



314 El Pueblo Rd NW

Los Ranchos De Albuquerque, NM 87114

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



PRIME RETAIL/OFFICE
PROPERTY IN LOS RANCHOS



SUITE A - 4,200 SF
TURNKEY CLASS A OFFICE/
RETAIL SPACE
(\$17 PSF MODIFIED GROSS)



SUITE B - 4,200 SF
SHELL SPACE
(\$11 PSF MODIFIED GROSS)



322 EL PUEBLO -
0.48 ACRE (20,908 SF)
COMMERCIAL LOT (\$1 PSF)

Christian File

CFile@CREBerkshire.com | 505.235.8518

Jacob Lopez

JLopez@CREBerkshire.com | 505.328.5156

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

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 2



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

PROPERTY HIGHLIGHTS:

- » A turnkey 4,200 SF Class A office/retail space
- » A customizable 4,200 SF shell space
- » A 0.48-acre commercial lot at 322 El Pueblo, ideal for additional parking or storage
- » A shared dock well available for all tenants
- » A prominent monument signs



PROPERTY DESCRIPTION:

Located at the highly visible hard corner of El Pueblo and Fourth Street, 314 El Pueblo offers an exceptional commercial opportunity in **North I-25's thriving corridor**. With a 5-mile population of over 192,000 and an average household income of \$94,284, this property provides businesses with excellent exposure and accessibility. The property features a **prominent monument sign**, offering tenants branding visibility to over **22,000 passing vehicles daily**. Available offerings include a **turnkey 4,200 SF Class A office/retail space**, a **customizable 4,200 SF shell space**, and a **0.48-acre commercial lot** at 322 El Pueblo, ideal for **additional parking or storage**.

EXECUTIVE SUMMARY

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 3



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING DETAILS:

ADDRESS:	314 El Pueblo Rd NW, Los Ranchos De, Albuquerque, NM 87114
SUITE A:	4,200 SF Turnkey Class A Office/Retail Space (\$17 PSF Modified Gross)
SUITE A KEY HIGHLIGHTS:	- Fully built-out, move-in ready space 5 spacious offices - Open collaboration space - Conference room - Large open work area + back work/storage area 2 restrooms - Dedicated, gated, and paved parking on the south side of the building
SUITE B:	4,200 SF Shell Space (\$11 PSF Modified Gross)
SUITE B KEY HIGHLIGHTS:	- Ready for customization – can be divided or built out as one large suite - Electrical and plumbing stub-ins in place - Ideal for tenants looking to create a unique space - Dedicated parking on the west side of the building - Includes a 10' x 10' roll-up door for easy access
322 EL PUEBLO (LAND):	322 El Pueblo – 0.48 Acre (20,908 SF) Commercial Lot (\$1 PSF)
322 EL PUEBLO (LAND KEY HIGHLIGHTS:	Zoned commercial Can be leased separately or combined with existing suites Ideal for extra parking, storage, or various business uses
KEY DEMOGRAPHICS (2024 PROJECTIONS – 5-MILE RADIUS):	Population: 192,082 Households: 81,097 Average Household Income: \$94,284 Average Daily Traffic Count: 22,903

SUITE A - FLOOR PLAN OVERLAY

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 4



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE A - FLOOR PLAN

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 5



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE A

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 6



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE A (Continued)

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 7



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE A (Continued)

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 8



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE B - SHELL SPACE

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 9



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



SUITE B - SHELL SPACE

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 10



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



322 EL PUEBLO - LAND

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 11



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



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.

LOCATION MAP

314 El Pueblo Rd NW, Los Ranchos De Albuquerque, NM 87114 | 12

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

