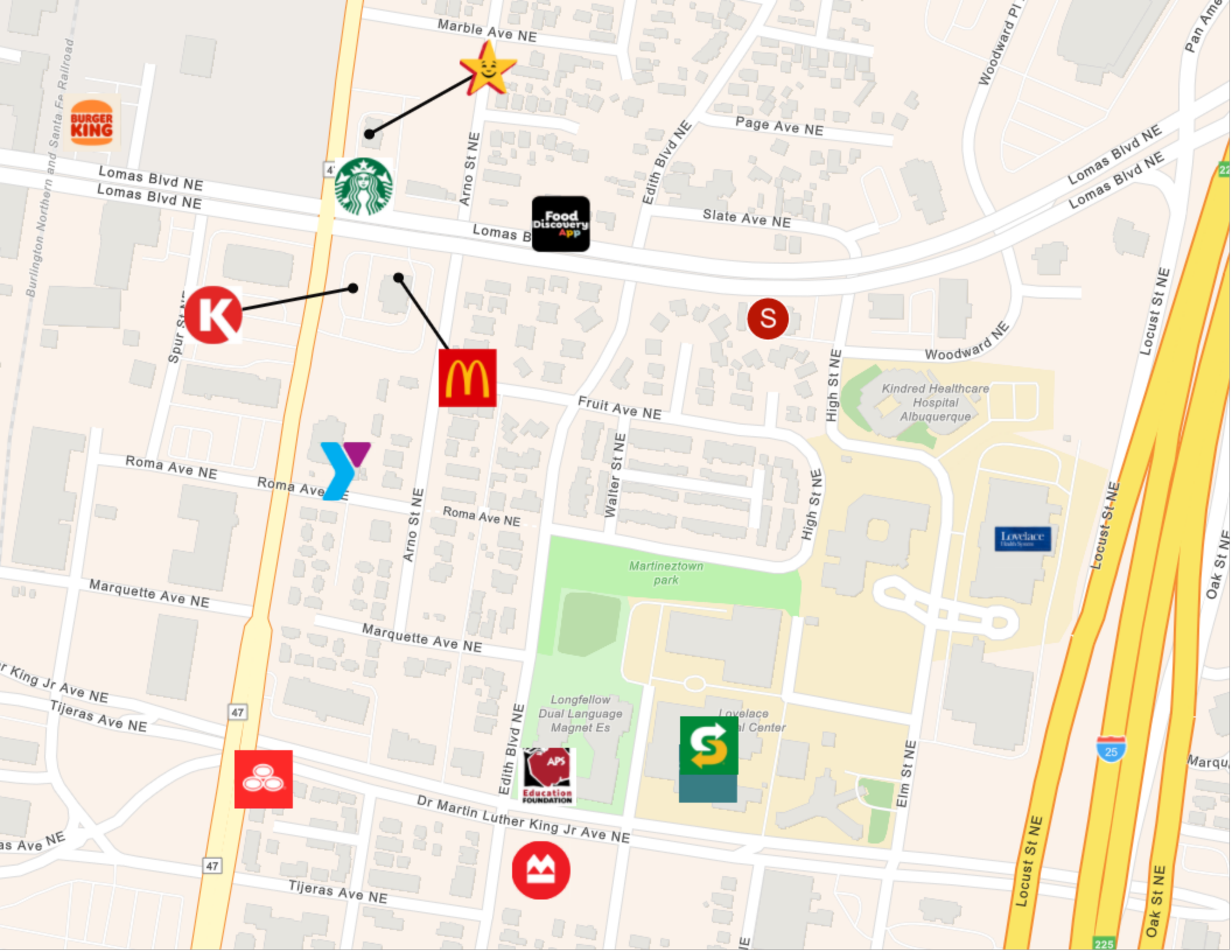


Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057

Bernalillo County GDP Trend





Marble Ave NE

Page Ave NE

Slate Ave NE

Lomas Blvd NE
Lomas Blvd NE

Lomas Blvd NE
Lomas Blvd NE

Arno St NE

Edith Blvd NE

Woodward Pl

Pan Ame



Kindred Healthcare
Hospital
Albuquerque

Lovelace
Medical Center

Martineztown
park

Longfellow
Dual Language
Magnet Es



47

47

25

225

Locust St NE

Oak St NE

Marqu

Burlington Northern and Santa Fe Railroad



Spur St NE

Roma Ave NE

Roma Ave NE

Roma Ave NE

Fruit Ave NE

Walter St NE

High St NE

Woodward NE

Locust St NE

Oak St NE

Arno St NE

Marquette Ave NE

Marquette Ave NE

Tijeras Ave NE

Dr Martin Luther King Jr Ave NE

Tijeras Ave NE

Elm St NE



03

Property Description

Property Features

Floor Plan

Additional Map

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
NET RENTABLE AREA (SF)	6,168
LAND SF	30,719
LAND ACRES	0.7052
ZONING TYPE	MX-T
BUILDING CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20
ADA COMPLIANT	Yes
ELEVATOR	N/A

MECHANICAL

HVAC	YES
------	-----

CONSTRUCTION

FOUNDATION	Cement
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
LANDSCAPING	Xeriscaping



Richard Hanna, CCIM
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158

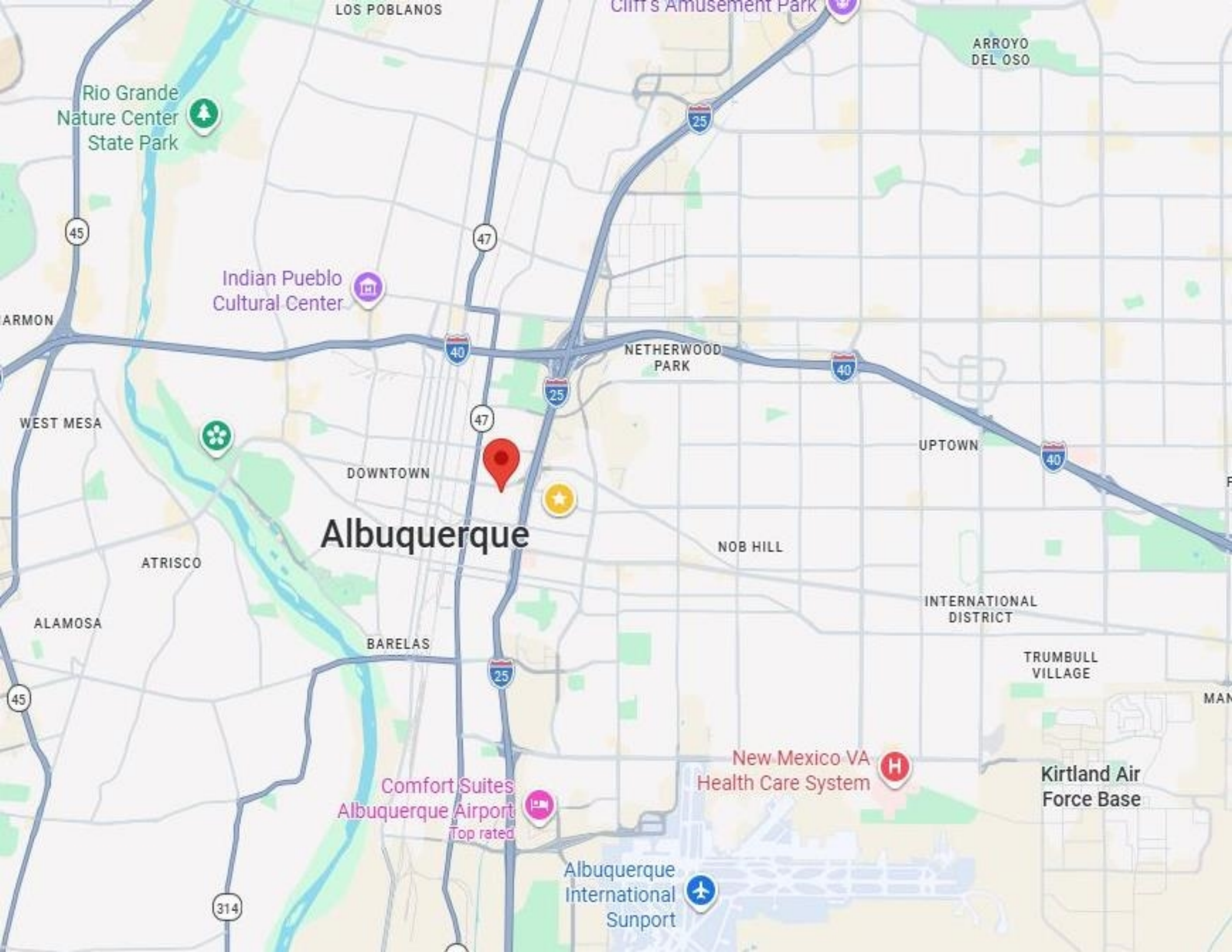
Amy Monarch
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



522 Lomas Blvd NE, Albuquerque, NM, 87121

FLOOR 1: 6040 sq ft

EXCLUDED AREA: STORAGE: 245 sq ft, PATIO: 428 sq ft, STORAGE: 218 sq ft

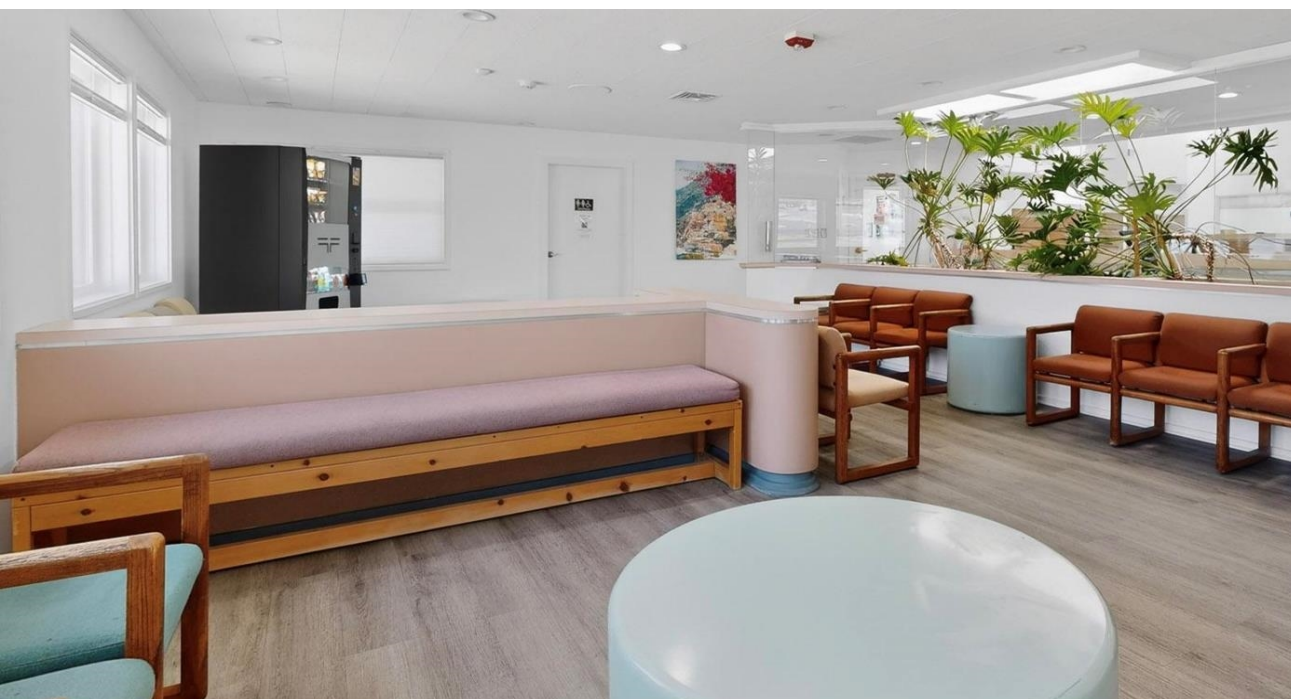




Entry



Reception



Waiting Room



Restroom



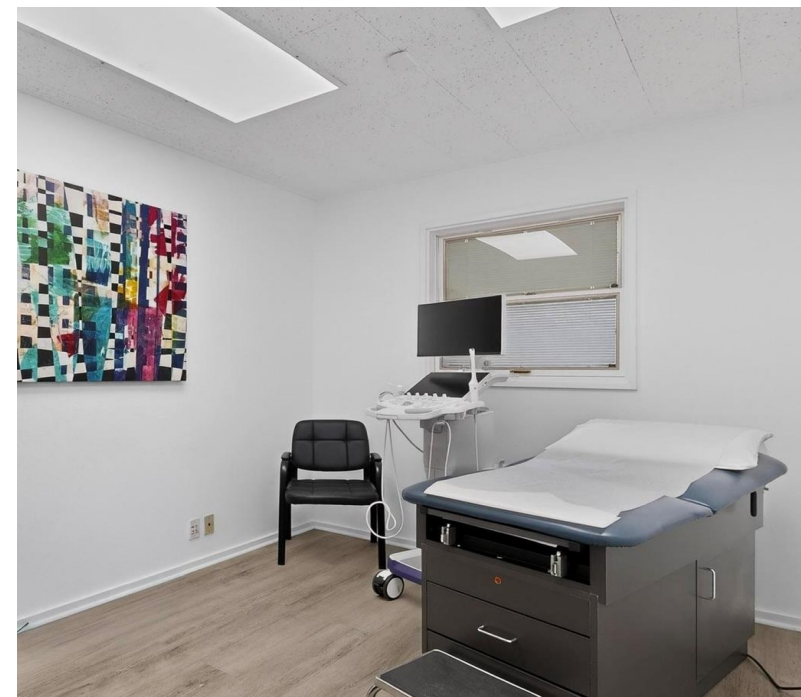
Staff Desk



Exam Room



Recovery Room



Exam Room



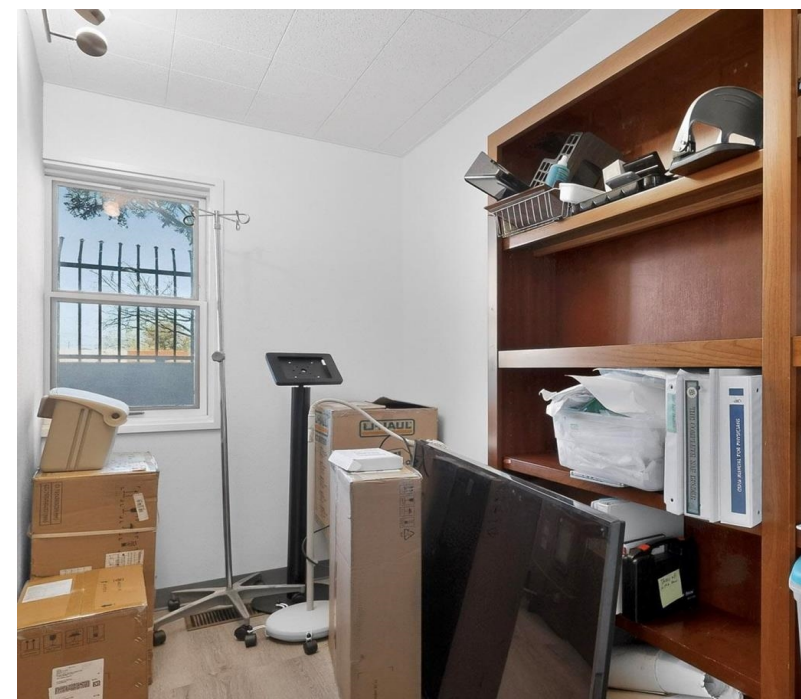
Dr. Office



Equipment Room



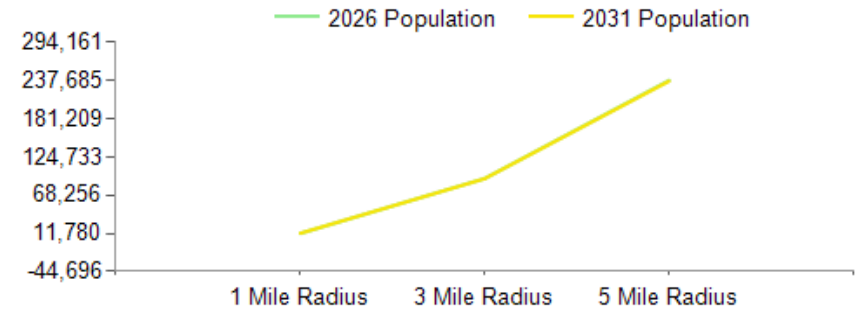
Break Room



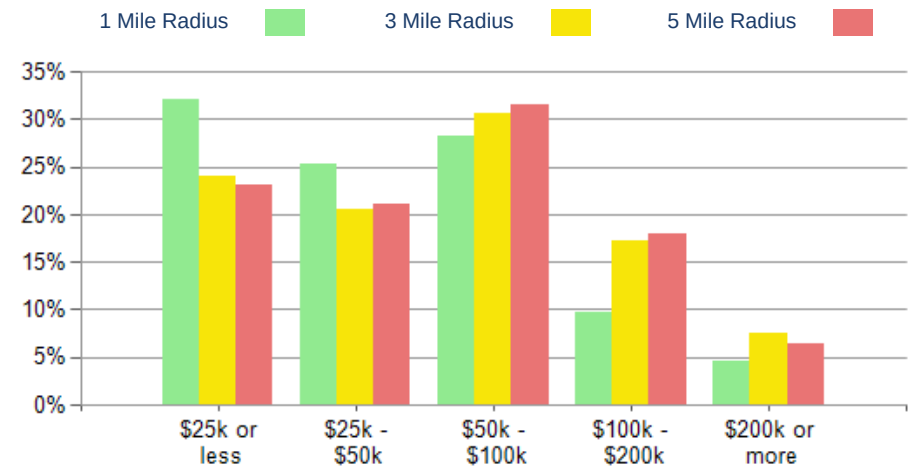
Storage Office

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,084	94,522	230,821
2010 Population	11,121	95,283	245,709
2026 Population	11,780	92,877	237,685
2031 Population	11,969	92,672	236,751
2026 African American	526	3,160	8,793
2026 American Indian	1,144	5,773	15,661
2026 Asian	463	2,588	5,784
2026 Hispanic	5,058	46,942	130,659
2026 Other Race	1,496	14,904	42,834
2026 White	6,006	46,202	110,801
2026 Multiracial	2,130	20,142	53,530
2026-2031: Population: Growth Rate	1.60%	-0.20%	-0.40%

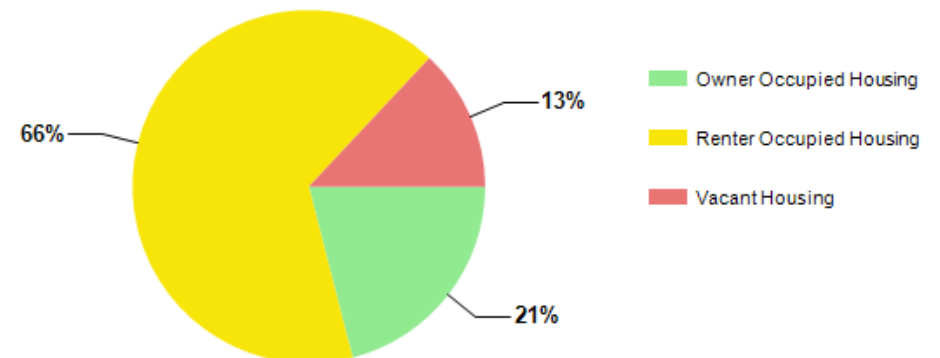
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,099	5,494	13,355
\$15,000-\$24,999	889	4,993	11,364
\$25,000-\$34,999	740	4,097	10,261
\$35,000-\$49,999	829	4,908	12,286
\$50,000-\$74,999	1,222	8,243	21,012
\$75,000-\$99,999	531	5,134	12,647
\$100,000-\$149,999	402	4,985	12,664
\$150,000-\$199,999	196	2,592	6,529
\$200,000 or greater	282	3,314	6,775
Median HH Income	\$40,824	\$57,274	\$57,135
Average HH Income	\$64,619	\$81,779	\$79,007



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

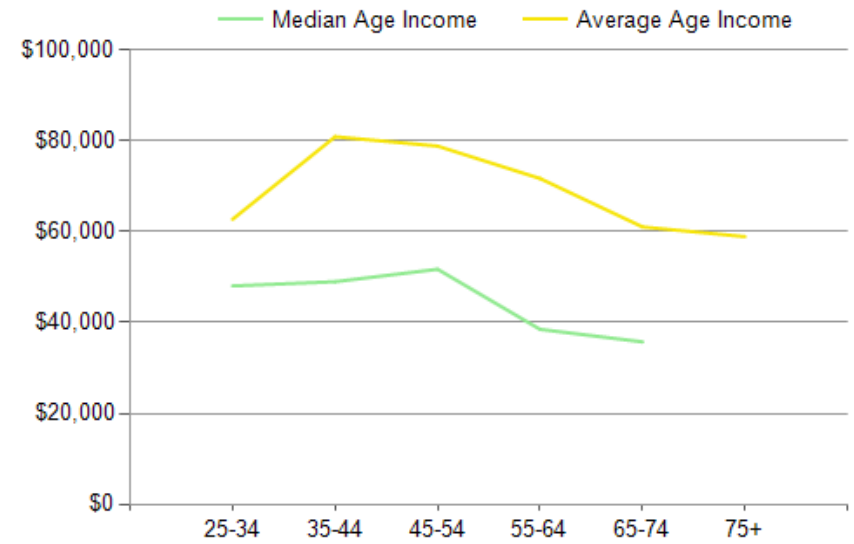
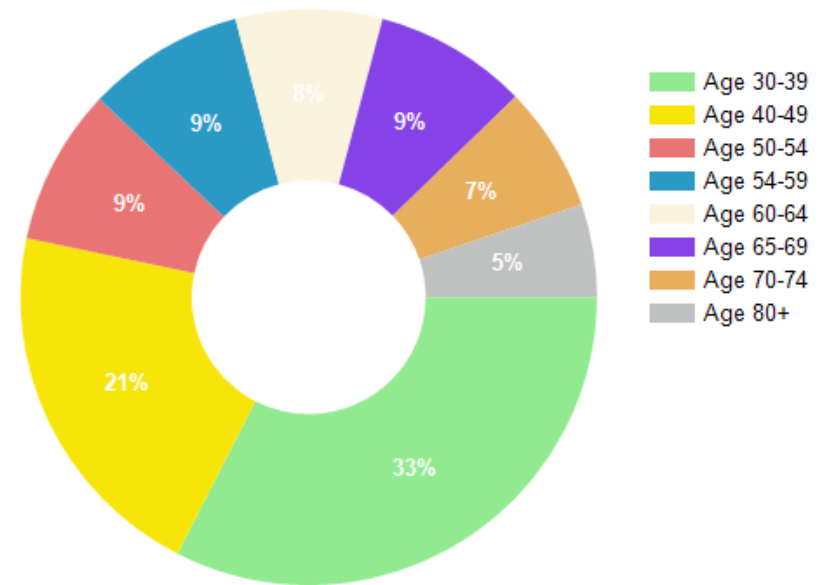


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,246	7,753	18,409
2026 Population Age 35-39	877	6,870	16,651
2026 Population Age 40-44	730	6,250	15,820
2026 Population Age 45-49	625	5,325	13,804
2026 Population Age 50-54	573	5,176	13,603
2026 Population Age 55-59	576	4,860	13,164
2026 Population Age 60-64	537	5,233	14,419
2026 Population Age 65-69	562	5,319	13,926
2026 Population Age 70-74	459	4,697	12,315
2026 Population Age 75-79	341	3,651	9,258
2026 Population Age 80-84	230	2,055	5,479
2026 Population Age 85+	216	1,743	4,731
2026 Population Age 18+	10,538	78,401	195,275
2026 Median Age	34	38	39
2031 Median Age	35	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,070	\$57,039	\$57,642
Average Household Income 25-34	\$62,740	\$77,204	\$76,459
Median Household Income 35-44	\$48,995	\$65,654	\$65,112
Average Household Income 35-44	\$80,935	\$97,322	\$92,805
Median Household Income 45-54	\$51,749	\$69,229	\$66,926
Average Household Income 45-54	\$78,868	\$99,034	\$93,897
Median Household Income 55-64	\$38,516	\$57,557	\$57,617
Average Household Income 55-64	\$71,729	\$89,149	\$84,410
Median Household Income 65-74	\$35,741	\$50,901	\$50,344
Average Household Income 65-74	\$61,070	\$76,086	\$72,454
Average Household Income 75+	\$58,919	\$64,337	\$61,394

Population By Age



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Hanna Commercial, LLC and it should not be made available to any other person or entity without the written consent of Hanna Commercial, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Hanna Commercial, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Hanna Commercial, LLC has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed By



Richard Hanna, CCIM

Hanna Commercial, LLC
Qualifying Broker
(505) 332-0522
rhanna@richardhanna.com
9158



Amy Monarch

Hanna Commercial LLC
Associate Broker
(505) 332-0522
Amy@RichardHanna.com
53057



Brokerage License No.: 9158