

**Uptown Office Condo**  
**1,580sf Available**  
**For Lease \$14.00psf**  
**Full Service**  
**For Sale \$225,000**



# 3001 LOUISIANA BLVD

NWC of Louisiana Blvd. and Candelaria Rd.  
 Albuquerque, NM

## Unique Office Condo Available in Uptown Trade Area!!

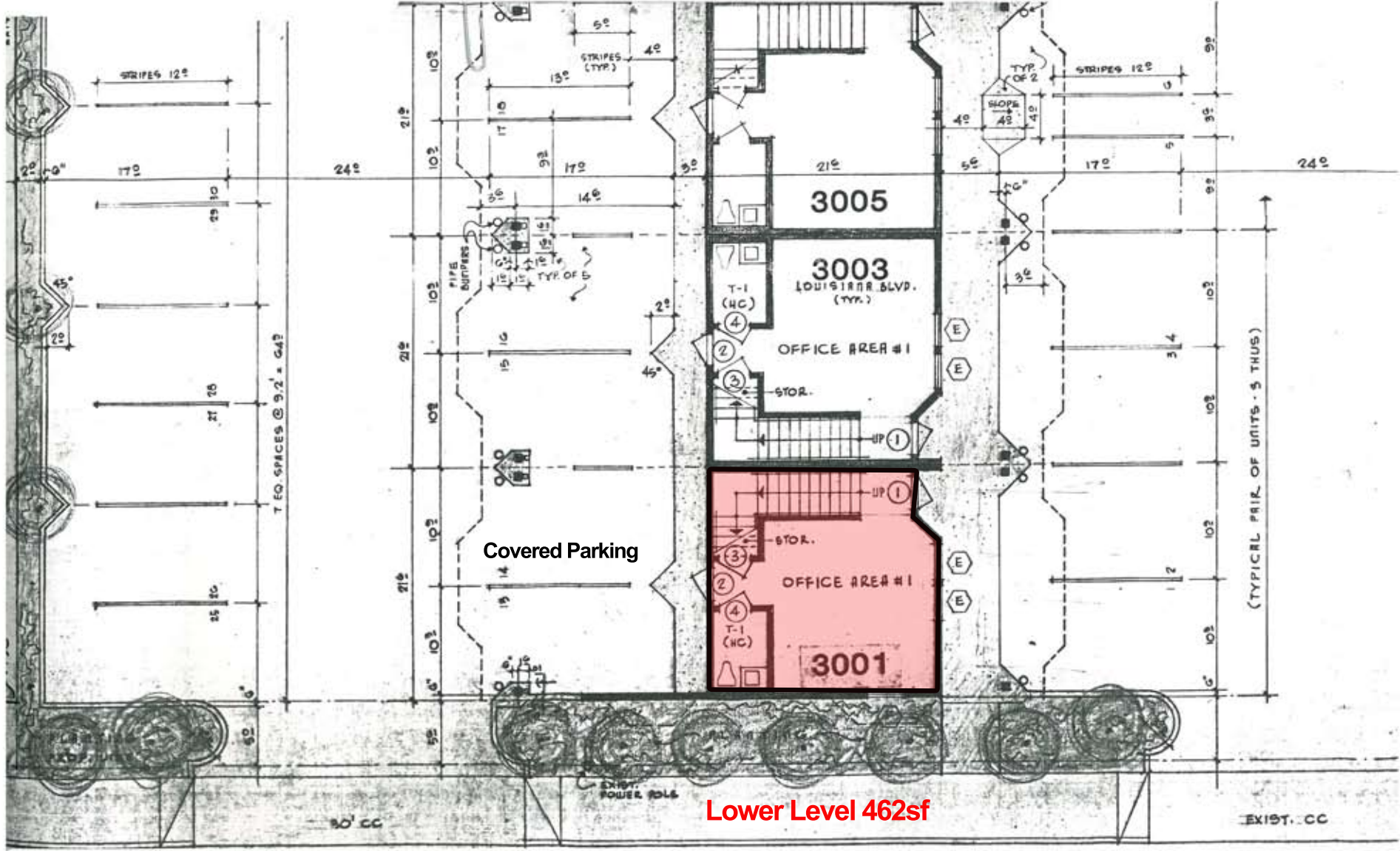
- \* Located on the corner of Louisiana Blvd & Candelaria Blvd
- \* Great visibility at signalized intersection
- \* Convenient curbcut access
- \* 2 reserved covered parking spots on west side of the building
- \* Ample cross parking at the building entrance
- \* 4 offices & 3 bathrooms
- \* 4 bay windows
- \* Fireplace
- \* Tin ceiling
- \* HVAC
- \* Landlord will paint & carpet!

Lower Level =	462sf
Upper Level =	1,118sf
<b>Total SF =</b>	<b>1,580sf</b>

Demographics:	1 Mile	3 Mile	5 Mile
Population:	14,213	136,452	324,172
Median HH Income:	\$54,523	\$45,545	\$48,892
Traffic Counts:	Louisiana Blvd 18,800	Candelaria RD 17,100	Total 35,900



John Sedberry, Owner/Broker  
 office: (505) 855-7650  
 john@SedberryNM.com  
 www.sedberrynm.com



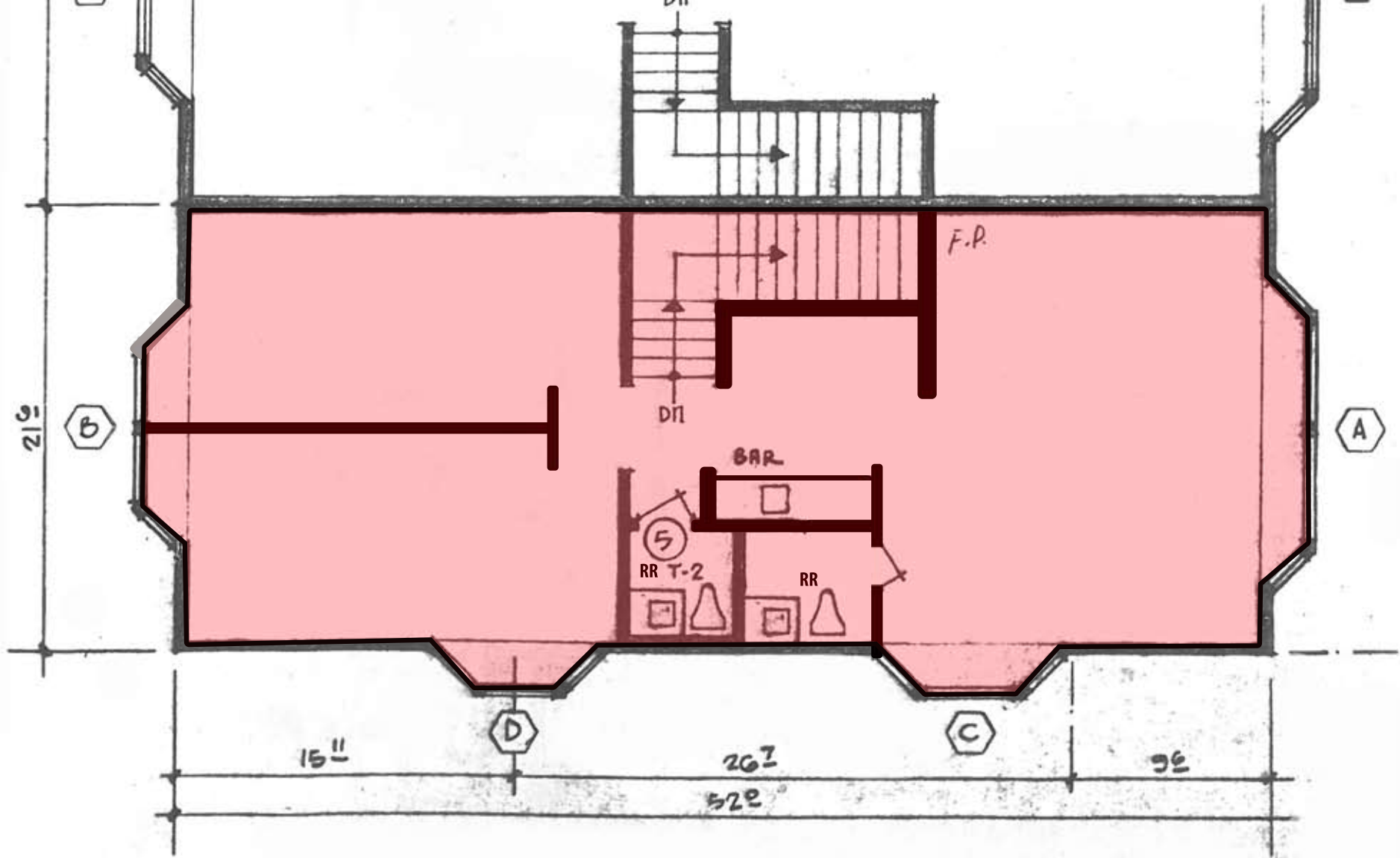
CANDELARIA ROAD NE

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## Upper Level 1,118sf

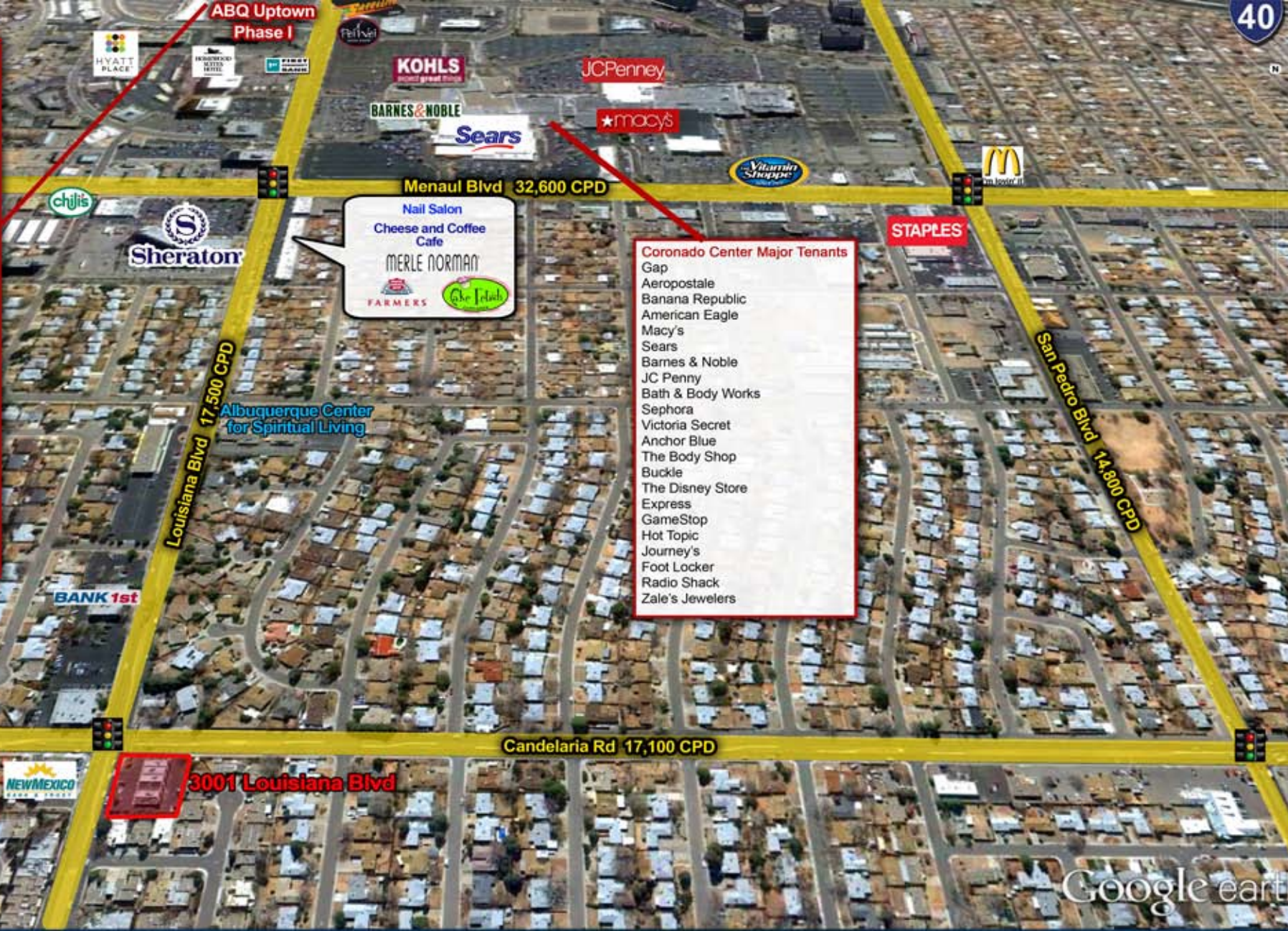


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- ABQ UPTOWN Phase I Tenants**
- Elephant Bar Restaurant
  - Bravo! Cucina
  - McAlister's Deli
  - Starbucks Coffee
  - Marcello's Chophouse
  - Seattle's Best Coffee
  - Nestle Toll House Café by Chip
  - California Pizza Kitchen
  - Talbots
  - Ann Taylor
  - J. Jill
  - Jared-The Galleria of Jewelry
  - Chico's
  - Francesca's
  - Alfred Angelo
  - Katharoz Bare Escentuals
  - Soma Intimates
  - Jos A. Banks
  - Anthropologies
  - The Sleep Number Store
  - White House/ Black Market
  - Pottery Barn
  - Gymboree
  - AT&T
  - Alltel Wireless
  - Ann Taylor Loft
  - Apple Computer
  - BCBG Max Azria
  - Borders
  - Coldwater Creek
  - L' Occitane en Provence
  - Bebe
  - MAC Cosmetics
  - Sunglass Hut
  - Lucky Brand Jeans
  - Mattress Firm



Nail Salon  
Cheese and Coffee Cafe  
MERLE NORMAN  
FARMERS  
Cafe Intels

- Coronado Center Major Tenants**
- Gap
  - Aeropostale
  - Banana Republic
  - American Eagle
  - Macy's
  - Sears
  - Barnes & Noble
  - JC Penny
  - Bath & Body Works
  - Sephora
  - Victoria Secret
  - Anchor Blue
  - The Body Shop
  - Buckle
  - The Disney Store
  - Express
  - GameStop
  - Hot Topic
  - Journey's
  - Foot Locker
  - Radio Shack
  - Zale's Jewelers

**SEDBERRY & ASSOCIATES**  
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A MEMBER OF  
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