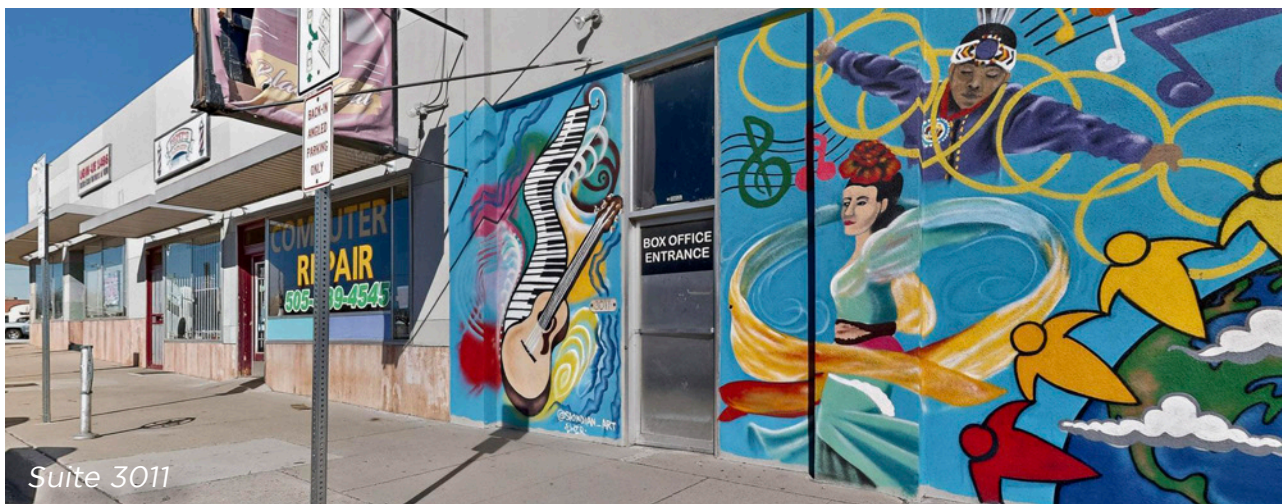




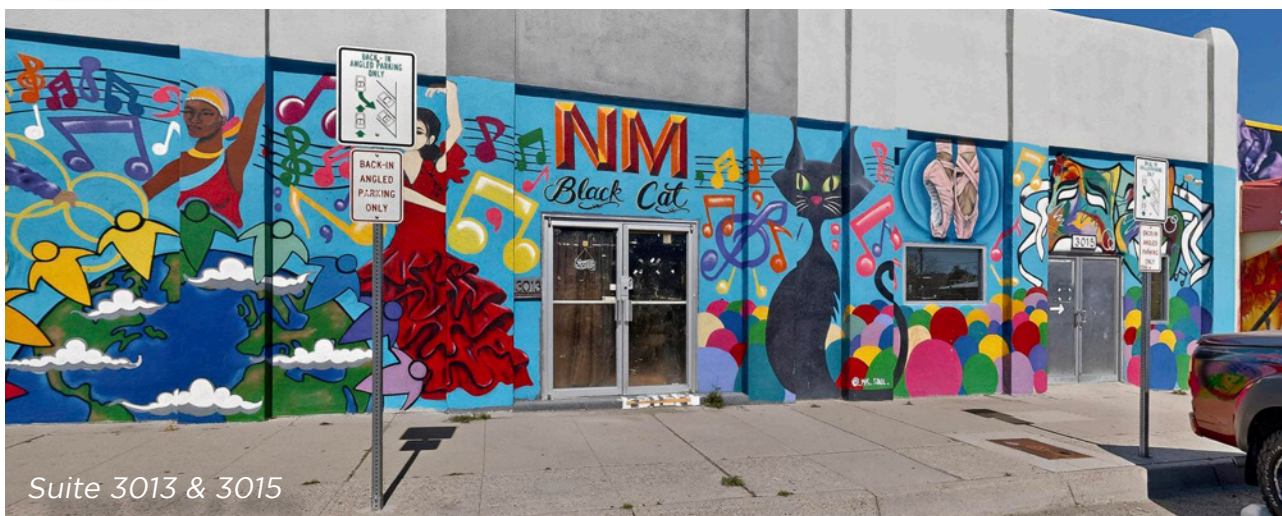
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 NM COMMERCIAL REAL ESTATE

# RARE NOB HILL RETAIL AND EVENT SPACE

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106



Suite 3011



Suite 3013 & 3015

## FOR SALE OR LEASE



**OWNER FINANCING  
 OFFERED**



**SALE PRICE:  
 \$607,760 (\$80 PSF)**



**LEASE RATE:  
 \$12 PSF PLUS NNN'S**



**SIZE: 7,597 SF**  
 » 3011 (3,099 SF)  
 » 3013 (1,989 SF)  
 » 3015 (2,509 SF)

**Christian File**  
 CFile@CREBerkshire.com | 505.235.8518

## OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# EXECUTIVE SUMMARY

3011 Monte Vista Blvd NE, Albuquerque, NM 87106 | 2



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## PROPERTY HIGHLIGHTS:

- » **Total Building Configuration:** Two buildings comprising three distinct suites
- » **Prime Nob Hill Location:** Less than one block from UNM in a high-traffic, walkable corridor
- » **Flexible Use Potential:** Ideal for club, performing arts venue, gym, lounge, retail showroom, or creative space
- » **Unique Character:** Classic Nob Hill architecture with high ceilings and open layouts
- » **Multiple Revenue / Use Options:** Ability to occupy, lease individually, or operate as a cohesive venue



## PROPERTY DESCRIPTION:

### OWNER FINANCING OFFERED

Located in the heart of Nob Hill, just steps from UNM, this one-of-a-kind retail and performing arts property offers a rare blend of historic charm, flexible layouts, and high-visibility positioning. The property consists of two buildings totaling three distinct spaces, each with unique functionality yet seamlessly integrated to support a variety of uses including retail, entertainment, fitness, or creative studio concepts. With high ceilings, open floor plans, and classic Nob Hill character, this asset presents an exceptional opportunity for an owner-user or investor seeking a signature location in one of Albuquerque's most vibrant corridors.

# EXECUTIVE SUMMARY

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 3



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## OFFERING DETAILS:

<b>ADDRESS:</b>	3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106
<b>SALE PRICE:</b>	<b>\$607,760 (\$80 PSF)</b>
<b>LEASE RATE:</b>	<b>\$12 PLUS NNN'S</b>
<b>2025 POPULATION:</b>	<b>241,522 (5-Mile)</b>
<b>2025 HOUSEHOLDS:</b>	<b>107,857 (5-Mile)</b>
<b>AVG HOUSEHOLD INCOME:</b>	<b>\$75,114 (5-Mile)</b>
<b>TRAFFIC VOLUME:</b>	<b>3,406</b>

## SUITE BREAKDOWN:

### 3011 MONTE VISTA NE (+/- 3,099 SF)

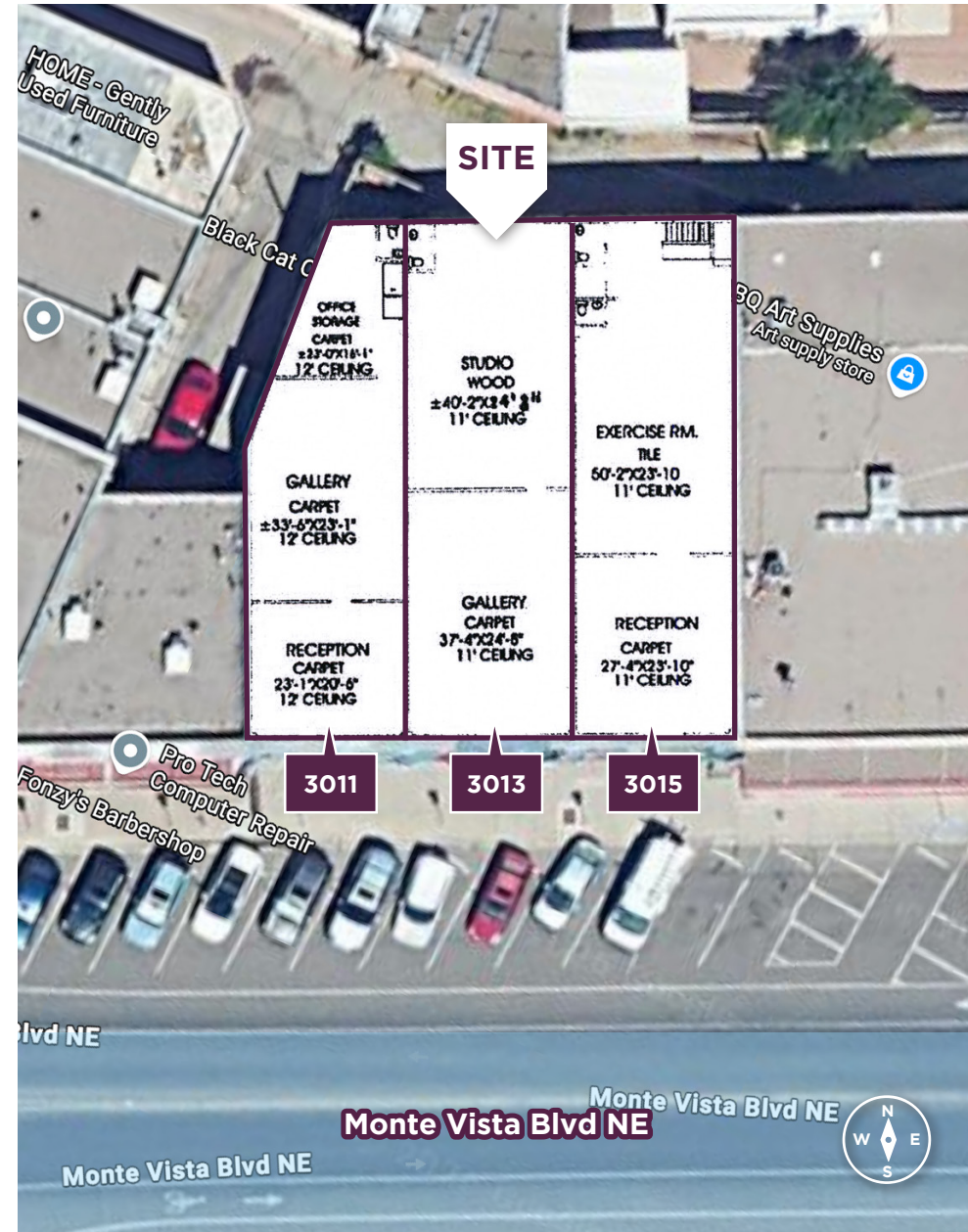
- » Beautiful showroom space with abundant natural light
- » Open office layout ideal for retail or creative workspace
- » Basement space included
- » Internal connection to 3013 Monte Vista

### 3013 MONTE VISTA NE (+/- 1,989 SF)

- » Auditorium-style layout currently configured as a performing arts venue
- » Excellent for events, theater, or live entertainment
- » Directly connected to 3011 creating a larger combined footprint option

### 3015 MONTE VISTA NE (+/- 2,509 SF)

- » Expansive open dance hall / recreation space
- » Ideal for club, fitness, studio, or event-driven concepts
- » Includes additional basement area
- » Standalone space with strong identity and versatility

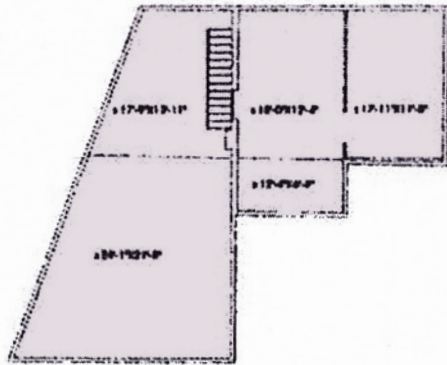


# FLOOR PLAN

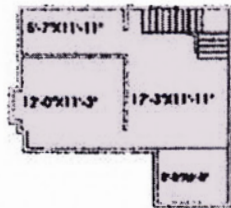
3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 4



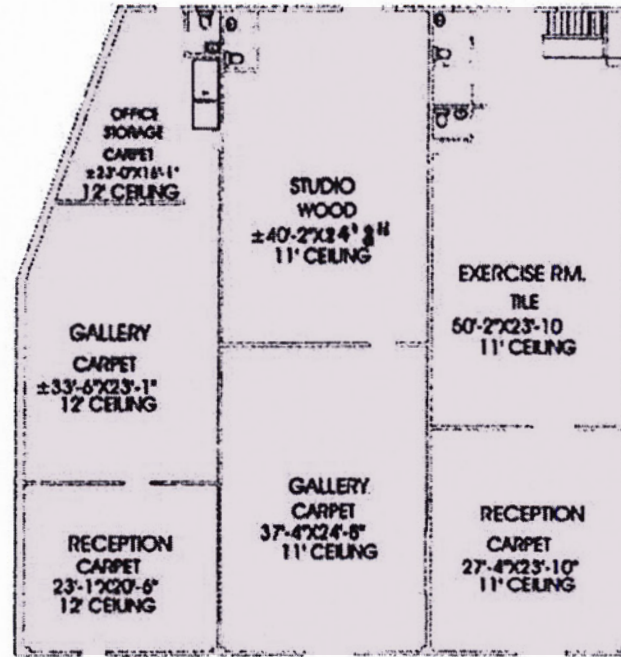
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**BASEMENT 3011**  
ALL CONCRETE



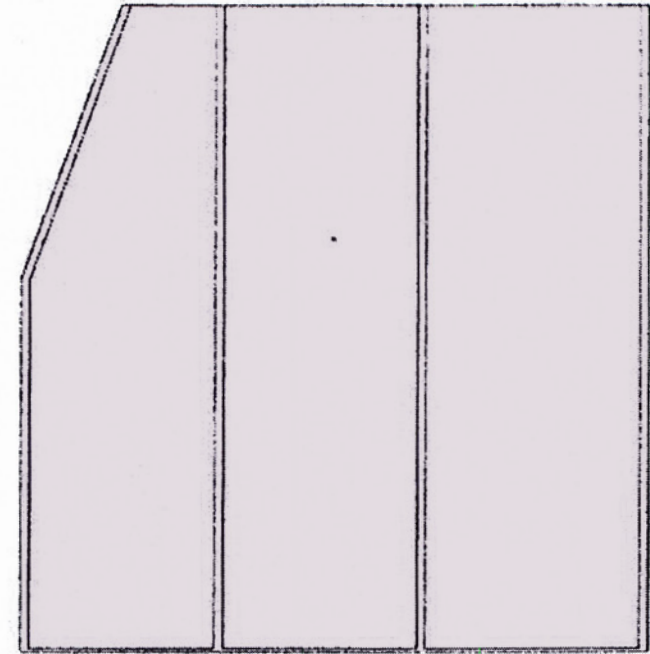
**BASEMENT 3015**  
ALL CONCRETE



3011

3013

3015



ROOF PLAN

**AREA CALCULATIONS (IN SQ.FT.):**

3011-B	1377.11
3011	1722.96
3013	1989.59
3015	1982.72
3015-B	527.90

**NOTES:**

1. AREA CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. ALL FLOOR COVERINGS ARE AS NOTED.
3. ALL FIXTURES INDICATED ARE BUILT-IN.

# SUITE 3011 & 3013 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 5



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# SUITE 3011 & 3013 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 6



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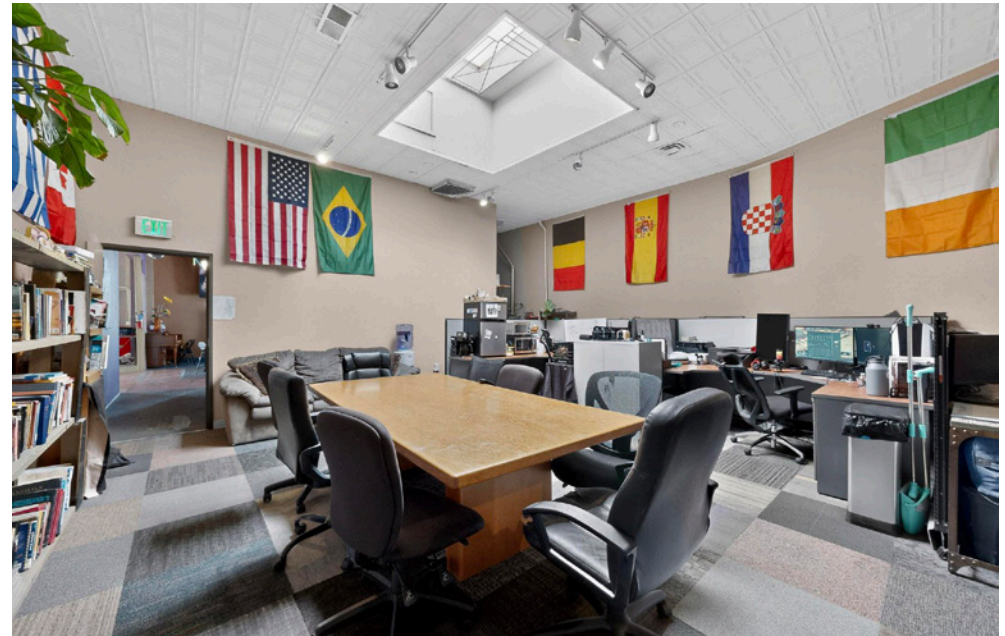


# SUITE 3011 & 3013 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 7



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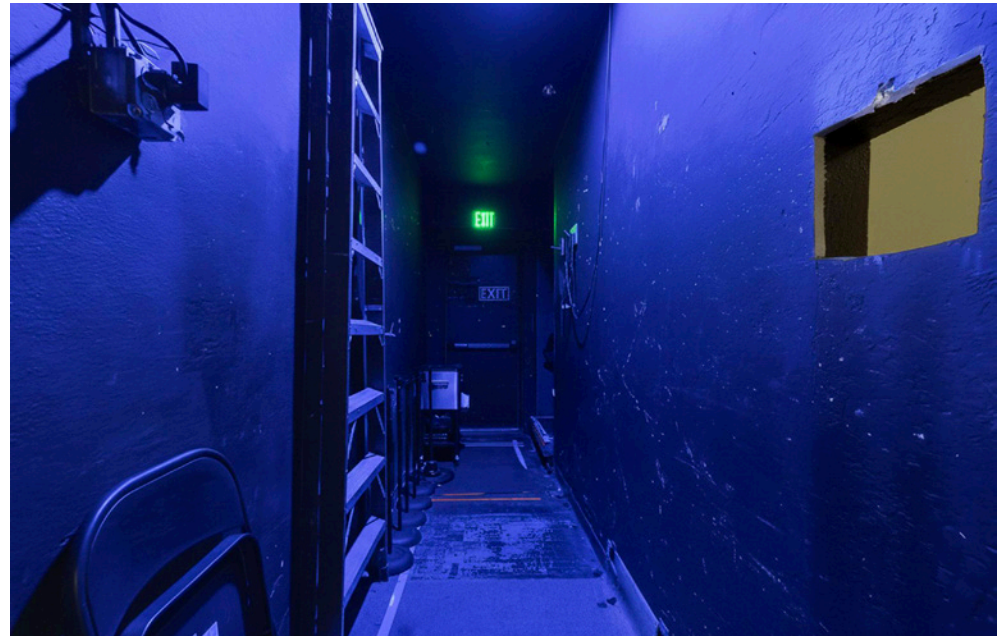


# SUITE 3011 & 3013 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 8



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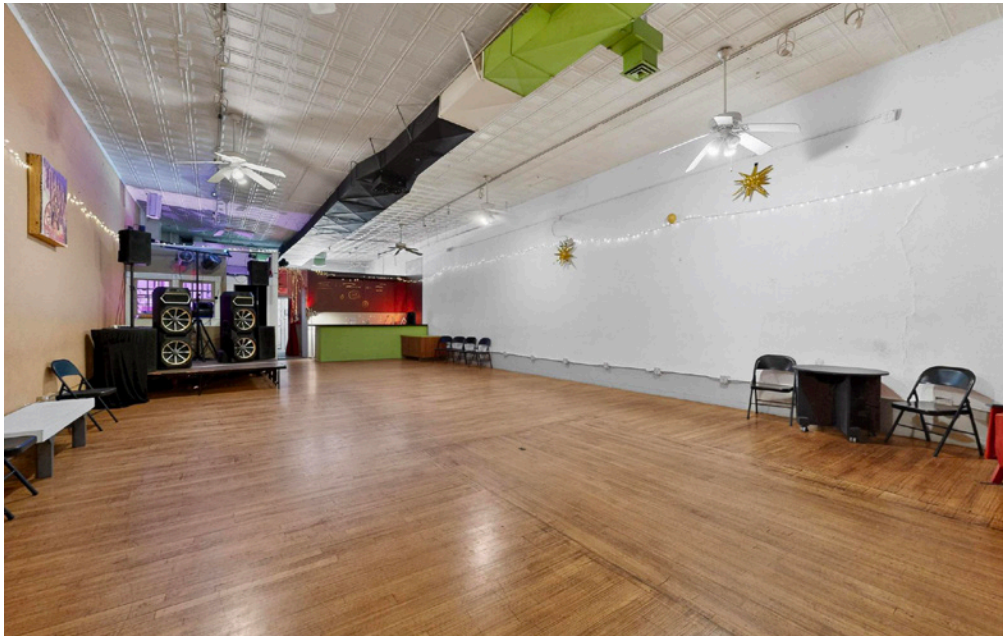
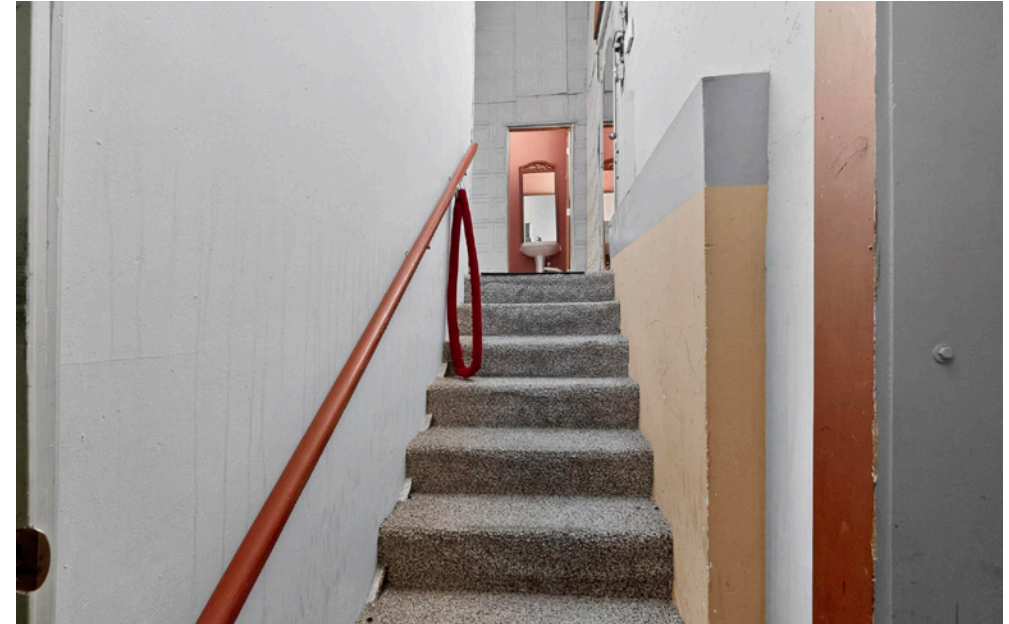


# SUITE 3015 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 9



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# SUITE 3015 PHOTOS

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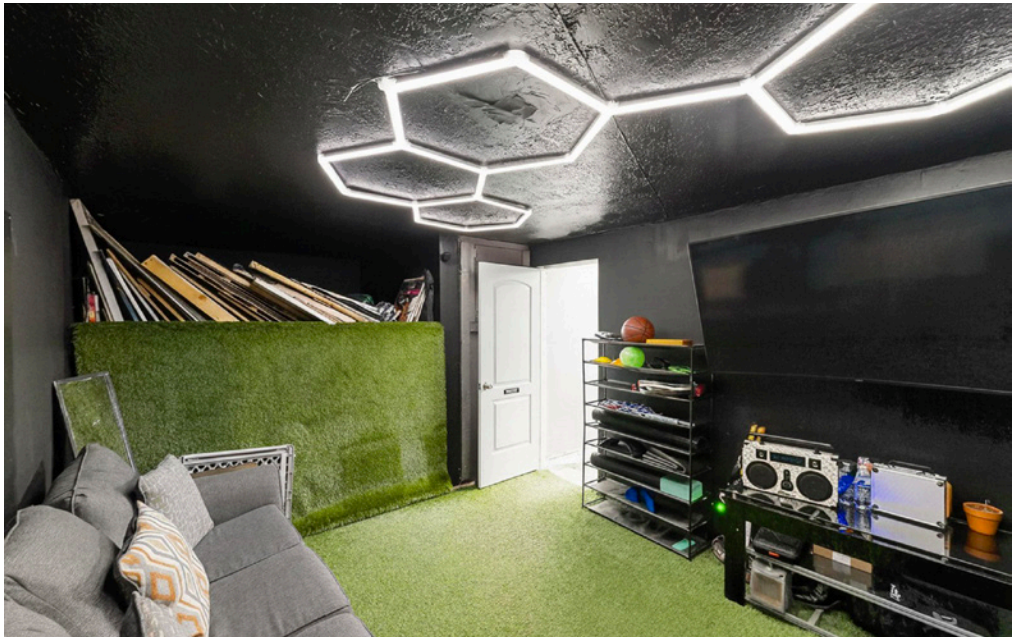


# SUITE 3015 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 11



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# LOCATION MAP

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 12



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