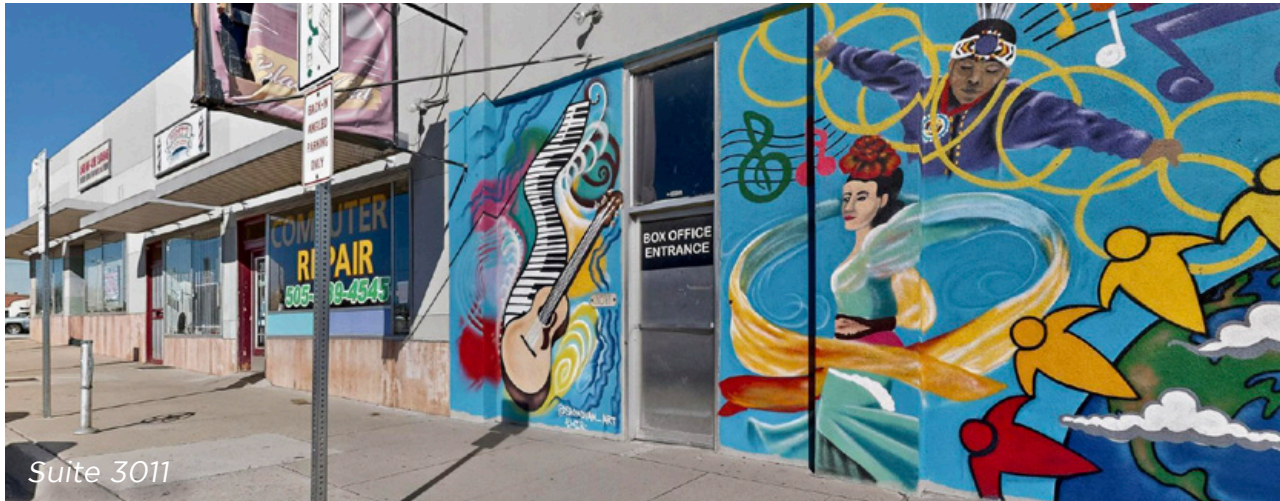


RARE NOB HILL RETAIL AND EVENT SPACE

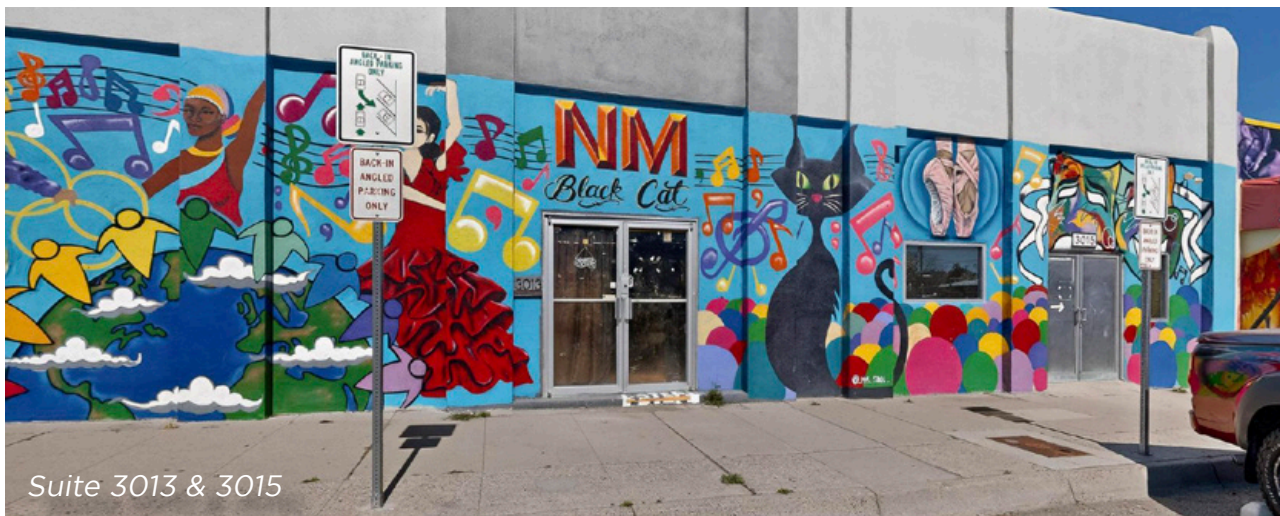
3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



Suite 3011



Suite 3013 & 3015

FOR SALE OR LEASE



**OWNER FINANCING
OFFERED**



**SALE PRICE:
\$500,000**



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



TOTAL SIZE: 5,693 SF

» **SUITE: 3011 (1,722 SF)**

» **SUITE: 3013 (1,989 SF)**

» **SUITE: 3015 (1,982 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

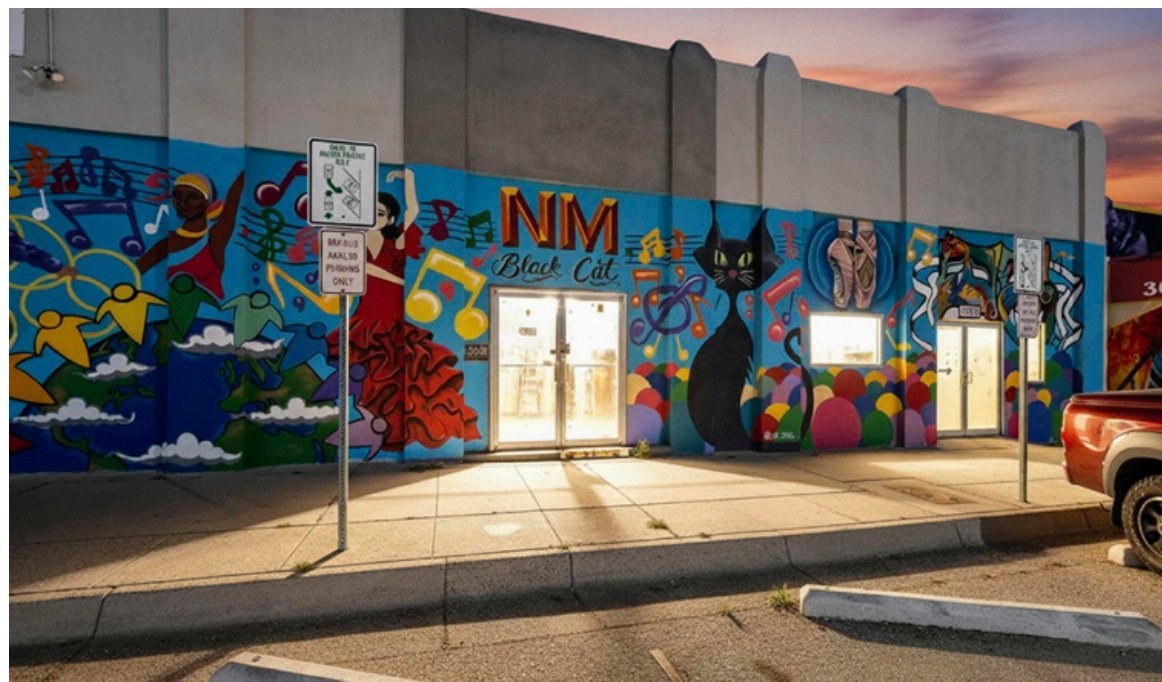
3011 Monte Vista Blvd NE, Albuquerque, NM 87106 | 2



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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



BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE

OFFERING DETAILS:

ADDRESS:	3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106
SALE PRICE:	\$500,000
LEASE RATE:	\$12 PLUS NNN'S
2025 POPULATION:	241,522 (5-Mile)
2025 HOUSEHOLDS:	107,857 (5-Mile)
AVG HOUSEHOLD INCOME:	\$75,114 (5-Mile)
TRAFFIC VOLUME:	3,406

SUITE: 3011 MONTE VISTA NE (1,722 SF)

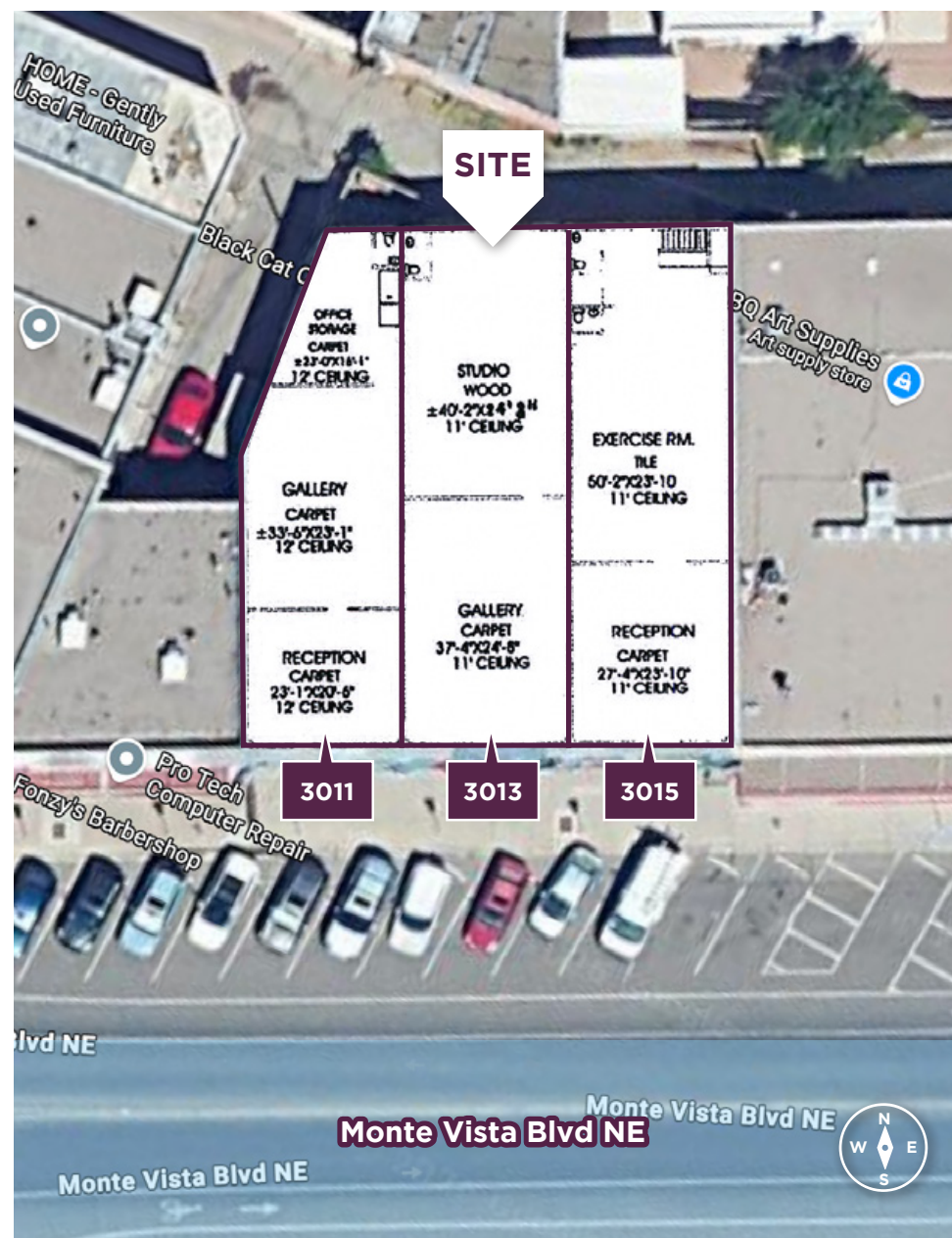
- » Beautiful showroom space with abundant natural light
- » Open office layout ideal for retail or creative workspace
- » Basement space included
- » Internal connection to 3013 Monte Vista

SUITE: 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

SUITE: 3015 MONTE VISTA NE (1,982 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



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

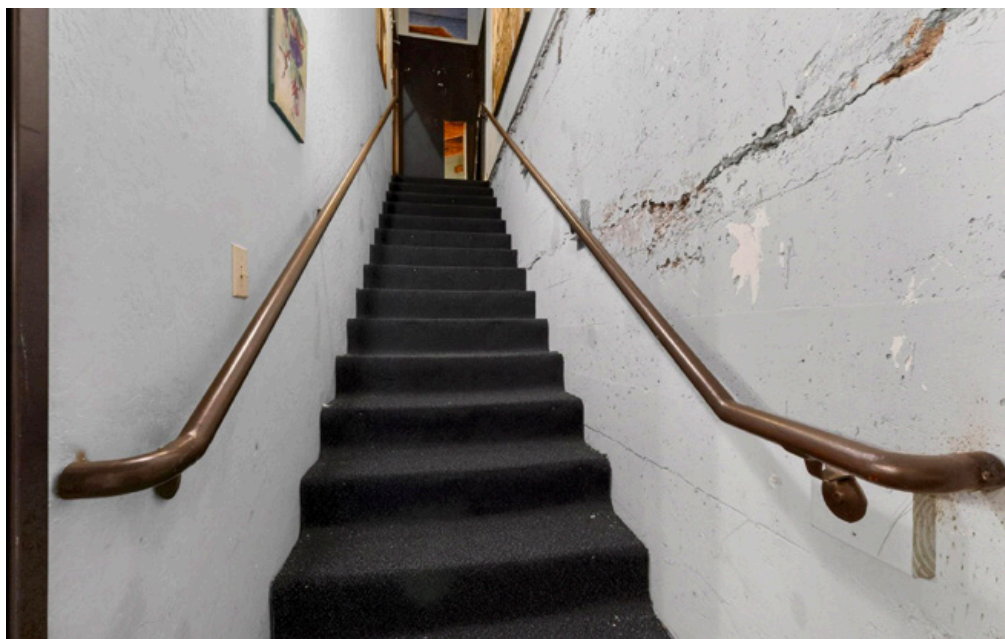
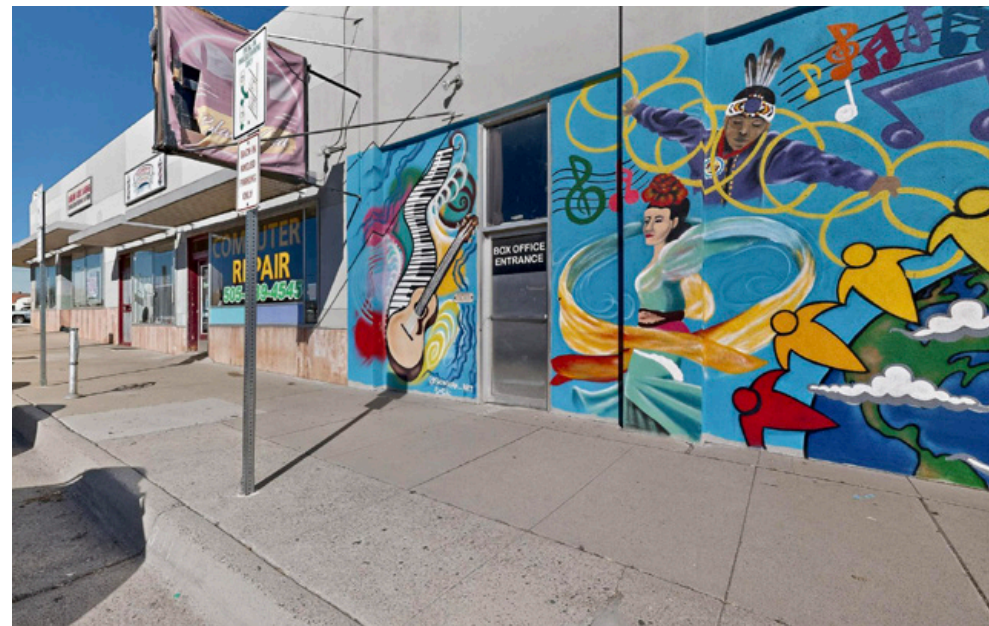


SUITE 3011 & 3013 PHOTOS

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



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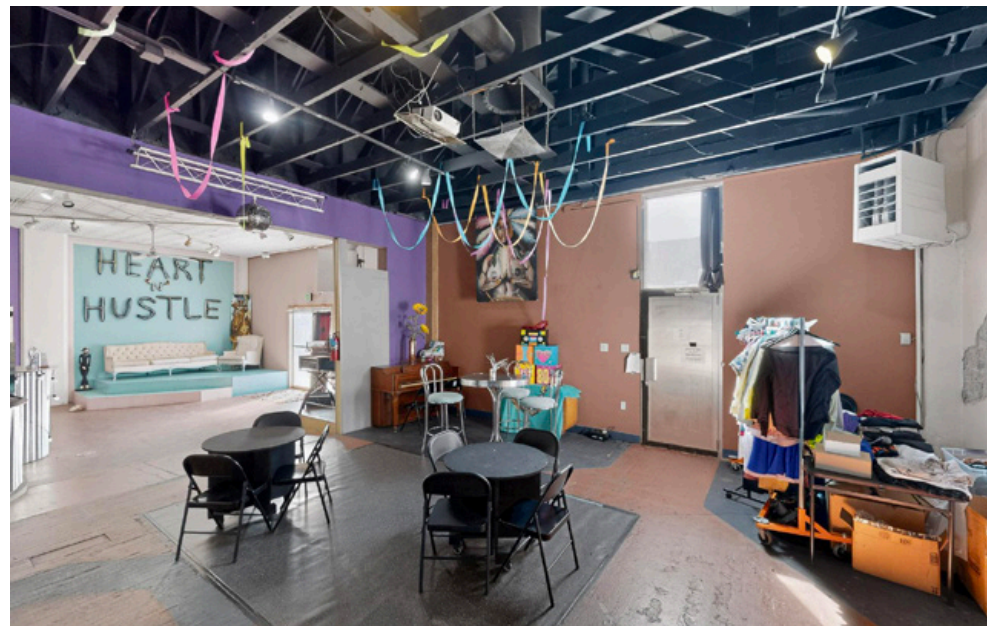
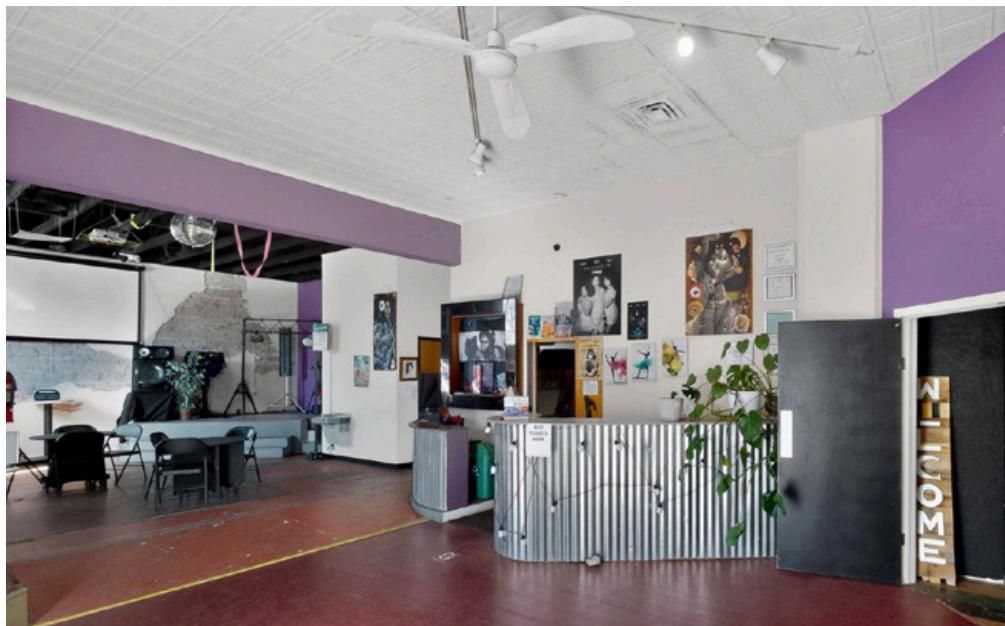


SUITE 3011 & 3013 PHOTOS

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



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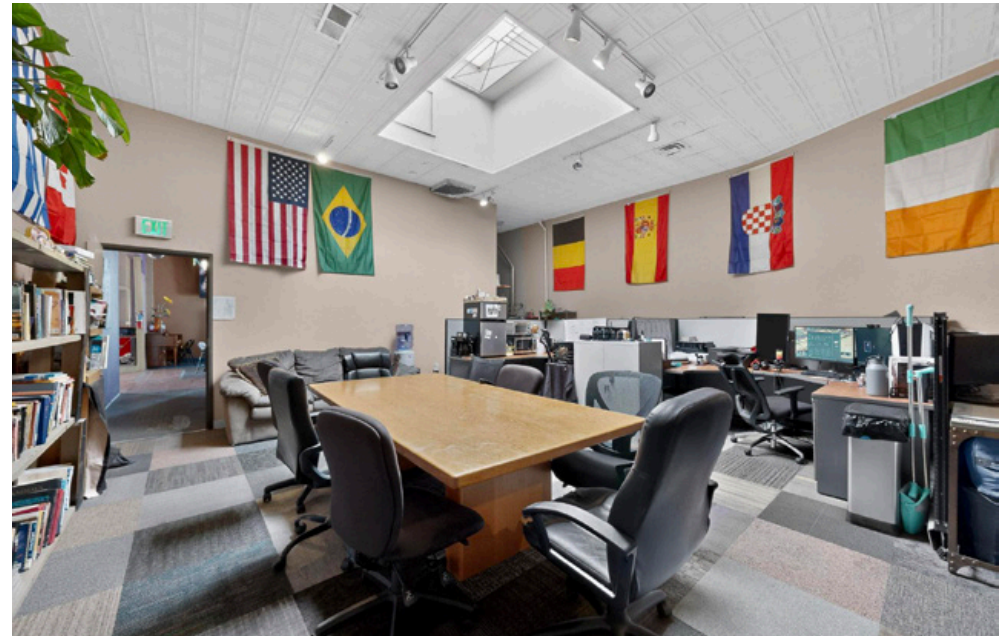


SUITE 3011 & 3013 PHOTOS

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



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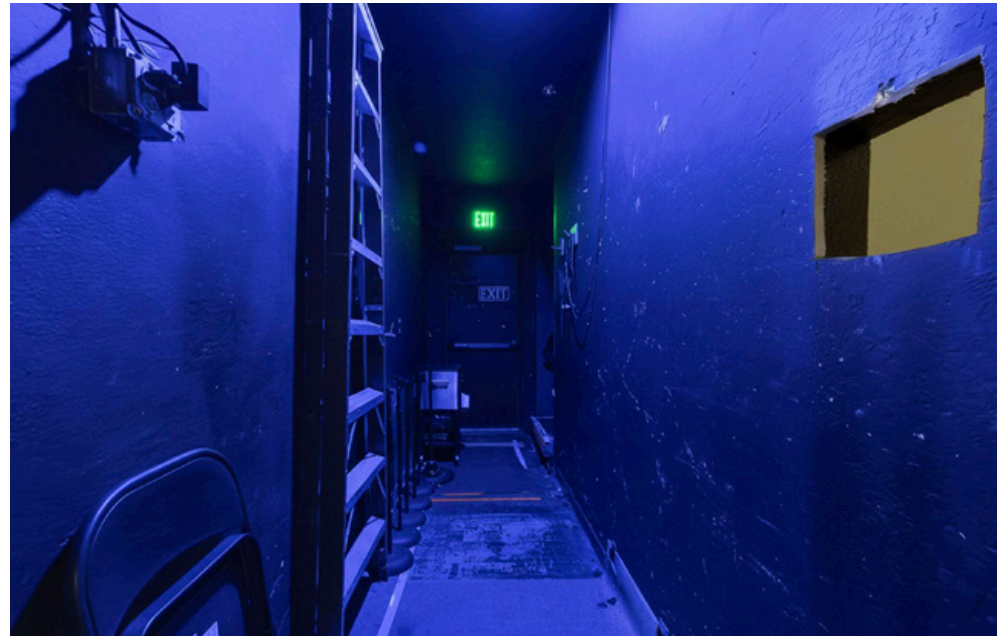


SUITE 3011 & 3013 PHOTOS

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



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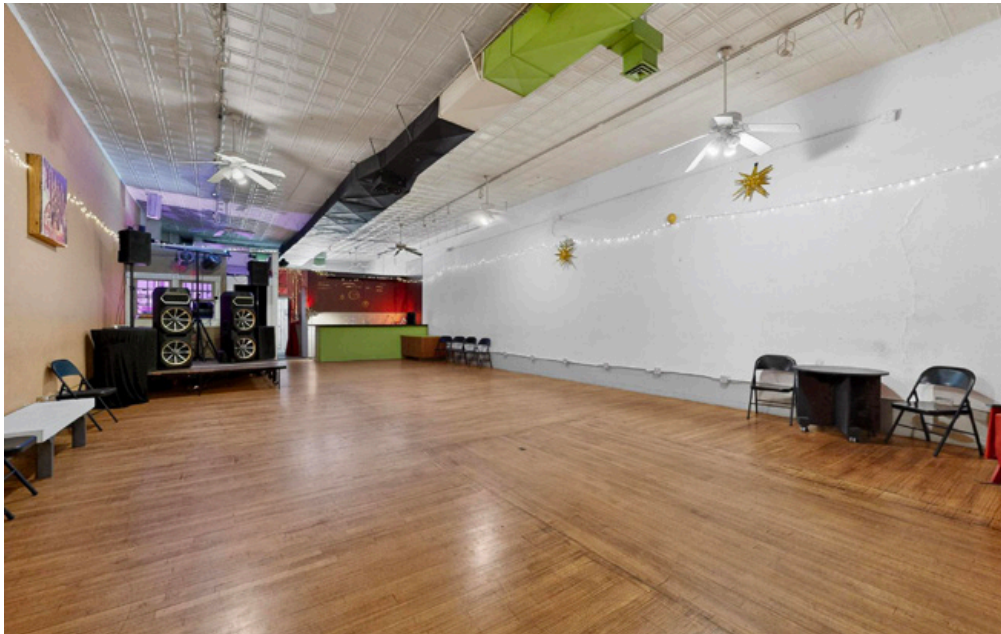
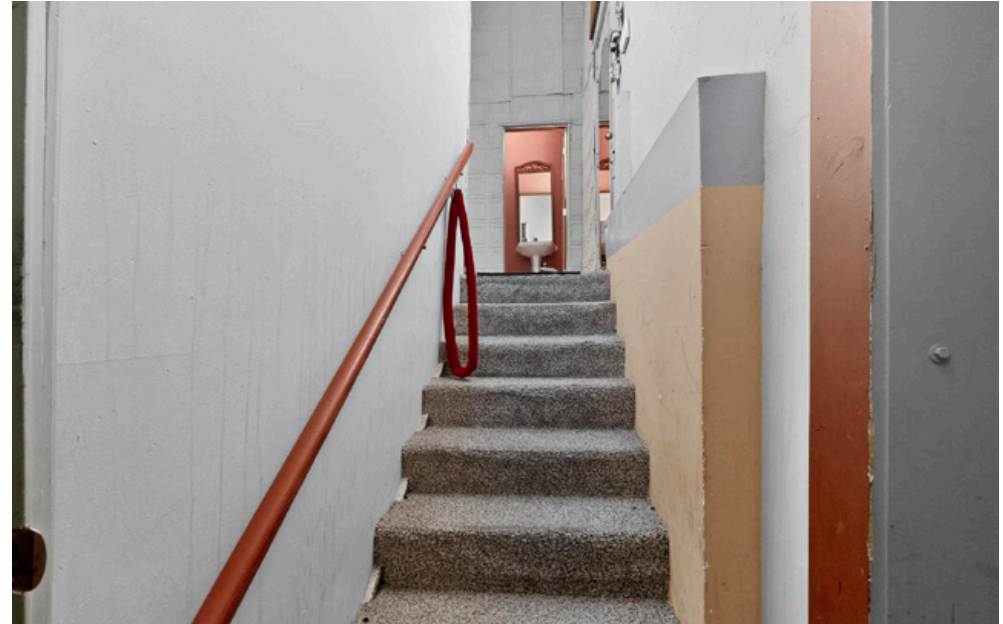


SUITE 3015 PHOTOS

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



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SUITE 3015 PHOTOS

3011, 3013 & 3015 Monte Vista Blvd NE, Albuquerque, NM 87106 | 10



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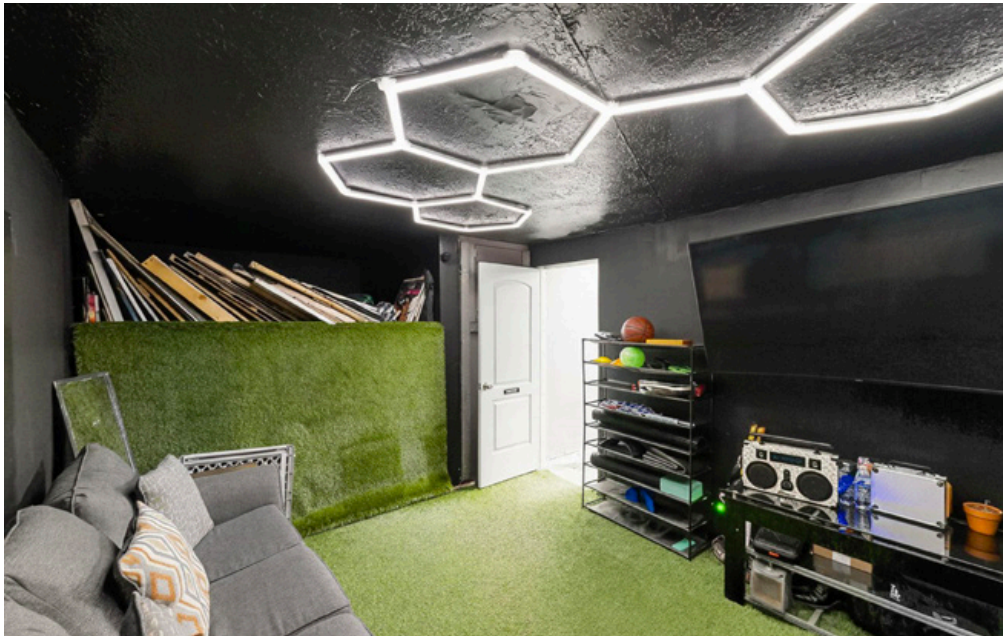


SUITE 3015 PHOTOS

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LOCATION MAP

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



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NM COMMERCIAL REAL ESTATE



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